yass valley council

the country the people

# Ordinary Meeting of Council

**Thursday 28 May 2026**
**4:00 PM**
**Council Chambers**
**209 Comur Street, YASS**

**ATTACHMENTS TO REPORTS**

# Ordinary Meeting of Council

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# Invest in Us

# Letter Template

[Date]

[Name of MP]

Federal Member for [Electorate]

[Office Address]

Dear [Title] [Surname],

Re: Support for the “Invest in Us” Campaign – Restoring Financial Assistance Grants

I am writing on behalf of [Council Name] to express our strong support for the **Invest in Us** campaign led by the Country Mayors Association of NSW. The campaign calls for the restoration of Financial Assistance Grants to at least 1% of total Commonwealth taxation revenue.

Rural, remote and regional Councils across New South Wales face increasing cost pressures while managing essential local services, infrastructure, community facilities and economic development. Financial Assistance Grants are a critical source of untied funding that helps keep basic services operating. However, the long-term decline in the real value of these grants has placed significant strain on our ability to meet community expectations.

Restoring the grant to 1% would help councils:

- Maintain and improve essential local infrastructure

- Deliver core services reliably

- Plan for community growth and regional economic resilience

- Respond to rising operational costs

- Support community wellbeing in a sustainable way

This is not a request for new or additional programs. It is about restoring the grant to the level it once was, so Councils can do the job our communities expect of us.

We ask for your support for the Invest in Us campaign and for your advocacy within the Federal Parliament. A fair and sustainable funding model for local government is vital for the future of rural, remote and regional Australia.

Thank you for considering this request. I would welcome the opportunity to discuss the impact on our community in more detail and can be contacted on [phone/email].

Yours sincerely,

[Mayor's Name]

Mayor

[Council Name]

## INVEST IN US - MEDIA RELEASE TEMPLATE

[Council Name]

[Date]

### Mayor calls for fair funding for rural communities

The Mayor of [Council Name], [Mayor's Name], is calling on the Australian Government to restore proper funding for local councils as part of the Country Mayors Association of NSW's (CMA) 'Invest in Us' campaign.

The campaign urges the Commonwealth to return Financial Assistance Grants to at least 1% of total Commonwealth taxation revenue so councils can continue delivering the essential services and local infrastructure communities rely on.

Local government is the backbone of rural communities, but funding has not kept pace with increasing costs and demands.

"Local government is the backbone of our community. We maintain roads, parks, libraries, sporting facilities, waste services and more — but funding from the Federal Government has not kept up. Restoring Financial Assistance Grants to 1% would allow councils like ours to keep delivering the services our residents depend on." — [Mayor's Name]

For many years, Commonwealth Financial Assistance Grants have been reduced to around half of what they were intended to be. Most other federal programs are project-based and cannot support day-to-day operations.

The Country Mayors Association of NSW members across rural, remote and regional NSW are jointly advocating for change.

"This is about fairness. Rural councils don't ask for much — but we need the Federal Government to invest in us so we can invest in our communities." — [Mayor's Name]

As part of the campaign, [Council Name] will:
• Share campaign messages with the community
• Display posters and information in Council venues
• Engage with local media and stakeholders
• Write to Federal representatives including the Prime Minister, Treasurer, Minister for Local Government and local Members of Parliament

Learn more: www.countrymayors.com.au

Media enquiries:

[Name]

[Title]

[Phone]

[Email]

# Invest in us so we can invest in them



Local Government: Creating the communities we live in

## Restore Commonwealth Financial Assistance Grants to **1% of total taxation revenue**

Everyday, across Australia, councils are creating and maintaining the communities you, your family and your friends live, work and play in.

*You stand at the water's edge, contemplating whether to dive right in or take your time to slowly immerse yourself. You take a moment, on sparkling sand or perhaps the green verge at the river's edge. It's clean, the lifesavers are watching, facilities are nearby: barbecues, toilets, showers and play equipment. Families, including your own, locals and visitors out for fun. Safe, clean and free brought to you by your local council.*

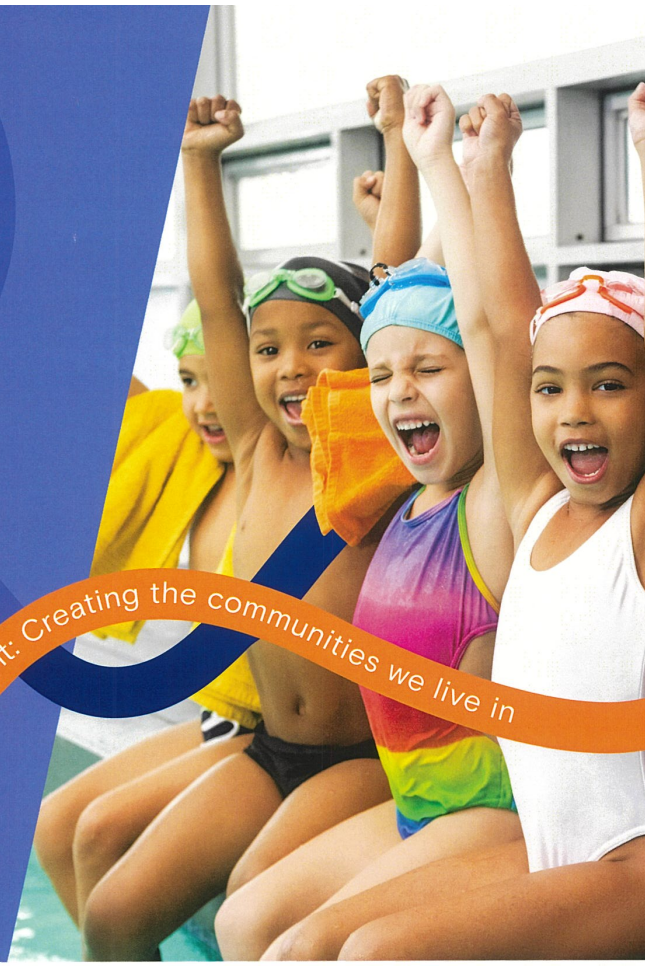
**Local Government.**
**Invest in us, so we can invest in our communities.**

**SUPPORT** the return of Commonwealth Financial Assistance Grants to Local Government to **1% of total taxation revenue**

Discover more: **nswcountrymayors.com.au**

COUNTRY MAYORS ASSOCIATION OF NEW SOUTH WALES

# Invest in us so we can invest in them



Local Government: Creating the communities we live in

## Restore Commonwealth Financial Assistance Grants to **1% of total taxation revenue**

**Everyday, across Australia, councils are creating and maintaining the communities you, your family and your friends live, work and play in.**

*You dive into the crisp clear water for your morning laps, or maybe you're watching while your child learns to swim. You might be cheering your heart out as your grandchild competes in their school's swimming carnival. Whatever the activity, it's happening at your public pool. A pool built by your local council, guarded by life savers employed by council and cleaned and maintained by council staff.*

**Local Government.**
**Invest in us, so we can invest in our communities.**

**SUPPORT** the return of Commonwealth Financial Assistance Grants to Local Government to **1% of total taxation revenue**

Discover more: **nswcountrymayors.com.au**

COUNTRY MAYORS ASSOCIATION OF NEW SOUTH WALES




# Restore Commonwealth Financial Assistance Grants to **1% of total taxation revenue**

## Everyday, across Australia, councils are creating and maintaining the communities you, your family and your friends live, work and play in.

*As you leave the theatre, humming the show tunes, you reflect on the ways that arts and culture underpin the vibrant heartbeat of your community. The ways that it shapes identity, fosters cohesion and enriches the everyday lives of residents. From art galleries to theatres and community halls, libraries and museums, your local council is pivotal in supporting and facilitating a vast array of creative expression: visual arts, music, theatre, dance, literature, film, public art, festivals and events, by delivering, funding, hosting, supporting, and promoting arts and culture within your community.*

**Local Government.**
**Invest in us, so we can invest in our communities.**

**SUPPORT** the return of Commonwealth Financial Assistance Grants to Local Government to **1% of total taxation revenue**

Discover more: **nswcountrymayors.com.au**

COUNTRY MAYORS ASSOCIATION OF NEW SOUTH WALES

# Invest in us so we can invest in them



Local Government: Creating the communities we live in

## Restore Commonwealth Financial Assistance Grants to **1% of total taxation revenue**

**Everyday, across Australia, councils are creating and maintaining the communities you, your family and your friends live, work and play in.**

*As you walk up your driveway, you take a moment to congratulate yourself on your brand new home in a leafy suburb. It's a suburb designed by council planners on land rezoned by council. With its shared pathways, street trees, parks and play equipment maintained by council and the energy efficient street lighting installed and paid for by council. It's a neighborhood created to embrace family life.*

Local Government,
everyday in so many ways is making a difference.
Investing in us, is investing in the community you live in.

**SUPPORT** the return of Commonwealth Financial Assistance Grants to Local Government to **1% of total taxation revenue**

Discover more: **nswcountrymayors.com.au**

COUNTRY MAYORS ASSOCIATION OF NEW SOUTH WALES

# Invest in us so we can invest in them



Local Government: Creating the communities we live in

## Restore Commonwealth Financial Assistance Grants to **1% of total taxation revenue**

**Everyday, across Australia, councils are creating and maintaining the communities you, your family and your friends live, work and play in.**

*We go to work on roads maintained by council or perhaps we ride or walk using bikeways or footpaths built by councils. We eat lunch in a park cared for by council staff and we drop our rubbish in a bin that is collected and disposed of by council.*

Local Government,
everyday in so many ways is making a difference.
Investing in us, is investing in the community you live in.

**SUPPORT** the return of Commonwealth Financial Assistance Grants to Local Government to **1% of total taxation revenue**

Discover more: **nswcountrymayors.com.au**

COUNTRY MAYORS ASSOCIATION OF NEW SOUTH WALES

# Invest in us so we can invest in them




## Restore Commonwealth Financial Assistance Grants to **1% of total taxation revenue**

**Everyday, across Australia, councils are creating and maintaining the communities you, your family and your friends live, work and play in.**

*Our children and grandchildren are playing on sports fields provided by their local council, running on grass cared for by council staff, using change rooms and bathroom facilities built and maintained by council and disposing of their post-match ice cream wrappers in bins that will be collected by council.*

**Local Government.**
**Invest in us, so we can invest in our communities.**

**SUPPORT** the return of Commonwealth Financial Assistance Grants to Local Government to **1% of total taxation revenue**

Discover more: **nswcountrymayors.com.au**

COUNTRY MAYORS ASSOCIATION OF NEW SOUTH WALES

**Table 3. Fatal crashes – behavioural factors – South East and Tablelands region 2019–23 compared with regional NSW and all NSW[34]**

| Behavioural factor involved in fatal crash | South East and Tablelands region fatal crashes (2019–2023) | As % of all South East and Tablelands region fatal crashes (2019–2023) | As % of all regional NSW fatal crashes (2019–2023) | As % of all NSW fatal crashes (2019–2023) |
|---|---|---|---|---|
| Speeding[35] | 61 | 42% | 44% | 41% |
| Fatigue[36] | 31 | 22% | 20% | 16% |
| Alcohol | 23 | 16% | 20% | 16% |
| Illicit drugs | 20 | 14% | 25% | 24% |
| Seatbelt not worn – vehicle occupant | 20 | 17% | 19% | 18% |

Fatigue is a particular factor in fatal crashes in Yass Valley (40 per cent), Queanbeyan-Palerang (29 per cent), Upper Lachlan (29 per cent) and Goulburn Mulwaree (24 per cent), compared to a regional average of 20 per cent over the five years to 2023.[37]

Fatigue was a known factor in 20 per cent of fatal and serious injury crashes involving heavy vehicles in the South East and Tablelands region between 2019 and 2023, with seven fatal crashes involving heavy vehicles and seven fatal crashes involving light trucks.[38] To address this issue and support the growing freight task, Transport is providing adequate stopping opportunities based on Austroads guidelines on rest area spacing, which considers factors such as traffic volume and proximity to commercial facilities.

Transport has identified other potential sites along the Hume Highway, Barton Highway, Kings Highway, Princes Highway, Snowy Mountains Highway, Monaro Highway, Lachlan Valley Way, Burley Griffin Way, Illawarra Highway and Kosciuszko Road to ensure freight operators can stop safely, and support growth in freight and the movement of goods across the network.

The Barton Highway serves as a case study highlighting the critical need for safety improvements due to its history of crashes and safety concerns. The Barton Highway Improvement Strategy highlights that from between 2018 to 2022, there were 60 crashes on the Barton Highway, resulting in four fatalities and three serious injuries. Driver fatigue was a contributor in 40 per cent of these FSI crashes.[39] Improving safety on this highway is imperative to safeguarding the thousands of commuters who travel on this vital route every day between the ACT and NSW.[40]

**Opportunities**

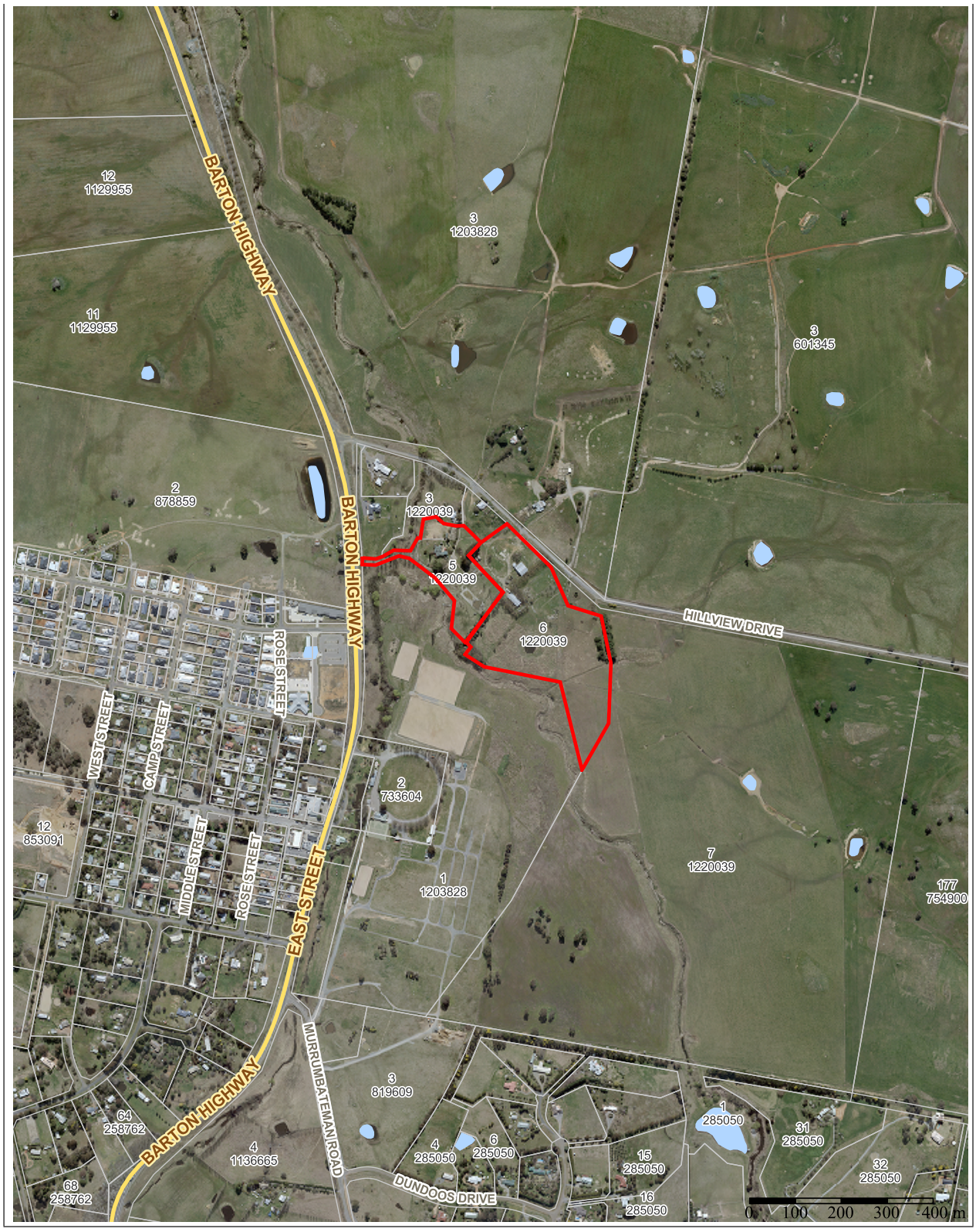
Opportunities to enhance road safety and driver wellbeing within the region include planning for new heavy vehicle rest stops and improving existing ones as part of major highway upgrades, along with installing safety features like wide centre line markings, flexible barriers, audio tactile line markings, and sealed shoulders. Developing and trialling new roadside interaction guidelines in partnership with NSW Police, councils and other transport authorities will be important. Undertaking evaluation of existing programs such as the Driver Access Program and continued support for the Driver Reviver Program during school and university holidays will improve the quality and outcomes of these programs. This will also improve the outcomes and focus of public education campaigns, such as 'Don't trust your tired self', which will promote self-regulation and raise awareness about recognising and managing driver fatigue.

34 Note: Fatal crashes can have more than one behavioural factor recorded.
35 Speeding is recorded as a contributing factor in a crash if at least one motor vehicle in the crash was speeding.
36 Fatigue is recorded as a contributing factor if at least one motor vehicle controller in a road crash was fatigued.
37 Transport for NSW Centre for Road Safety, 2019-2023 Crash data, [accessed 19 November 2024]
38 Transport for NSW Centre for Road Safety, 2019-2023 Crash data, [accessed 10 April 2025]
39 Transport for NSW Centre of Road Safety, 2019-2023 Crash data, [accessed 19 November 2024]
40 Transport for NSW, Barton Highway Improvement Strategy, 19 October 2023


HUME HIGHWAY
M31 Goulburn 71
ONE WAY








yass valley council
the country the people

**Yass Valley Council**
PO Box 6
209 Comur Street
YASS NSW 2582
Telephone: 02 6226 1477
Email: council@yass.nsw.gov.au

***Important Notice!***

**This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.**

This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Yass Valley Council nor the SS makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

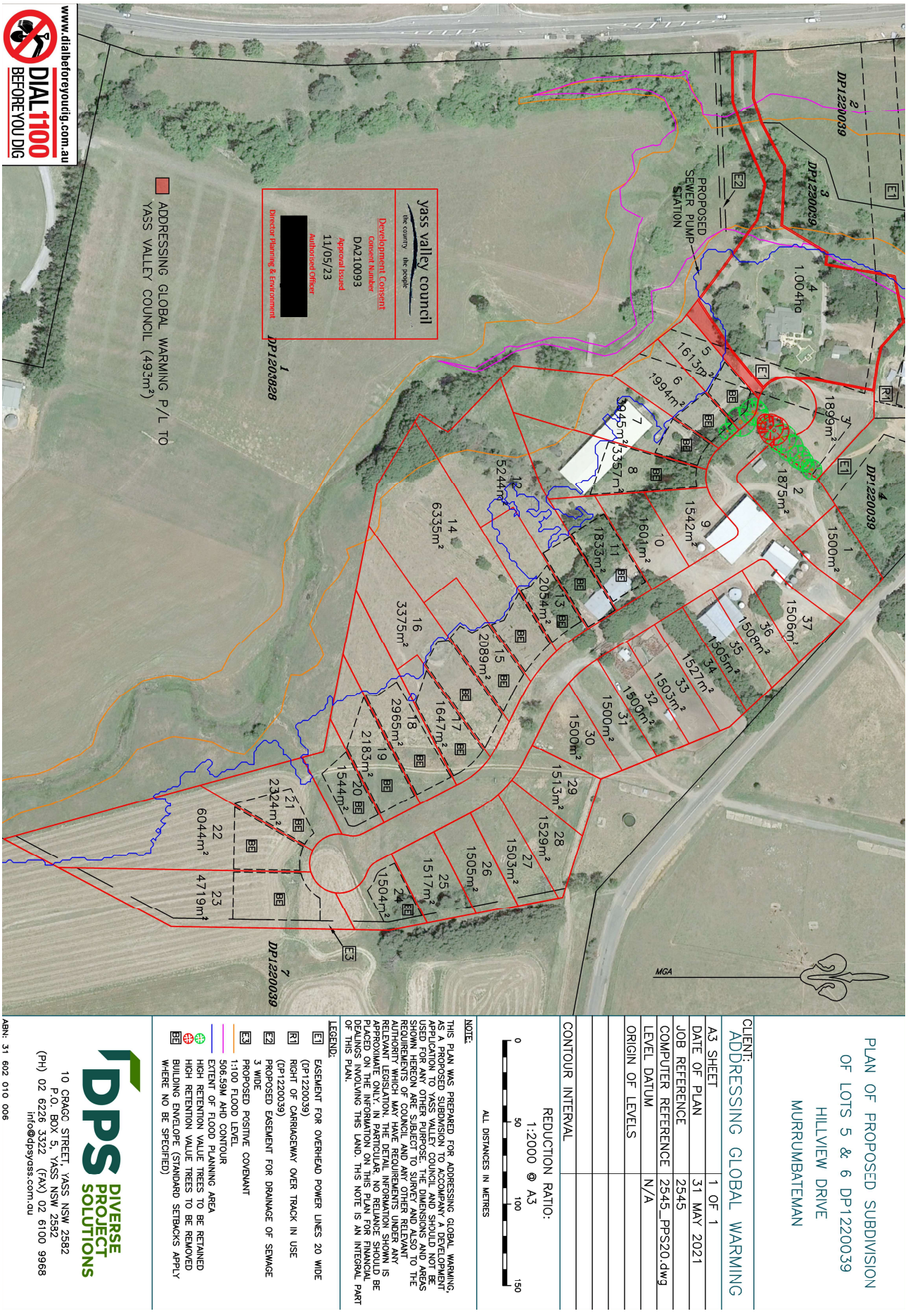
© The State of New South Wales (Spatial Services), © Yass Valley Council.

**Drawn By:** Muzaffar Rubbani

**Projection:** GDA94 / MGA zone 55

**Date:** 13/04/2023 11:39 AM

**Map Scale: 1:11250 at A4**




PLAN OF PROPOSED SUBDIVISION OF LOTS 5 & 6 DP1220039
HILLVIEW DRIVE
MURRUMBATEMAN

CLIENT: ADDRESSING GLOBAL WARMING

| | |
|---|---|
| A3 SHEET | 1 OF 1 |
| DATE OF PLAN | 31 MAY 2021 |
| JOB REFERENCE | 2545 |
| COMPUTER REFERENCE | 2545_PPS20.dwg |
| LEVEL DATUM | N/A |
| ORIGIN OF LEVELS | |
| | |
| | |
| CONTOUR INTERVAL | |

REDUCTION RATIO: 1:2000 @ A3
0 50 100 150
ALL DISTANCES IN METRES

NOTE:
THIS PLAN WAS PREPARED FOR ADDRESSING GLOBAL WARMING, AS A PROPOSED SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO YASS VALLEY COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS AND AREAS SHOWN HEREON ARE SUBJECT TO SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER RELEVANT AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. THE DETAIL INFORMATION SHOWN IS APPROXIMATE ONLY. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

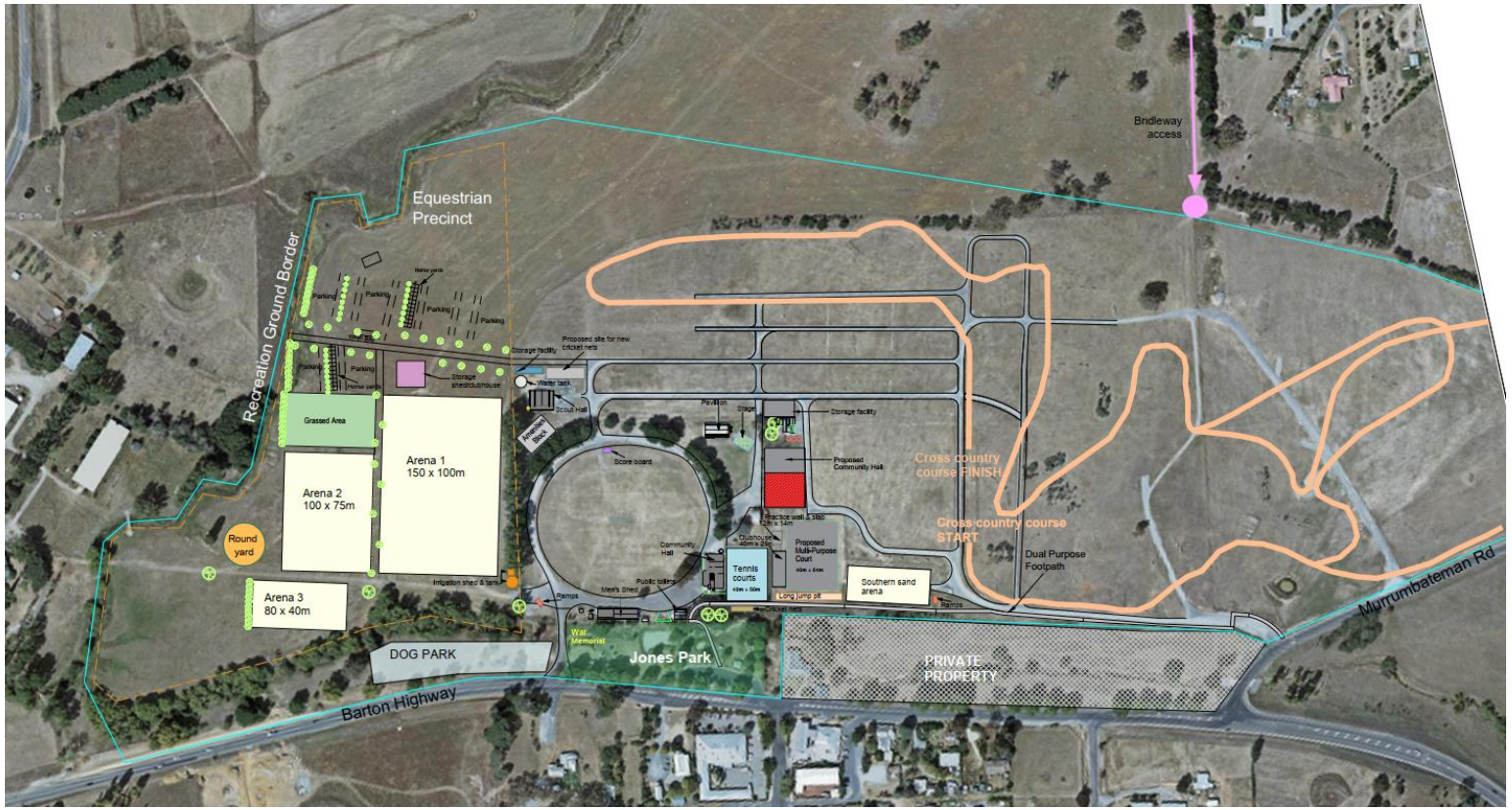
LEGEND:
E1 EASEMENT FOR OVERHEAD POWER LINES 20 WIDE (DP1220039)
R1 RIGHT OF CARRIAGEWAY OVER TRACK IN USE (DP1220039)
E2 PROPOSED EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE
E3 PROPOSED POSITIVE COVENANT
1:100 FLOOD LEVEL
506.59M AHD CONTOUR
EXTENT OF FLOOD PLANNING AREA
HIGH RETENTION VALUE TREES TO BE RETAINED
HIGH RETENTION VALUE TREES TO BE REMOVED
BUILDING ENVELOPE (STANDARD SETBACKS APPLY WHERE NO BE SPECIFIED)

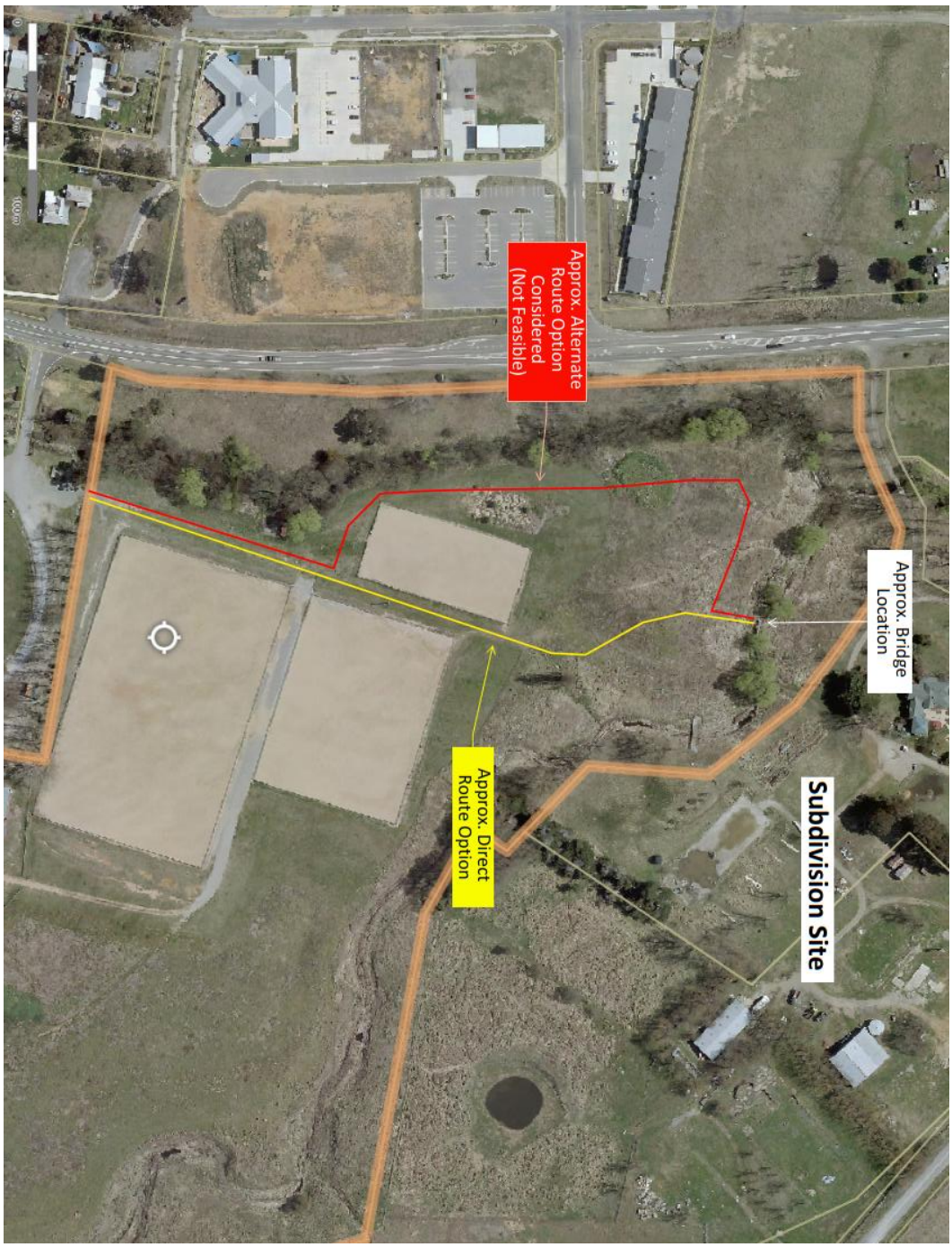
DPS DIVERSE PROJECT SOLUTIONS
10 CRAGG STREET, YASS NSW 2582
P.O. BOX 5, YASS NSW 2582
(PH) 02 6226 3322 (FAX) 02 6100 9968
info@dpsyass.com.au
ABN: 31 602 010 006

# 5. STRATEGIC MAPPING

***Figure 1 – Aerial Overview***

*Note: Cross country course indicative only*






**Path Route Options**

## Photographs 1 & 2 – Showing Proposed Path Location between Arenas

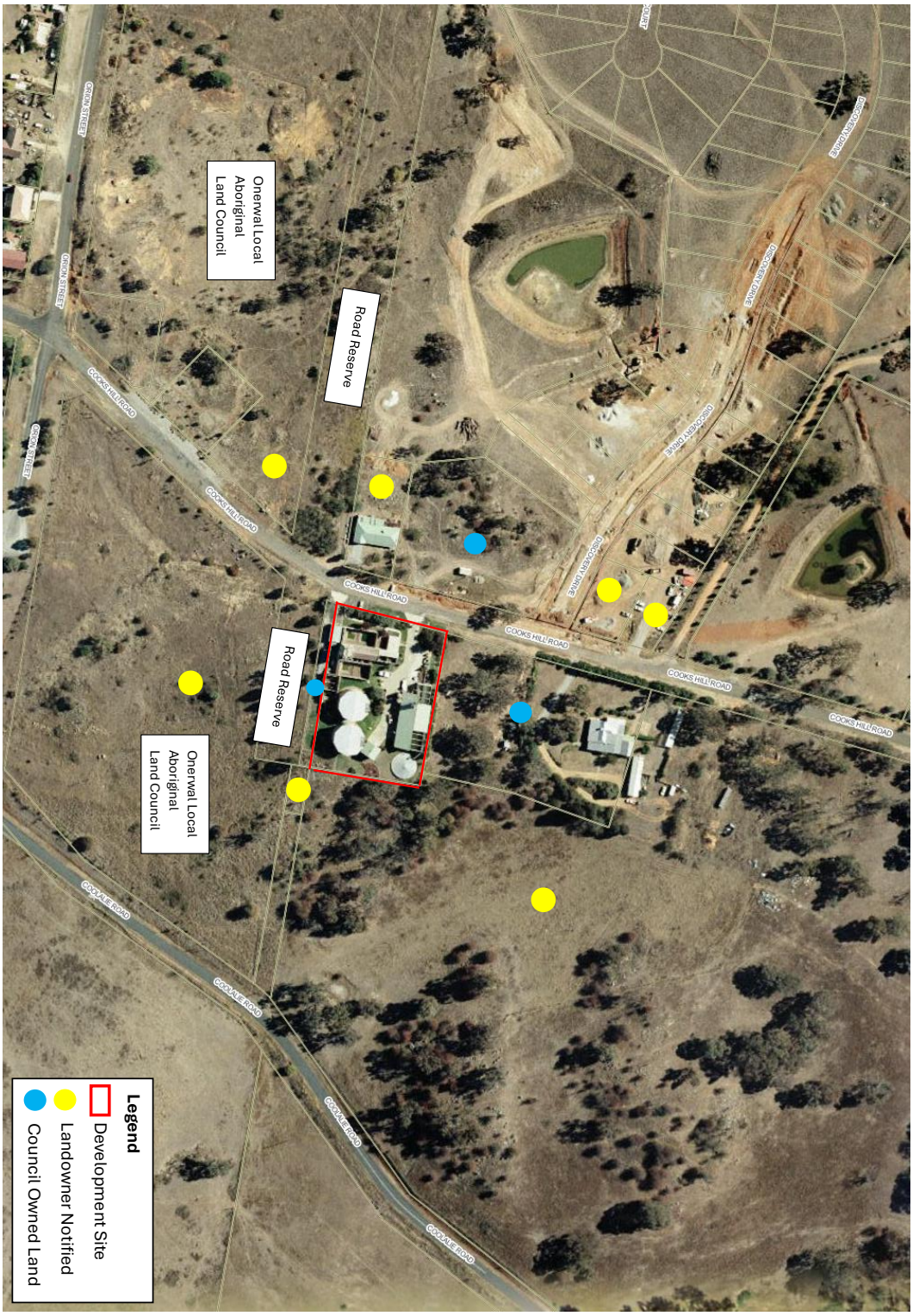


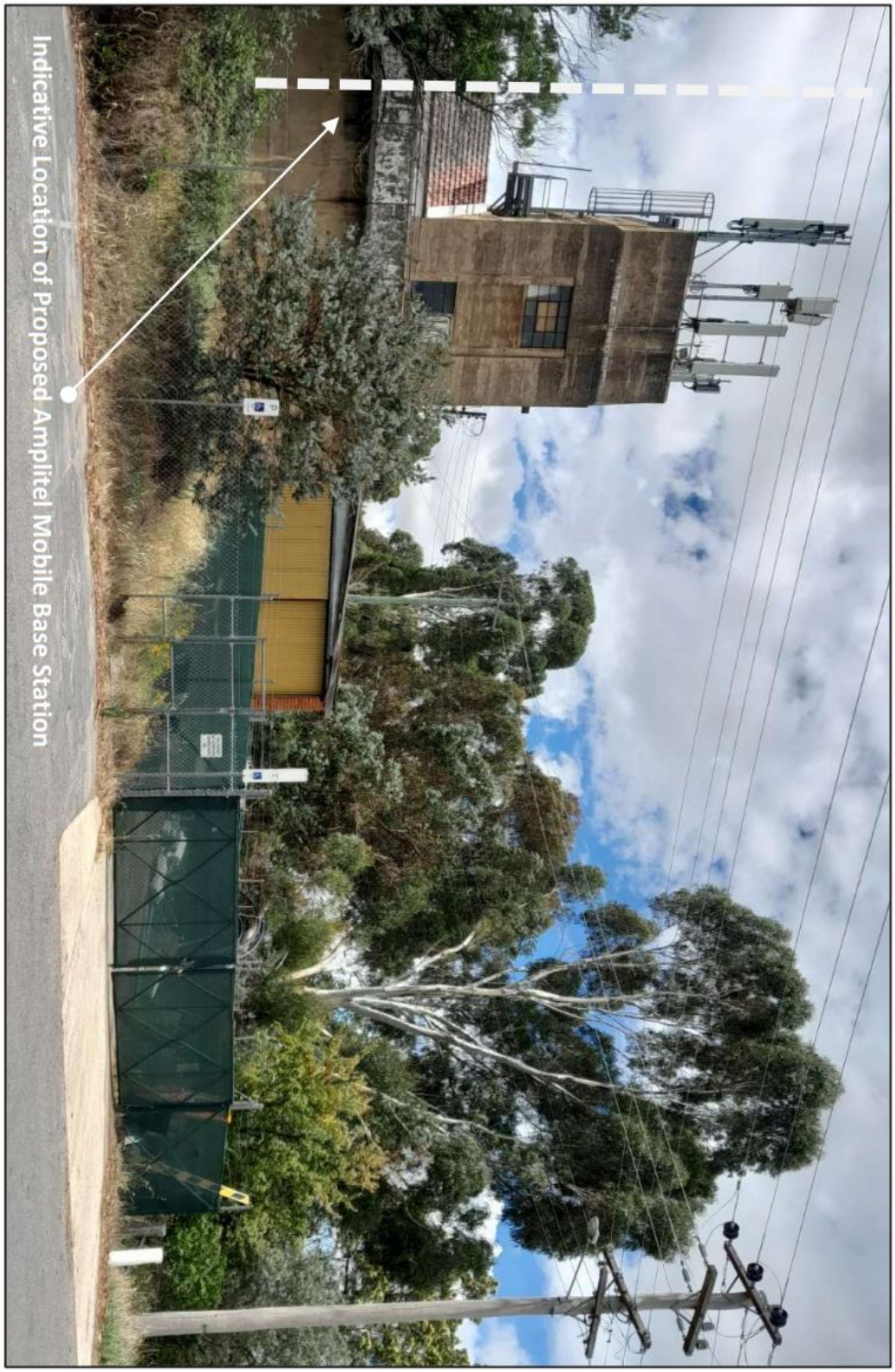
Note: Distance between arenas is approximately 13m

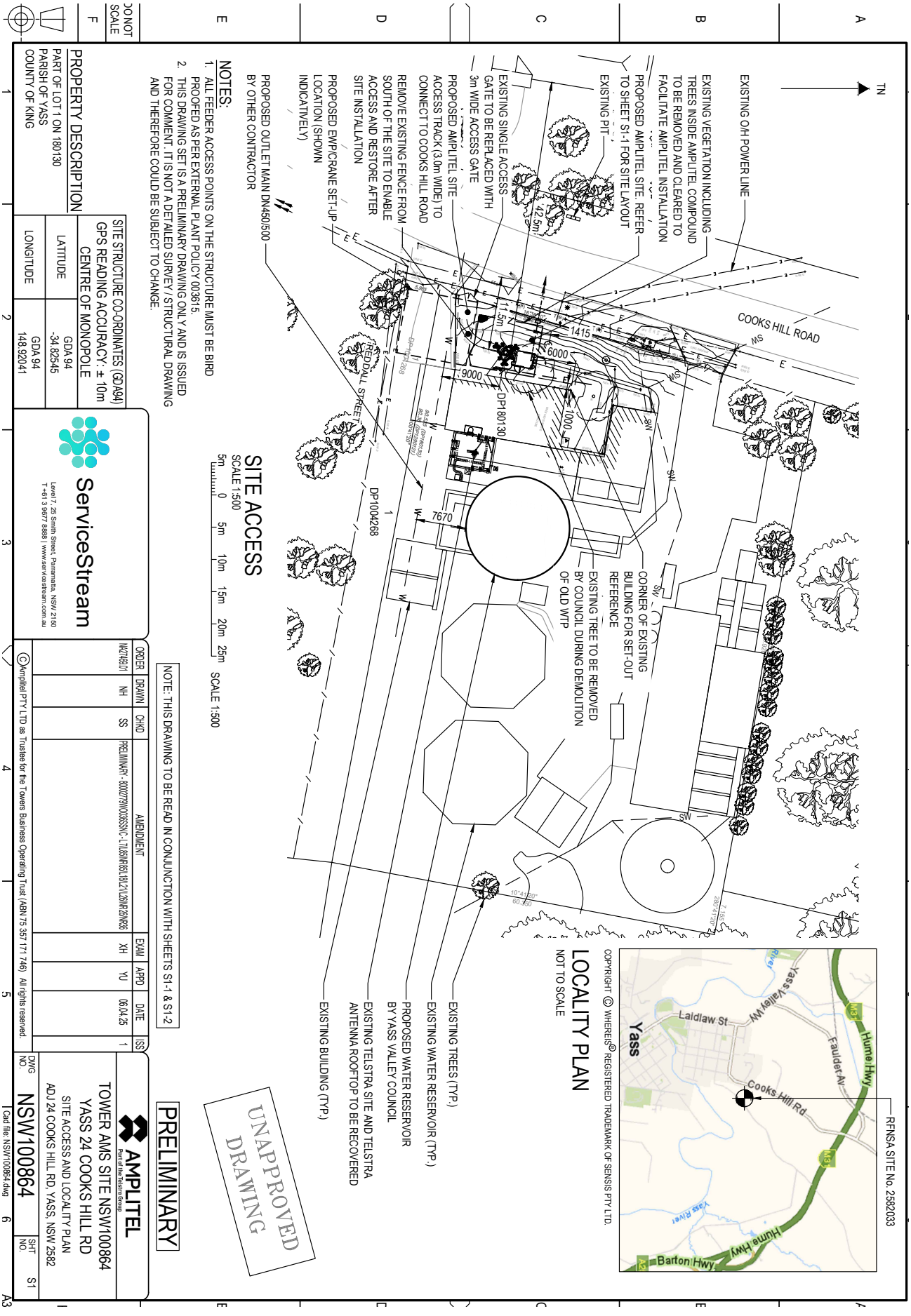


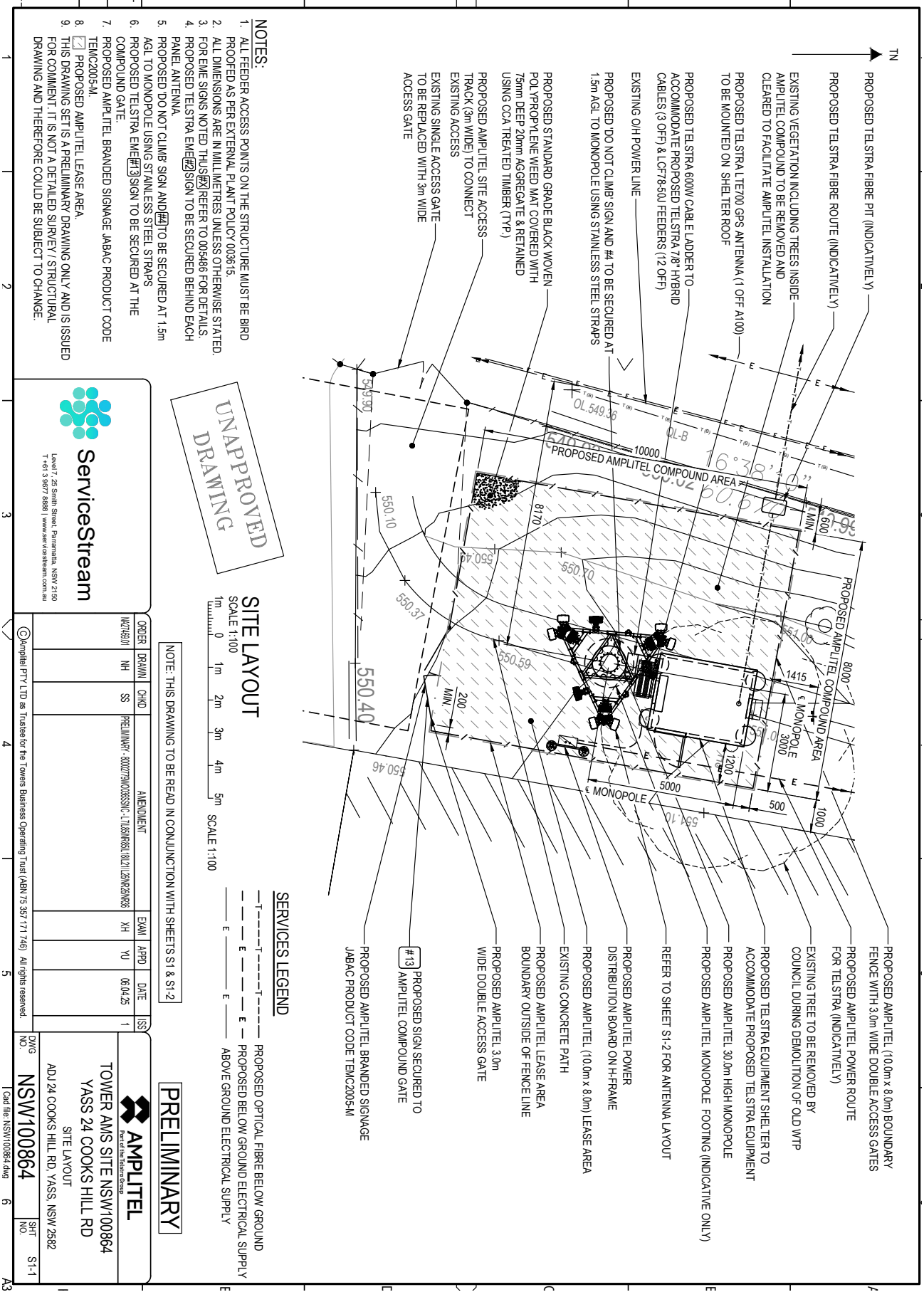
**Photograph 3 – Footbridge Constructed**




Onerwal Local Aboriginal Land Council
Road Reserve
Road Reserve
Onerwal Local Aboriginal Land Council
COOKS HILL ROAD
COOKS HILL ROAD
COOKS HILL ROAD
COOKS HILL ROAD
COOKS HILL ROAD
COOMA ROAD
COOMA ROAD
COOMA ROAD
COOMA ROAD
ORION STREET
ORION STREET
ORION STREET
DISCOVERY DRIVE
DISCOVERY DRIVE
DISCOVERY DRIVE
DISCOVERY DRIVE
Legend
Development Site
Landowner Notified
Council Owned Land


Indicative Location of Proposed Amplitel Mobile Base Station


SITE ACCESS
SCALE 1:500
5m 0 5m 10m 15m 20m 25m
SCALE 1:500
NOTES:
1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
PROPERTY DESCRIPTION
PART OF LOT 1 ON 180130
PARISH OF YASS
COUNTY OF KING
SITE STRUCTURE CO-ORDINATES (GDA94)
GPS READING ACCURACY: ± 10m
CENTRE OF MONOPOLE
LATITUDE GDA 94 -34.82545
LONGITUDE GDA 94 148.92041
NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1-1 & S1-2
UNAPPROVED DRAWING
PRELIMINARY
LOCALITY PLAN
NOT TO SCALE
RFNSA SITE No. 2582033
COPYRIGHT © WHERE IS® REGISTERED TRADEMARK OF SENSIS PTY. LTD.
Yass
Laidlaw St
Yass Valley Wy
Fauldet Av
Hume Hwy
Cooks Hill Rd
Barton Hwy
Yass River
EXISTING OH POWER LINE
EXISTING VEGETATION INCLUDING TREES INSIDE AMPLITEL COMPOUND TO BE REMOVED AND CLEARED TO FACILITATE AMPLITEL INSTALLATION
PROPOSED AMPLITEL SITE. REFER TO SHEET S1-1 FOR SITE LAYOUT
EXISTING PIT
EXISTING SINGLE ACCESS GATE TO BE REPLACED WITH 3m WIDE ACCESS GATE
PROPOSED AMPLITEL SITE ACCESS TRACK (3.0m WIDE) TO CONNECT TO COOKS HILL ROAD
REMOVE EXISTING FENCE FROM SOUTH OF THE SITE TO ENABLE ACCESS AND RESTORE AFTER SITE INSTALLATION
PROPOSED EWP/CRANE SET-UP LOCATION (SHOWN INDICATIVELY)
PROPOSED OUTLET MAIN DN450/500 BY OTHER CONTRACTOR
CORNER OF EXISTING BUILDING FOR SET-OUT REFERENCE
EXISTING TREE TO BE REMOVED BY COUNCIL DURING DEMOLITION OF OLD WTP
EXISTING TREES (TYP.)
EXISTING WATER RESERVOIR (TYP.)
PROPOSED WATER RESERVOIR BY YASS VALLEY COUNCIL
EXISTING TELSTRA SITE AND TELSTRA ANTENNA ROOFTOP TO BE RECOVERED
EXISTING BUILDING (TYP.)
COOKS HILL ROAD
REDDALL STREET
DP180130
DP1004268
1415
6000
9000
1000
7670
42.5m
11.5m
ServiceStream
Level 7, 25 Smith Street, Parramatta, NSW 2150
T +61 3 9677 8888 | www.servicestream.com.au
ORDER NW276801
DRAWN NH
CHKD SS
AMENDMENT
PRELIMINARY - 8002779/0/0000/NC - 7/1/56/NR/56L18L2/1/1/2/NR/2/NR/56
EXAM XH
APPD YU
DATE 06.04.25
ISS 1
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AMPLITEL
Part of the Telstra Group
TOWER AMS SITE NSW100864
YASS 24 COOKS HILL RD
SITE ACCESS AND LOCALITY PLAN
ADJ 24 COOKS HILL RD, YASS, NSW 2582
DWG NO. NSW100864
SHT NO. S1
Cad file: NSW100864.dwg
DO NOT SCALE
A3




NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. FOR EME SIGNS NOTED THUS #3 REFER TO 005486 FOR DETAILS.
4. PROPOSED TELSTRA EME #2 SIGN TO BE SECURED BEHIND EACH PANEL ANTENNA.
5. PROPOSED DO NOT CLIMB' SIGN AND #4 TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS
6. PROPOSED TELSTRA EME #13 SIGN TO BE SECURED AT THE COMPOUND GATE.
7. PROPOSED AMPLITEL BRANDED SIGNAGE JABAC PRODUCT CODE TEMC2005-M.
8. ☐ PROPOSED AMPLITEL LEASE AREA.
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UNAPPROVED DRAWING

## SITE LAYOUT

SCALE 1:100

1m 0 1m 2m 3m 4m 5m SCALE 1:100

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-2

## SERVICES LEGEND

PROPOSED OPTICAL FIBRE BELOW GROUND
PROPOSED BELOW GROUND ELECTRICAL SUPPLY
ABOVE GROUND ELECTRICAL SUPPLY

PRELIMINARY

DO NOT SCALE

| ISS | DATE | APPD | EXAM | AMENDMENT | CHKD | DRAWN | ORDER |
|---|---|---|---|---|---|---|---|
| 1 | 06.04.25 | YU | XH | PRELIMINARY - 80/027/MO/0000/NC - L-71/58/NR/56L/18L2/1/1/2/NR/2/NR/00 | SS | NH | WZ7480/1 |

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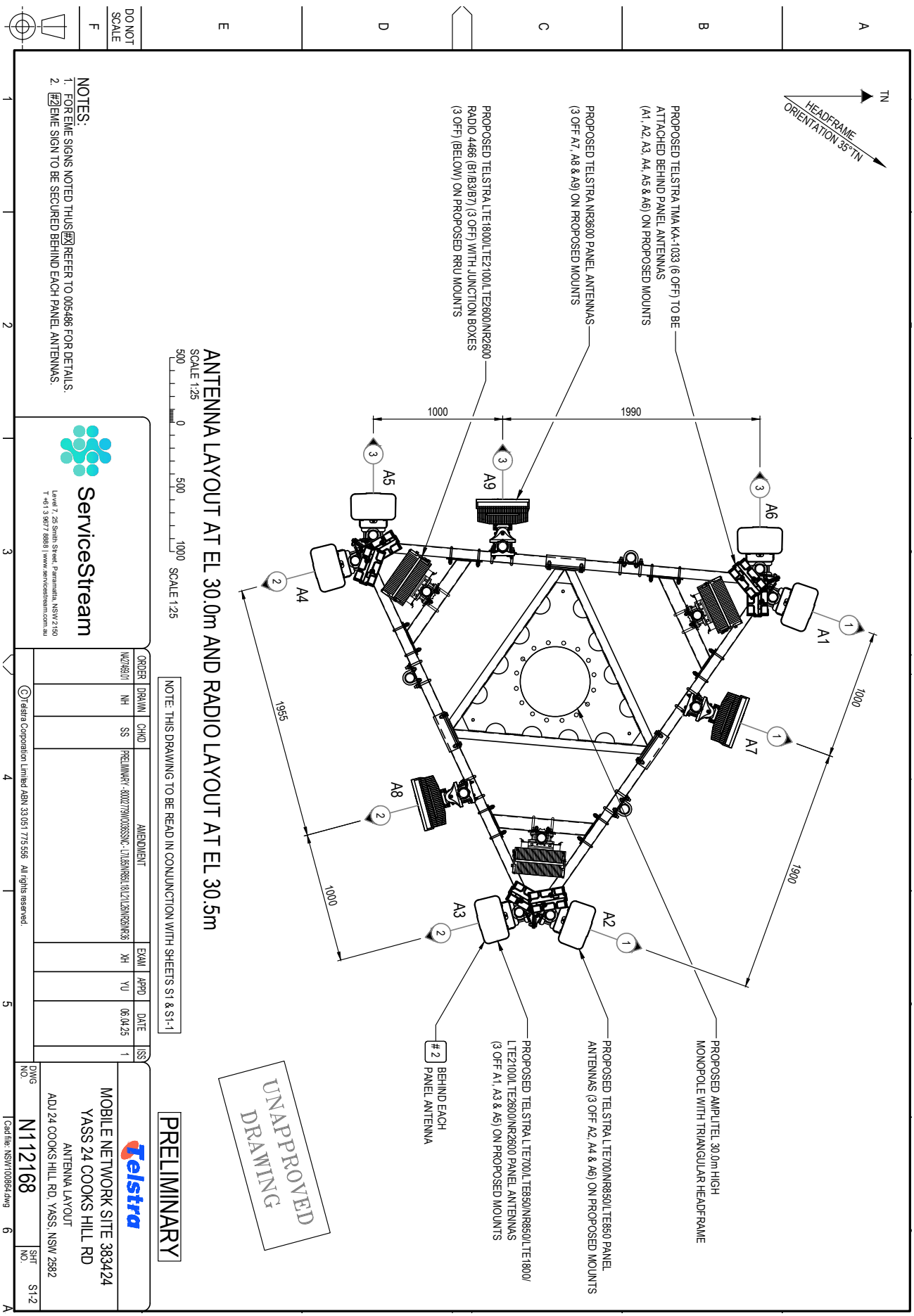
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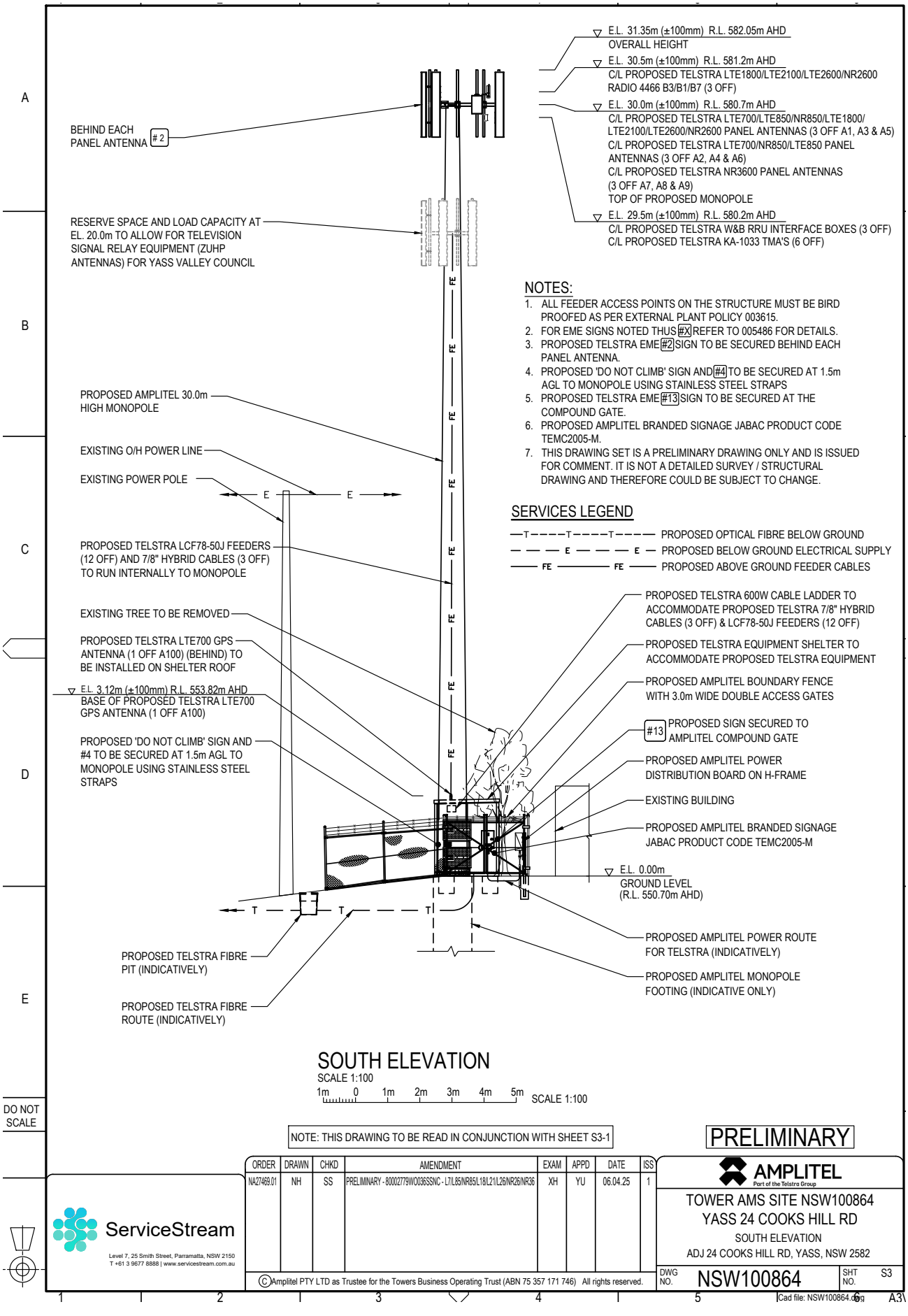
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SITE LAYOUT
ADJ 24 COOKS HILL RD, YASS, NSW 2582

DWG NO. NSW100864 | SHT NO. S1-1

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A3


TN
HEADFRAME ORIENTATION 35°TN
PROPOSED TELSTRA TMA KA-1033 (6 OFF) TO BE ATTACHED BEHIND PANEL ANTENNAS (A1, A2, A3, A4, A5 & A6) ON PROPOSED MOUNTS
PROPOSED TELSTRA NR3600 PANEL ANTENNAS (3 OFF A7, A8 & A9) ON PROPOSED MOUNTS
PROPOSED TELSTRA LTE1800/LTE2100/LTE2600/NR2600 RADIO 4466 (B1/B3/B7) (3 OFF) WITH JUNCTION BOXES (3 OFF) (BELOW) ON PROPOSED RRU MOUNTS
PROPOSED AMPLITEL 30.0m HIGH MONOPOLE WITH TRIANGULAR HEADFRAME
PROPOSED TELSTRA LTE700/NR850/LTE850 PANEL ANTENNAS (3 OFF A2, A4 & A6) ON PROPOSED MOUNTS
PROPOSED TELSTRA LTE700/LTE850/NR850/LTE1800/ LTE2100/LTE2600/NR2600 PANEL ANTENNAS (3 OFF A1, A3 & A5) ON PROPOSED MOUNTS
#2 BEHIND EACH PANEL ANTENNA
A1
A2
A3
A4
A5
A6
A7
A8
A9
1000
1990
1900
1955
1000
1000
ANTENNA LAYOUT AT EL 30.0m AND RADIO LAYOUT AT EL 30.5m
SCALE 1:25
SCALE 1:25
NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-1
UNAPPROVED DRAWING
PRELIMINARY
NOTES:
1. FOR EME SIGNS NOTED THUS #3 REFER TO 005486 FOR DETAILS.
2. #2 EME SIGN TO BE SECURED BEHIND EACH PANEL ANTENNAS.
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PRELIMINARY - 800077MWCI00833NC - LTE/UMTS/GSM/NR2600 1.8/2.1/2.6GHz/NR2600/NR38
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APPD YU
DATE 06.04.25
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YASS 24 COOKS HILL RD
ANTENNA LAYOUT
ADJ 24 COOKS HILL RD, YASS, NSW 2582
DWG NO. N112168
SHT NO. S1-2
Cad file: NSW10864.dwg


E.L. 31.35m (±100mm) R.L. 582.05m AHD
OVERALL HEIGHT
E.L. 30.5m (±100mm) R.L. 581.2m AHD
C/L PROPOSED TELSTRA LTE1800/LTE2100/LTE2600/NR2600 RADIO 4466 B3/B1/B7 (3 OFF)
E.L. 30.0m (±100mm) R.L. 580.7m AHD
C/L PROPOSED TELSTRA LTE700/LTE850/NR850/LTE1800/ LTE2100/LTE2600/NR2600 PANEL ANTENNAS (3 OFF A1, A3 & A5)
C/L PROPOSED TELSTRA LTE700/NR850/LTE850 PANEL ANTENNAS (3 OFF A2, A4 & A6)
C/L PROPOSED TELSTRA NR3600 PANEL ANTENNAS (3 OFF A7, A8 & A9)
TOP OF PROPOSED MONOPOLE
E.L. 29.5m (±100mm) R.L. 580.2m AHD
C/L PROPOSED TELSTRA W&B RRU INTERFACE BOXES (3 OFF)
C/L PROPOSED TELSTRA KA-1033 TMA'S (6 OFF)
BEHIND EACH PANEL ANTENNA #2
RESERVE SPACE AND LOAD CAPACITY AT EL. 20.0m TO ALLOW FOR TELEVISION SIGNAL RELAY EQUIPMENT (ZUHP ANTENNAS) FOR YASS VALLEY COUNCIL
NOTES:
1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED THUS #X REFER TO 005486 FOR DETAILS.
3. PROPOSED TELSTRA EME #2 SIGN TO BE SECURED BEHIND EACH PANEL ANTENNA.
4. PROPOSED 'DO NOT CLIMB' SIGN AND #4 TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS
5. PROPOSED TELSTRA EME #13 SIGN TO BE SECURED AT THE COMPOUND GATE.
6. PROPOSED AMPLITEL BRANDED SIGNAGE JABAC PRODUCT CODE TEMC2005-M.
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PROPOSED AMPLITEL 30.0m HIGH MONOPOLE
EXISTING O/H POWER LINE
EXISTING POWER POLE
PROPOSED TELSTRA LCF78-50J FEEDERS (12 OFF) AND 7/8" HYBRID CABLES (3 OFF) TO RUN INTERNALLY TO MONOPOLE
EXISTING TREE TO BE REMOVED
PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF A100) (BEHIND) TO BE INSTALLED ON SHELTER ROOF
E.L. 3.12m (±100mm) R.L. 553.82m AHD
BASE OF PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF A100)
PROPOSED 'DO NOT CLIMB' SIGN AND #4 TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS
SERVICES LEGEND
PROPOSED OPTICAL FIBRE BELOW GROUND
PROPOSED BELOW GROUND ELECTRICAL SUPPLY
PROPOSED ABOVE GROUND FEEDER CABLES
PROPOSED TELSTRA 600W CABLE LADDER TO ACCOMMODATE PROPOSED TELSTRA 7/8" HYBRID CABLES (3 OFF) & LCF78-50J FEEDERS (12 OFF)
PROPOSED TELSTRA EQUIPMENT SHELTER TO ACCOMMODATE PROPOSED TELSTRA EQUIPMENT
PROPOSED AMPLITEL BOUNDARY FENCE WITH 3.0m WIDE DOUBLE ACCESS GATES
#13 PROPOSED SIGN SECURED TO AMPLITEL COMPOUND GATE
PROPOSED AMPLITEL POWER DISTRIBUTION BOARD ON H-FRAME
EXISTING BUILDING
PROPOSED AMPLITEL BRANDED SIGNAGE JABAC PRODUCT CODE TEMC2005-M
E.L. 0.00m
GROUND LEVEL
(R.L. 550.70m AHD)
PROPOSED AMPLITEL POWER ROUTE FOR TELSTRA (INDICATIVELY)
PROPOSED AMPLITEL MONOPOLE FOOTING (INDICATIVE ONLY)
PROPOSED TELSTRA FIBRE PIT (INDICATIVELY)
PROPOSED TELSTRA FIBRE ROUTE (INDICATIVELY)
SOUTH ELEVATION
SCALE 1:100
1m 0 1m 2m 3m 4m 5m
SCALE 1:100
DO NOT SCALE
NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3-1
PRELIMINARY
ORDER NA27469.01 | DRAWN NH | CHKD SS | AMENDMENT PRELIMINARY - 80002779WO036SSNC - L7/L85/NR85/L18/L21/L26/NR26/NR36 | EXAM XH | APPD YU | DATE 06.04.25 | ISS 1
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A3

## TELSTRA MOBILES ANTENNA CONFIGURATION TABLE

| ANTENNA No | ANTENNA TYPE & SIZE H x W x D | ANTENNA ACTION REQUIRED | ANTENNA HEIGHT C/L A.G.L. | PHYSICAL ANTENNA BEARING (°T) | SECTOR NO. & TECHNOLOGY |
|---|---|---|---|---|---|
| A1 | COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm | INSTALL | 30.0m | 20° | S1: LTE700/LTE850/NR850<br>S1: LTE700/LTE850/NR850<br>S1: LTE1800/LTE2100/LTE2600/NR2600<br>S1: LTE1800/LTE2100/LTE2600/NR2600<br>S1: LTE1800/LTE2100/LTE2600/NR2600<br>S1: LTE1800/LTE2100/LTE2600/NR2600 |
| A2 | COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm | INSTALL | 30.0m | 20° | S1: LTE700/LTE850/NR850<br>S1: LTE700/LTE850/NR850<br>S1: SPARE<br>S1: SPARE<br>S1: SPARE<br>S1: SPARE |
| A3 | COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm | INSTALL | 30.0m | 165° | S2: LTE700/LTE850/NR850<br>S2: LTE700/LTE850/NR850<br>S2: LTE1800/LTE2100/LTE2600/NR2600<br>S2: LTE1800/LTE2100/LTE2600/NR2600<br>S2: LTE1800/LTE2100/LTE2600/NR2600<br>S2: LTE1800/LTE2100/LTE2600/NR2600 |
| A4 | COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm | INSTALL | 30.0m | 165° | S2: LTE700/LTE850NR850<br>S2: LTE700/LTE850NR850<br>S2: SPARE<br>S2: SPARE<br>S2: SPARE<br>S2: SPARE |
| A5 | COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm | INSTALL | 30.0m | 270° | S3: LTE700/LTE850/NR850<br>S3: LTE700/LTE850/NR850<br>S3: LTE1800/LTE2100/LTE2600/NR2600<br>S3: LTE1800/LTE2100/LTE2600/NR2600<br>S3: LTE1800/LTE2100/LTE2600/NR2600<br>S3: LTE1800/LTE2100/LTE2600/NR2600 |
| A6 | COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm | INSTALL | 30.0m | 270° | S3: LTE700/LTE850/NR850<br>S3: LTE700/LTE850/NR850<br>S3: SPARE<br>S3: SPARE<br>S3: SPARE<br>S3: SPARE |
| A7 | ERICSSON AIR3258 PANEL 793 x 408 x 235mm | INSTALL | 30.0m | 20° | S1: NR3600<br>S1: NR3600 |
| A8 | ERICSSON AIR3258 PANEL 793 x 408 x 235mm | INSTALL | 30.0m | 165° | S2: NR3600<br>S2: NR3600 |
| A9 | ERICSSON AIR3258 PANEL 793 x 408 x 235mm | INSTALL | 30.0m | 270° | S3: NR3600<br>S3: NR3600 |
| A100 | KAELUS KA7005-1110 GPS ANTENNA | INSTALL | BASE OF GPS 3.12m | 0° | - |

UNAPPROVED DRAWING

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3

PRELIMINARY

| ORDER | DRAWN | CHKD | AMENDMENT | EXAM | APPD | DATE | ISS |
|---|---|---|---|---|---|---|---|
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ANTENNA CONFIGURATION TABLE
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# Statement of Environmental Effects

**Proposed Amplitel Mobile Base Station**
**Yass Valley Council Water Treatment Plant**
**24 Cooks Hill Road, Yass NSW 2852**
**(Lot 1/-/DP180130)**

**Amplitel Reference: NSW100864 Yass 24 Cooks Hill Road**
**RFNSA Reference: 2582001**

**Prepared on behalf of Amplitel Pty Ltd.**
**by Service Stream Mobile Communications Ltd.**

AMPLITEL

ServiceStream

**September 2025**

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## Document Control Record

| | | | |
|---|---|---|---|
| **Document Description:** | Statement of Environmental Effects<br><br>Proposal to construct a new Amplitel mobile base station located at Yass Valley Council Water Treatment Plant - 24 Cooks Hill Road, Yass NSW 2852 (Property Description: Lot 1/-/DP180130) | | |
| **Site Reference:** | NSW100864 | **Site Name:** | Yass 24 Cooks Hill Road |

| Version Control | Name | Signed | Date |
|---|---|---|---|
| **Prepared by:** | John Roelandts | | 03/09/25 |
| **Reviewed by:** | Marc Bays | | 01/09/25 |
| **Reviewed by:** | Blake Hender | | 01/09/25 |

| | |
|---|---|
| **File Location:** | Z:\Design\Telstra\Sharepoint Site Folders\Sites\YASS 24 COOKS HILL ROAD - YASS - NSW\NSW100864\01. SAED\05. PLANNING\02. DEVELOPMENT APPLICATION\02. LODGEMENT DOCS |
| **Document Status:** | FINAL |

| Prepared For: | Prepared By: |
|---|---|
| **Amplitel Pty Ltd.** | **Service Stream Mobile Communications Ltd.**<br><br>**Contact:** John Roelandts - Planning Consultant (on behalf of Amplitel Pty Ltd.)<br>**Address:** Level 7, 2 King Street, Fortitude Valley QLD 4006<br>**Phone:** 0400 298 071<br>**Email:** john.roelandts@servicestream.com.au |

*This Statement of Environmental Effects has been prepared as a supporting document to the Development Application. The report relies upon data, surveys, measurements, and results taken at or under particular times and conditions specified herein. Any findings and conclusions or recommendations only apply to the aforementioned circumstances. Service Stream Mobile Communications Pty Ltd. does not accept any responsibility for the use of this report by any parties other than the Yass Valley Council without its prior written permission.*

ServiceStream

AMPLITEL
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**Executive Summary**

| | | |
|---|---|---|
| **Proposal:** | Service Stream Mobile Communications Ltd. acts as Project Manager to facilitate the deployment of Amplitel Pty Ltd. (part of the Telstra Group) wireless network infrastructure, including the provision of urban planning, design, site acquisition and construction services.<br><br>Amplitel proposes to install a new mobile base station located at the Yass Valley Council Water Treatment Plant - 24 Cooks Hill Road, Yass NSW 2582 (Property Description: Lot 1/-/DP180130).<br><br>The proposal consists of:<br>• The installation of one (1) new 30m steel monopole (overall height of 31.35m).<br>• The installation of one (1) new headframe installed at an elevation of 30m on the proposed monopole.<br>• The installation of six (6) new panel antennas (<2.8m in length) installed on the new headframe at an elevation of 30m.<br>• The installation of three (3) new panel antennas (<1m in length) installed on the new headframe at an elevation of 30m.<br>• The installation of one (1) new equipment shelter at ground level, adjacent to the base of the proposed monopole, in a fenced compound area; and<br>• The installation of ancillary equipment, including but not limited to, remote radio units, amplifiers, junction boxes, hybrid cable, feeder cables, GPS antenna, and associated electrical works. | |
| **Purpose:** | A new, free-standing Amplitel mobile base station is required due to the proposed demolition of the old Water Treatment Plant building that currently incorporates existing Telstra telecommunications infrastructure. This new mobile base station will provide continuity of service and improved coverage and capacity to Yass and surrounding areas. | |
| **Property Details:** | Lot & DP: Lot 1/-/DP180130<br>Address: Yass Valley Council Water Treatment Plant<br>24 Cooks Hill Road, Yass NSW 2582 | |
| **Local Planning Scheme:** | Council: Yass Valley Council<br>Zone: *SP2 Infrastructure*<br>Use: Water Treatment & Supply Facility | |
| **Applicable Planning Policies** | Relevant Commonwealth, State & Local Planning Policies | Complies |
| | *State Environmental Planning Policy (Transport & Infrastructure) 2021* | Yes |
| | *Yass Valley Local Environmental Plan 2013* | Yes |
| | *Yass Valley Council Development Control Plan 2024* | Yes |
| **Application:** | Development Approval for the use and development of land for the purposes of construction and operation of a telecommunications facility. | |
| **Applicant:** | Amplitel Pty Ltd. (care of Service Stream Mobile Communications Ltd.)<br>Level 7, 2 King Street, Fortitude Valley QLD 4006<br><br>**Contact:** John Roelandts - Planning Consultant (on behalf of Amplitel Pty Ltd.)<br>**Phone:** 0400 298 071<br>**Email:** john.roelandts@servicestream.com.au<br>**Project Ref:** NSW100864 Yass 24 Cooks Hill Road<br>**RFNSA Ref:** 2582001 | |

## 1.0 Introduction

Mobile telecommunications play a central role in society and are becoming increasingly integrated into our day-to-day lives. It shapes how people communicate, access information and complete daily tasks. Individuals, families, businesses and society are all benefiting from the improved connectivity facilitated by mobile phone technologies. In addition to its personal and social value, the evolution of mobile phone and wireless broadband technologies has delivered significant benefits to the Australian economy by improving productivity, business management and customer engagement.

As such, the demand for effective telecommunications services and infrastructure has increased considerably. An increasing number of people are demanding more mobile services from more locations nationwide. People are also demanding coverage to be uninterrupted in their houses, places of work and while they move around the country.

To cater for the growing demand for mobile phone network services, Telstra has embarked on a nationwide rollout to deliver an improved and more reliable telecommunications network to the Australian public. The rollout will provide improved mobile coverage, increased capacity and enhanced services in metropolitan, regional and rural areas throughout Australia. This rollout consists of the upgrade of existing telecommunications facilities and where required the installation of new wireless telecommunications facilities called mobile phone base station's, to expand the coverage footprint, increase capacity, provide the latest technology and offer seamless mobile services.

## 2.0 Background

### 2.1 What is a Mobile Base Station & How Do They Work?

A mobile base station is a facility that provides mobile phone network services to a geographical area. A mobile phone network is made up of base stations which operate together to provide service to users within a coverage area and for people moving from place to place within multiple coverage areas. A mobile base station typically consists of the following components: antennas, support structure, base station and transmission equipment. The antennas are connected by cable to radio equipment usually housed in a room, shelter or outdoor equipment cabinet. Base stations are connected to the core network by a radio transmission link or telecommunications optical fibre.

Mobile phones network base stations work by sending and receiving low power radio signals, much like a 2-way radio system. The signals are sent to and received from antennas that are attached to radio transmitters and receivers, commonly referred to as mobile phone base stations. The base stations are linked to the rest of the mobile phone network and fixed phone network and pass the signal/call on into those networks.

### 2.2 Purpose of the Proposal

This Statement of Environmental Effects (SEE) has been prepared by Service Stream who has been engaged by Amplitel Pty Ltd. (Amplitel) for the roll out of the Telstra telecommunications network. Amplitel Pty Ltd. are part of the Telstra Group and provide wireless infrastructure for mobile carriers across Australia.

Yass Valley Council is progressing the upgrade of the Yass Valley Water Treatment Plant (WTP) to improve the water supply and is currently finalising the business case for the Yass Valley WTP Upgrade project. As part of this upgrade, the old Water Treatment Plant building is required to be demolished to make way for additional water treatment and water storage facilities. The old WTP building is 95 years old and is not fit for occupation.

Telecommunications infrastructure owned by Telstra is located on the rooftop of the old WTP building currently under a lease agreement between Council and Telstra. The current lease agreement is set to expire on 28 August 2028 and there are no provisions for extension. On 18 December 2023, Yass Valley Council

provided notice that the lease will not be extended or renegotiated at the current location. Please refer to **Appendix 5** of this Statement of Environmental Effects for further details.

With this in mind, Yass Valley Council commenced discussing options with Telstra for the relocation of the existing telecommunications infrastructure with the construction of a new mobile base station within the WTP premises, recognising the strategic location for such infrastructure in Yass. Council have intimated that they would like the relocation of the equipment as soon as practicable, however the relocation ultimately needs to be accomplished before the expiry of the current lease in August 2028. This is to ensure continuity of the critical telecommunications services that Telstra provides, but to also ensure the essential water supply to the growing population of Yass and surrounding communities.

Amplitel propose to construct a new 30m monopole on Yass Valley Council property located at the Yass Valley Council Water Treatment Plant located at 24 Cooks Hill Road in Yass. The new mobile base station will deliver continued and improved 4G and 5G coverage and capacity to Yass and the surrounding areas.

This Development Application has been prepared in accordance with relevant statutory and regulatory requirements. Potential impacts associated with this development, while visible, are not expected to have a significant impact on the broader area.

In this instance, the socio-economic benefits to the local community outweigh the perceived impact of such development and include:

- Providing good network coverage and capacity, including in-building coverage, to the community.
- Meeting the community's increasing demand for quality and reliable mobile phone service.
- Providing infrastructure to meet the community's social, business and educational needs.
- Improving the reliability of Telstra's incoming and outgoing services to emergency services organisations and road users to assist in the event of an emergency; and
- Increasing the level of competition in telecommunications, resulting in competitive prices, economic efficiency and increased consumer choice.

## 3.0 Site Selection

### 3.1 Site Selection Process

As part of Amplitel's site acquisition procedure, a comprehensive site selection process has been undertaken in order to identify a suitable location for a new facility in the Yass area. This has included looking for 'co-location' opportunities, in accordance with *Chapter 4, Part 3, Clause 4.13* of the *Telecommunications Code of Practice 1997*, as well as 'low impact' solutions, in accordance with the *Telecommunications (Low Impact Facilities) Determination 2018* and new 'greenfield' locations.

In addition to this, Amplitel also assesses the technical viability of potential candidates through the use of computer modelling tools that produce predictions of the coverage and predict potential network performance that may be expected from a potential candidate, as well as the technical expertise of the radio engineers.

There are a number of other important factors that Amplitel utilises to assess and select potential sites and take into account factors other than the technical performance. These include:

**Planning:**

- Compliance with the EME standards mandated by the Australian Communications and Media Authority (ACMA).

- Proximity to sensitive community uses such as schools, childcare centres and aged care facilities.
- Regulatory compliance and the ability to obtain relevant planning approvals.
- The ability to minimise any environmental, heritage and visual impacts.
- Acceptability of the proposal to council and the community.
- Opportunities to co-locate telecommunications facilities; and
- Visual aspect and amenity.

**Property:**

- Willingness by the owner to enter into a tenure agreement and provide access during construction and operation; and
- Impacts upon the existing use of the property.

**Engineering:**

- Feasibility of construction and the provision of utilities (power, access to the mobile base station and transmission links etc.).
- Costs involved in developing the mobile base station.
- Radio frequency coverage and objectives.
- Ability to be linked to the existing Telstra network and meet the radio frequency coverage objectives for the area.
- Ability to provide high quality services to the target coverage area; and
- Ability to provide the network capacity for current and future customers in the area.

During the detailed site selection process for the new mobile base station, Amplitel carefully considered the above factors. This analysis is detailed in the following sections.

### 3.2 Co-location Opportunities

Federal, State and Local Government legislation encourages the use of existing telecommunication infrastructure for the co-location of new infrastructure in order to minimise the proliferation of telecommunication facilities in the landscape. Given that the proposal is for the relocation of an existing mobile base station within the confines of the Water Treatment Plant, no potential co-location opportunities were assessed during the candidate selection process. The proposed Amplitel mobile base station at the Yass Valley Council WTP will provide future opportunities for other carriers to co-locate infrastructure if required.

### 3.3 Low Impact Opportunities

Given that the proposal is for the relocation of an existing mobile base station within the confines of the Water Treatment Plant, no potential low-impact opportunities were assessed during the candidate selection process.

### 3.4 Greenfield Solutions

When the site selection process reveals that a greenfield solution is the only option, preference is given to the most appropriate properties; those being properties used for open space, rural, industrial or commercial purposes. As previously discussed in **Section 3.1 Site Selection Process**, there are many characteristics that determine the suitability of a potential location for a mobile base station.

Given that the proposal is for the relocation of an existing mobile base station within the confines of the Water Treatment Plant, no further potential greenfield location opportunities were assessed during the candidate selection process.

### 3.5 Site Selection Conclusions

The proposed location and design of the relocated mobile base station meets the prescribed radio frequency coverage objectives, network requirements, planning and environmental constraints, proximity to potential

community sensitive uses, engineering criteria, buildability, accessibility and the ability to obtain a suitable agreement for the use of the land as noted in **Section 3.0 Site Selection** of this Statement of Environmental Effects.

The proposal is for the installation of a mobile base station for the Telstra mobile network and includes a new 30m steel monopole, with an overall height of 31.35m, with antennas and other proposed equipment to be installed on a triangular headframe attached to the monopole. The proposed equipment shelter will be situated at ground level, adjacent to the base of the monopole, and located in a fully-fenced compound area. Access to the site will be obtained via an existing access point to the Water Treatment Plant, off Cooks Hill Road.

The reasons for selecting this site are as follows:

• The proposed location and height of the proposed antennas meets Telstra's radio frequency coverage objectives and network requirements to meet the current and future demand in the area for people using the mobile network, providing the quality of service expected by people who live, work in, visit and travel through this area.

• The proposed mobile base station is located within the target search area where improved coverage and additional network capacity are needed.

• The proposal is compatible with the current use of the property and is located on an undeveloped portion of land which will not affect the potential for future uses.

• There is existing access to the proposed location off Cooks Hill Road and there is adequate space within the property which allows for the setup of a crane and EWP for construction and maintenance purposes.

• The land is relatively flat, has good vehicle access, is close to an existing electrical supply and is close to an existing telecommunications optical fibre network access point; and

• The proposal has full support from Yass Valley Council.

Service Stream, as planning and site acquisition consultants for Amplitel, have undertaken a detailed assessment of the area and the proposal, which included an investigation of the compliance of the proposed mobile base station with the relevant processes and objectives of the applicable Commonwealth, State and Local Government planning and environmental legislation, policies, standards and guidelines. It also involved an investigation into the possible impacts of the proposed facility on areas potentially affected by the proposal on both the human and natural environment.

## 4.0 Site Context

This proposal involves the establishment of a new Amplitel mobile base station at the Yass Valley Council Water Treatment Plant located at 24 Cooks Hill Road in Yass NSW 2582 (Lot 1/-/DP180130). The new mobile base station proposal is in response to discussions between Yass Valley Council and Telstra for the relocation of the existing telecommunications infrastructure, from the soon-to-be-demolished Water Treatment Plant rooftop, and the construction of a new mobile base station within the WTP premises, with Council recognising the strategic location of the mobile base station.

The property is utilised for Council's water treatment and storage requirements to ensure the essential water supply to the growing population of Yass and surrounding communities. The proposed mobile base station will not impede Council's proposed upgrade of the Yass Valley Water Treatment Plant and the existing use of the property.

The subject property is rectangular-shaped allotment, which is located on the northern urban fringe of Yass. The property is zoned *SP2 Infrastructure*. Land to the north, south and west of the site is low-density residential development, whilst to the east is generally open space and unimproved land with pockets of vegetation. There are existing low-density residential properties situated in close proximity to the proposed location. Images of the site context and surrounding areas are provided in **Figures 1-3** below.

Note that the proposed location for the Amplitel mobile base station, offered by Council to incorporate the 10m x 8m compound area, has been moved further south on the lot to avoid existing stormwater drainage infrastructure under the surface. This is to ensure a 1m vertical separation distance with the underground stormwater line. Please refer to the attached Design Drawings in **Appendix 1** and WTP Upgrade Drawings in **Appendix 6**.




***Figure 1: Aerial view showing subject property and the proposed site location (source: Google Earth).***




*Figure 2: Aerial view identifying proposed mobile base station location (Not to Scale) (source: Google Earth)*




*Figure 3: Proposed site access, facing southeast, off Cooks Hill Road, and indicative location of the proposed mobile base station. The existing Water Treatment Plant access driveway will be utilised (site visit December 2023).*




*Figure 4: View of proposed mobile base station location facing northeast, outside of Water Treatment Plant, from Cooks Hill Road (site visit December 2023).*



*Figure 5: View of proposed mobile base station facing north from inside of Water Treatment Plant. Note the removal of pre-existing vegetation (site visit July 2025).*

The property on which the mobile base station will be located is zoned *SP2 Infrastructure*. The surrounding land uses are dominated by *C3 Environmental Management, R1 General Residential, RE1 Public Recreation* and *RU1 Primary Production.* The land zoning overlay map is shown in **Figure 4** below.




***Figure 6: Land Zoning Overlay (Source: NSW Planning Portal Spatial Viewer).***

## 5.0 Proposed Works

In general terms, the proposed development will include the installation of a new 30m steel monopole with an overall height of 31.35m. A triangular headframe and an array of nine (9) panel antennas will be mounted at an elevation of 30m on the monopole. An equipment shelter and associated infrastructure will be located at ground level, adjacent to the base of the monopole, within an eighty (80) square metre, fully-fenced and secure compound area.

Preliminary Design Drawings, identifying the location of the mobile base station, monopole, location and configuration of antenna structures and the location of the equipment shelter are provided in **Appendix 1** of the Statement of Environmental Effects.

### 5.1 Equipment Details

Amplitel proposes to install a new mobile base station located at the Yass Valley Council Water Treatment Plant - 24 Cooks Hill Road, Yass NSW 2582 (Lot 1/-/DP180130). The proposal consists of the following:

- The installation of one (1) new 30m steel monopole (overall height of 31.35m). .
- The installation of one (1) new headframe installed at an elevation of 30m on the proposed monopole.
- The installation of six (6) new panel antennas (less than 2.8m in length) installed on the new headframe at an elevation of 30m.
- The installation of three (3) new panel antennas (less than 1m in length) installed on the new headframe at an elevation of 30m.
- The installation of one (1) new equipment shelter at ground level, adjacent to the base of the proposed monopole, in a fenced and gated compound area; and
- The installation of ancillary equipment, including but not limited to, remote radio units, amplifiers, junction boxes, hybrid cable, feeder cables, GPS antenna, and associated electrical works.

### 5.2 Construction of the Mobile Base Station

Construction activities will involve the following:

• Site preparation - including field testing and then excavation and construction of the foundation for the monopole and equipment shelter.

• Installation of the monopole, platform and equipment cabinets - involving the delivery of the pre-fabricated equipment shelter and pole sections by trucks. These will be lifted into place by a crane and fixed to their respective footings.

• Installation of the communications equipment and antennas - involving technicians working in the shelter, and riggers fixing the antennas to the monopole; and

• Excavation of trenches and installation of conduit for power cables and underground fibre.

The daily construction process will require three to six workers on site and an average of four to six vehicle movements per day. The general construction timeframe, weather dependent, is approximately four (4) weeks.

Any traffic impacts associated with construction will be of a short-term duration and are not anticipated to adversely impact on the surrounding road network. No road closures are expected due to the ample space on the property available for the storage of construction materials and space for construction vehicles.

### 5.3 Site Access & Parking

Access to the site will be attained directly from Cooks Hill Road via the existing Water Treatment Plant driveway. This will be the main point of ingress and egress for vehicles attending the mobile base station during and post-construction phase. A compound boundary fence and a set of three (3) metre double-wide access gates will be installed for security and access to the mobile base station. The removal of some existing vegetation will be required to facilitate construction requirements and ongoing access to the proposed location. See **Figure 3** and **Figure8** and refer to the attached Preliminary Design Drawings in **Appendix 1** of this Statement of Environmental Effects.

The proposed site access is considered to be appropriate given the mobile base station is unmanned and will not be a significant generator of traffic. Once operational, the mobile base station will function on a continuously unstaffed basis and will typically only require maintenance visits approximately two (2) to four (4) times per year, or as required in the event of an electrical outage, equipment failure of similar event. Routine maintenance works are usually of approximately one day's duration, involving usually one vehicle per visit. It will remain unattended at all other times. As the mobile base station generates minimal trips per year, it is considered that traffic interference and any impact on the local road system is negligible.




*Figure 7: Aerial view of the proposed site access off Cooks Hill Road. The existing Water Treatment Plant access driveway to be utilised (source: Google Earth).*



*Figure 8: Existing Water Treatment Plant driveway to be utilised for proposed mobile base station (site visit July 2025).*

### 5.4 Power & Utilities

All services required for the ongoing operation of the mobile base station are capable of being provided to the location without impacting on the supply or reliability of these services to any existing consumers in the locality. No stormwater, sewerage or waste management facilities are required. The mobile base station will be connected to existing power at the property via a proposed underground electricity route. The power will be provided from this existing source to an electrical meter board situated inside the proposed Amplitel compound. The site will also be connected to fibre via an underground fibre route. Please refer to the Preliminary Design Drawings in **Appendix 1** which details both the power and fibre routes proposed to the Amplitel compound.

### 5.5 Acoustics

Noise and vibration emissions associated with the proposed mobile base station will be limited to the construction phase. Noise generated during the construction phase will be of short duration and will be in accordance with the standards outlined in the *Protection of the Environment Operations Act 1997 (POEO Act).* Construction works will only occur as per Council's daily timeframe direction.

There will be some low-level noise from the ongoing operation of air conditioning equipment associated with the equipment cabinets, once installed. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation and will generally accord with the background noise levels prescribed by *Australian Standard AS1055*. It is not deemed necessary to provide an acoustic assessment of the proposed development as all proposed mechanical equipment will not exacerbate the existing noise levels at the subject site.

### 5.6 Air Quality

The ongoing operation of the mobile base station will not result in emission of dust, heat, smoke, gaseous plumes or particulates. The 'best practice' dust suppression control measures will be utilised during the construction phase of the proposed mobile base station.

### 5.7 Stormwater Management

The proposed mobile base station has a minimal surface area and therefore is an insignificant contributor of stormwater runoff. The majority of the proposed lease area will remain permeable and allow runoff that is generated to be absorbed into the ground. The subject site is not located within a flood affected area or overland flow path.

### 5.8 Erosion & Sedimentation Control

All erosion and sediment control mitigation measures will be detailed in construction plans and will comply with the Building Code of Australia and all relevant regulations of the *"Blue Book" - 'Managing Urban Stormwater: Soils and Construction" (Landcom 2004).* In addition, on completion of the installation, the site will be restored and reinstated to an appropriate standard. This is further discussed in **Section 6.3.2 *Yass Valley Council Development Control Plan 2024*** of this Statement of Environmental Effects.

### 5.9 Site Contamination

A search of the *NSW Contaminated Land Register*, completed on 29/08/2025, confirmed that the location for the proposed mobile base station is not identified on land, or within proximity to land, listed as contaminated. However, due to the current and previous usage of the property, it is suspected that there will be some level of soil contamination present. The construction of the proposed mobile base station will not exacerbate any potential contamination of the location. This is further discussed in **Section 6.3.2 *Yass Valley Council Development Control Plan 2024*** of this Statement of Environmental Effects.

### 5.10 Heritage

A search of the NSW State Heritage Inventory and NSW Planning Portal Spatial Viewer, conducted in August 2025, confirmed that the proposed mobile base station location is not affected by existing state or local heritage items and is not situated upon a registered heritage land parcel.

### 5.11 Bushfire

The subject property is located within Bushfire Prone land. The proposed mobile base station location is situated within a *Vegetation Category 3* area. Compliance with the *Rural Fires Act 1997* is discussed in **Section 6.2.3 *Rural Fires Act 1997***, **Section 6.3.1 *Yass Valley Local Environmental Plan 2013*** and **Section 6.3.2 *Yass Valley Council Development Control Plan 2024.*** The bushfire hazard overlay map is shown in **Figure 9** below.

## 6.0 Legislative Context

### 6.1 Commonwealth Legislation

#### *6.1.1 Telecommunications Act 1997 & Telecommunications (Low-Impact Facilities) Determination 2018*

The *Telecommunications Act 1997* allows mobile carriers to perform certain maintenance, and installation works without needing development consent. The *Telecommunications (Low-Impact Facilities) Determination 2018* also allows for certain kinds of *'Low Impact'* equipment to be installed without development consent.

The proposal is not considered a "low impact" facility under the definitions contained in the Commonwealth legislation. The proposed monopole is therefore subject to Central Coast Council Environmental Planning legislation and in this instance, development consent is therefore required for the proposed mobile base station. Other aspects of the proposal are considered exempt development or a "Low impact" facility and these include the antennas, cabling and other ancillary activities.

#### 6.1.2 *Telecommunications Code of Practice 2021*

The *Telecommunications Code of Practice 2021* emphasises 'best practice' for the installation of telecommunications facilities, compliance with industry standards and minimisation of adverse impacts on the environment.

This proposal has been designed with consideration for the Code of Practice. All steps will be taken to do as little damage as practicable; the facility will be constructed and operated in accordance with industry standards and good engineering practice; and the design of the facility will be in accordance with industry best practice.

#### 6.1.3 *C564:2025 Mobile Phone Base Station Deployment Code*

The Communications Alliance Limited *C564:2025 Mobile Phone Base Station Deployment Code (Deployment Code)* is an industry code of practice registered by the Australian Communications and Media Authority (ACMA).

The Deployment Code applies to all licenced telecommunications carriers, and sets guidelines for site selection, community consultation, design, installation, and operation of telecommunications facilities. Sections 4.1 & 4.2 of the Deployment Code are relevant to this proposal, and require a site selection, infrastructure design and site operation assessment. The proposed mobile base station has been sited and designed in accordance with Sections 4.1 & 4.2. The *Site Selection, Design and Operation Checklist* is attached in **Appendix 8** of this Statement of Environmental Effects.

The Deployment Code also requires an ARPANSA EME report be prepared for all mobile base stations, to demonstrate compliance with the relevant safety standards. An EME Report is completed and published for every proposed Telstra mobile phone network facility and the EME Report shows predicted levels of EME. The ARPANSA EME Report for this facility is located in **Appendix 9** and further information is found in **Section 8.0 Health & Safety** of this Statement of Environmental Effects.

### 6.1.4 *Environment Protection and Biodiversity Conservation Act 1999*

The *Environment Protection and Biodiversity Conservation Act* initiates a role for the Commonwealth Government in the assessment and approval of development proposals where those proposals involve actions that have a significant impact on matters of National Environmental Significance, the environment of Commonwealth owned-land and actions carried out by the Commonwealth Government.

The *EPBC Protected Matters Report* (conducted on 29/08/2025) indicated that the following may be present within a one (1) kilometre radius of the existing site location:

Three (3) x Listed Threatened Ecological Communities.
Thirty-Eight (38) x Listed Threatened Species; and
Nine (9) x Listed Migratory Species.

Given the proposal is located within a property that has previously been significantly altered to include water treatment and storage uses and access improvements, it is not anticipated that the proposed works will impact any potential threatened species or ecological communities that may occur within the broader area. The *EPBC Act Protected Matters Report* attached in **Appendix 10** of this Statement of Environmental Effects.

## 6.2 State Planning Legislation

### *6.2.1 Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*

The proposal is subject to the provisions of the *Environment Planning and Assessment Act 1979 (EP&A Act 1979).* This Act controls development within New South Wales through the application of State Environmental Planning Policies. It is those policies that document whether or not development is permissible, either with or without development consent, or prohibited.

*Section 4.15* of the *EP&A Act 1979* outlines specific assessment criteria which must be addressed within the submissions of a Development Application and the likely impacts of the development on the surrounding built and natural environment. A consent authority is required to consider the full range of matters listed under *Section 4.15* of the *Environmental Planning and Assessment Act 1979* in its assessment of a Development Application. Each of the relevant matters are addressed below:

***4.15 (1) (a) - Statutory Planning Considerations***

*Section 4.15 (1) (a)* requires the consent authority to take into consideration:

*(a) the provisions of:*
*(1) any environmental planning instrument, and*
*(2) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
*(3) any development control plan, and*
*(3a) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
*(4) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

*(5) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979 ), that apply to the land to which the development application relates.*

This Statement of Environmental Effects seeks to demonstrate compliance with relevant legislation which pertains to the subject application and matters of consideration within the planning process to minimise adverse negative impacts on the environment.

***Section 4.15 (1) (b) - Environmental, Social and Economic Impacts***
*Section 4.15 (1) (b)* requires the consent authority to consider:

*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.*

The relevant matters mentioned in the above clause are addressed below:

***Impacts on the Natural Environment***
Comprehensive preliminary assessments of the nearby natural environment were undertaken, within the planning, design and procurement stages of the mobile base station proposal, to ensure that there are minimal disturbances to the natural surrounds given that negligible ground clearance will be required. It is noted that the land parcel for the proposed location of the mobile base station has previously been severely disturbed and modified for a variety of uses over the preceding years.

In addition to the activities detailed in **Section 5.2 Construction of the Mobile Base Station**, during the construction phase, the subject site area will be rigorously concealed by imposing barriers and fencing to repeal any impacts to the surrounding environment. This proposal will employ effective measures to mitigate any impacts to surrounding flora, fauna, and natural environment inhabitants. Additionally, once constructed the operation of the mobile base station will not result in any negative impacts on the natural environment or the ecology of the locality.

***Impacts on the Built Environment***
The proposed mobile base station is located on a parcel of undeveloped land in a secure compound that is currently utilised for Council water treatment and storage purposes that services the town of Yass and surrounding areas. The proposed mobile base station will not impede the proposed Council upgrade works and the future use of the property.

Whilst not immediately adjacent, low density residential dwellings can be found to the north, west and south. The proposed mobile base station has been positioned to provide the greatest setback possible from these dwellings as possible, whilst also maintaining operational requirements. Residential uses are not expected to be adversely impacted by the proposal.

***Social and Economic Impacts***
As discussed in **Section 1.0 Introduction** and further in **Section 10.0 Social & Economic Impacts** of this Statement of Environmental Effects, mobile technologies have a strong social and economic benefit in Australia. It is expected that any negative impacts of the proposal will be outweighed by the significant benefits of improved mobile coverage in the area. This proposal is expected to reduce outages, improve call quality and improve data transmission.

***Section 4.15 (1) (c) - The Suitability of the Site***
*Section 4.15 (1) (c)* requires the consent authority to consider:

*(c) the suitability of the site for the development.*

The suitability of the site for the proposed mobile base station is addressed in **Section 3.0 Site Selection** and **Section 4.0 Site Context** of this Statement of Environmental Effects. Given that the proposal is for the relocation of an existing mobile base station within the confines of the Water Treatment Plant, no other alternative candidates were considered in the site selection process. However, the subject location is considered the most suitable the proposed Amplitel mobile base station.

***Section 4.15 (1) (d) - Submissions***
*Section 4.15 (1) (d)* requires the consent authority to consider:

*(d) any submissions made in accordance with this Act or the regulations.*

Any relevant representations will need to be considered by Council in the determination of the Development Application.

***Section 4.15 (1) (e) - Public Interest***
*Section 4.15 (1) (e)* requires the consent authority to consider:

*(e) the public interest.*

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. The proposed mobile base station is a permissible form of development and is therefore considered to be in the public interest.

### 6.2.2 *Biodiversity Conservation Act 2016 (BC Act)*

The BC Act seeks to conserve biological diversity at bioregional and State scales; to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations; to assess the extinction risk of species and ecological communities and identify key threatening processes through an independent and rigorous scientific process; and to establish a framework to avoid, minimise and offset the impacts of proposed development and land use change on biodiversity. *Section 7.3* of the Act requires proponents of activities subject to *Part 5* of the *EP&A Act* to determine whether they will have a significant impact on threatened species, populations and threatened ecological communities.

The proposed location of the mobile base station does not intersect with *Biodiversity Values* mapping and the proposal was assessed under *Part 5* of the *EP&A Act*. It has been concluded that the *NSW Biodiversity Offset Scheme* is not triggered.

### 6.2.3 *National Parks and Wildlife Act 1974 (NPW Act 1974) & Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*

In accordance with the *National Parks and Wildlife Act 1974 (NPW Act 1974)* and *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*, actions must be taken for the development to ensure the development will not harm Aboriginal objects and to determine whether an Aboriginal Heritage Impact Permit (AHIP) is required.

In conjunction with a visual analysis on site, a search was conducted through the Aboriginal Heritage Information Management System (AHIMS), a database which catalogues artefacts, objects significant sites and archaeological findings with links to Aboriginal heritage.

The search of the AHIMS database for the area identified findings of Aboriginal artefacts or sites, however not affecting the proposed location. This is considered a comprehensive search for the subject site as the surrounding land has been disturbed for development, with Aboriginal significant artefacts and sites likely to

have been discovered in the area during this ground disturbance. A copy of the AHIMS search results is attached in **Appendix 7** of this Statement of Environmental Effects.

### 6.2.4 *NSW Rural Fires Act 1997*

The *NSW Rural Fires Act 1997* is an Act to establish the NSW Rural Fire Service, define its functions, and to make provision for the prevention, mitigation and suppression of rural fires.

The objects of this Act are to provide:
*(a) for the prevention, mitigation and suppression of bush and other fires in local government areas (or parts of areas) and other parts of the State constituted as rural fire districts.*
*(b) for the co-ordination of bush firefighting and bush fire prevention throughout the State.*
*(c) for the protection of persons from injury or death, and property from damage, arising from fires, and*
*(c1) for the protection of infrastructure and environmental, economic, cultural, agricultural and community assets from damage arising from fires, and*
*(d) for the protection of the environment by requiring certain activities referred to in paragraphs (a)-(c1) to be carried out having regard to the principles of ecologically sustainable development described in Section 6 (2) of the Protection of the Environment Administration Act 1991.*

The proposed Amplitel mobile base station is located within a *Vegetation Category 3* bush fire hazard area as identified in **Figure 9** below. This is covered in further detail in **Section 6.3.1 *Yass Valley Local Environment Plan 2013 - Clause 5.11 Bushfire Hazard Reduction*** and **Section 6.3.2 *Yass Valley Council Development Control Plan 2024*** of this Statement of Environmental Effects.

### 6.2.5 *State Environmental Planning Policy (Transport and Infrastructure) 2021*

The *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&ISEPP 2021)* governs telecommunications deployment in New South Wales. This development is defined as a *'Telecommunications Facility'* under *Clause 2.14* of the *T&ISEPP 2021*.

The proposed development does not fall within the parameters to be considered Exempt or Complying Development under the and therefore will require development consent.

The permissibility of the development is established under *Clause 2.143(1)* of the *T&ISEPP 2021*, which provides that telecommunications facilities can be deployed on any land with consent. As the works are not being conducted on behalf of a Public Authority (per *Clause 2.141*), and are not considered Exempt Development, the works are permissible with the consent of Council.

*Clause 2.143(2)* requires that the consent authority must take into consideration any guidelines concerning site selection, design, construction and operation of telecommunications facilities issued by the Planning Secretary. The current guidelines are the *NSW Telecommunications Facilities Guideline, Including Broadband (October 2022).* Compliance with the principles is outlined in **Section 6.2.8 *NSW Telecommunications Facilities Guideline, including Broadband (October 2022)*** of this Statement of Environmental Effects.

### 6.2.6 *State Environmental Planning Policy (Resilience and Hazards) 2021*

***Chapter 4 - Remediation of Land*** is the relevant chapter of this SEPP that applies to this proposal.
This chapter aims to:
*Promote a state-wide planning approach to the remediation of contaminated land. In particular, this chapter aims to encourage the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by:*

*(a) specifying when consent is required, and when it is not required, for a remediation work.*

*(b) specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
*(c) requiring that a remediation work meet certain standards and notification requirements.*

The impact to areas within the site are confined to relatively small areas of the overall property that have been previously subject to past disturbances. A search of the NSW Contaminated Land Register, completed on 29/08/2025, confirmed that the location for the proposed mobile base station is not identified on land, or within proximity to land, listed as contaminated.

### 6.2.7 *State Environmental Planning Policy (Industry and Employment) 2021*

***Chapter 3 - Advertising and Signage*** is the relevant chapter of this SEPP that applies to this proposal.
This chapter aims:
*(a) to ensure that signage (including advertising):*
*(1) is compatible with the desired amenity and visual character of an area.*
*(2) provides effective communication in suitable locations, and*
*(3) is of high quality design and finish.*
*(b) to regulate signage (but not content) under Part 4 of the Act.*
*(c) to provide time-limited consents for the display of certain advertisements.*
*(d) to regulate the display of advertisements in transport corridors.*
*(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

In order for the proposed mobile base station to be compliant with the *Telecommunications Act 1997* and the *C564:2025 Mobile Phone Base Station Deployment Code,* Mobile Carrier identification, RFNSA site identification and Radiofrequency (RF) Hazard signage must be installed onsite. This signage is of a small-scale and will be fitted to the compound fence and monopole structure. Details of the proposed signage will be provided in the final Detailed Design Drawings submitted to Council.

### 6.2.8 *NSW Telecommunications Facilities Guideline, including Broadband (October 2022)*

The project has been designed with consideration for, and in compliance with the *NSW Telecommunications Facilities Guideline, including Broadband (October 2022).* The proposal's consistency with the Guideline principles is addressed in **Table 1** below.

| **Principle 1: Principle 1: Design and site telecommunications facilities to minimise visual impact.** | |
|---|---|
| **Specific Principles** | **Compliance** |
| (a) As far as practical, a telecommunications facility that is to be mounted on an existing building or structure should be integrated with the design and appearance of the building or structure.<br><br>(b) The visual impact of telecommunications facilities should be minimised, visual clutter is to be reduced particularly on tops of buildings, and their physical dimensions (including support mounts) should be sympathetic to the scale and height of the building to which it is to be attached, and sympathetic to adjacent buildings.<br><br>(c) Where telecommunications facilities protrude from a building or structure and are predominantly backgrounded against the sky, the facility and their | (a) to (c) These principles relate to telecommunication facilities that are located on an existing building or structure and are not directly applicable to new freestanding monopole elements such as proposed in this instance. The monopole is proposed to be finished in a galvanised colour to blend in with the sky and existing onsite infrastructure.<br>(d) The associated equipment will be housed in a neutral finish equipment shelter. Due to the distance of the facility from residential land uses the visual imposition of the mobile base station is considered to be acceptable within the immediate surrounding locality. |

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| support mounts should be either the same as the prevailing colour of the host building or structure, or a neutral colour such as grey should be used.<br><br>(d) Ancillary facilities associated with the telecommunications facility should be screened or housed, using the same colour as the prevailing background to reduce its visibility, including the use of existing vegetation where available, or new landscaping where possible and practical.<br><br>(e) A telecommunications facility should be located and designed to respond appropriately to its rural landscape setting.<br><br>(f) A telecommunications facility located on, or adjacent to, a State or local heritage item or within a heritage conservation area, should be sited and designed with external colours, finishes and scale sympathetic to those of the heritage item or conservation area.<br><br>(g) A telecommunications facility should be located so as to minimise or avoid the obstruction of a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land.<br><br>(h) The relevant local government authority must be consulted where the pruning, lopping, or removal of any tree or other vegetation would contravene a Tree Preservation Order applying to the land or where a permit or development consent is required.<br><br>(i) A telecommunications facility that is no longer required is to be removed and the site restored, to a condition that is similar to its condition before the facility was constructed.<br><br>(j) The siting and design of telecommunications facilities should be in accordance with any relevant Industry Design Guides.<br><br>(k) Where possible, consolidate telecommunications facilities to reduce visual clutter and work with other users on co-location sites to minimise cumulative visual impact. | (e) The mobile base station has been located within a large lot in an area zoned *SP2 Infrastructure*. The proposed facility is to be located in an area of undeveloped land that is not used for a specific purpose near the western lot boundary. The proposed design responds to its surrounding land use and landscape context. This is discussed in detail in **Section 7.0 Visual Impact** of this Statement of Environmental Effects.<br><br>(f) & (g) The selected site is not located on or adjacent to, a State or local heritage item or within a heritage conservation area.<br><br>(h) An assessment of the existing vegetation has been completed and no significant adverse impacts on the ecology of the area are expected.<br><br>(i) A condition on the consent requiring the decommissioning and removal of the facility when it is no longer required is acceptable.<br><br>(j) The design and siting approach is discussed in detail in **Section 7.0 Visual Impact**.<br><br>(k) No suitable buildings or structures were identified for co-location within the coverage area. This is discussed **Section 3.3 Low Impact Solutions.** |
| **Principle 2: Co-locate Telecommunications Facilities wherever possible.** | |
| **Specific Principles** | **Compliance** |
| (a) Telecommunications lines are to be located, as far as practical, underground or within an existing underground conduit or duct. | (a) Not Applicable. |

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| (b) Overhead lines, antennas and ancillary telecommunications facilities should, where practical, be co-located or attached to existing structures such as buildings, public utility structures, poles, towers or other radiocommunications equipment to minimise the proliferation of telecommunication facilities and unnecessary clutter.<br><br>(c) Towers may be extended for the purposes of co-location.<br><br>(d) The extension of an existing tower must be considered as a practical co-location solution prior to building new towers.<br><br>(e) If a facility is proposed not to be co-located the proponent must demonstrate that co-location is not practicable.<br><br>(f) If the development is for a co-location purpose, then any new telecommunications facility must be designed, installed and operated so that the resultant cumulative levels of radio frequency emissions of the co-located telecommunications facilities are within the maximum human exposure levels set out in the Radiation Protection Standard. | (b) There are existing carrier telecommunication facilities located within proximity of the proposed monopole (approximately 1.3km to the southeast). However, the required position and/or available height and structural suitability renders the facility incapable of co-locating the proposed Telstra equipment. There are no other forms of public utility structures (e.g. light or power poles etc) in the locality or buildings with the required position and/or height and/or structural suitability that are available or suitable for co-location purposes.<br><br>(c) Not Applicable.<br><br>(d) Not Applicable.<br><br>(e) Please see **Section 2.2 Co-location Opportunities** of this Statement of Environmental Effects for further discussion regarding available co-location options.<br><br>(f) Not Applicable. |
| **Principle 3: Meet health standards for exposure to radio emissions.** | |
| **Specific Principles** | **Compliance** |
| (a) A telecommunications facility must be designed, installed and operated so that the maximum human exposure levels to radiofrequency emissions comply with Radiation Protection Standard.<br><br>(b) An EME Environmental Report shall be produced by the proponent of development to which the Mobile Phone Network Code applies in terms of design, siting of facilities and notifications. The Report is to be in the format required by the Australian Radiation Protection Nuclear Safety Agency. It is to show the predicted levels of electromagnetic energy surrounding the development comply with the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard and demonstrate compliance with the Mobile Phone Networks Code. | (a) The proposed installation will comply with the Australian Communications and Media Authority (ACMA) regulatory arrangements with respect to electromagnetic radiation exposure levels.<br><br>(b) EME Exposure Levels from this site have been calculated in accordance with the ARPANSA prediction methodology and report format. This report is provided in **Appendix 9**. EME issues are also discussed in **Section 8.0 Health & Safety** of this Statement of Environmental Effects. |
| **Principle 4: Minimise disturbance and risk, and maximise compliance** | |
| **Specific Principles** | **Compliance** |
| (a) The siting and height of any telecommunications facility must comply with any relevant site and | (a) The proposed mobile base station is located approximately 58km to the northwest of the |

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| height requirements specified by the *Civil Aviation Regulations 1988* and the *Airports (Protection of Airspace) Regulations 1996* of the Commonwealth. It must not penetrate any obstacle limitation surface shown on any relevant Obstacle Limitation Surface Plan that has been prepared by the operator of an aerodrome or airport operating within 30 kilometres of the proposed development and reported to the Civil Aviation Safety Authority Australia. | nearest aviation facility. Therefore, the proposal does not require notification to CASA.<br><br>Based on the existing ground elevation, monopole structure, antennas and ancillary equipment, it is therefore highly unlikely that the proposed mobile base station will constitute any hazard to airspace operations on this basis. A *Tall Structure Report* will be submitted to AirServices Australia, post-approval of the development. |
| (b) The telecommunications facility is not to cause adverse radio frequency interference with any airport, port or Commonwealth Defence navigational or communications equipment. | (b) The mobile base station is designed to create no electrical interference problems with other radio-based systems and complies with the requirements of relevant Australian standards in this regard. |
| (c) The telecommunications facility and ancillary facilities are to be carried out in accordance with the applicable specifications (if any) of the manufacturers for the installation of such equipment. | (c) The mobile base station is designed and will be installed in accordance with any relevant manufacturer specifications. The proposal will comply with the requirements of all relevant Australian Standards. |
| (d) The telecommunications facility is not to affect the structural integrity of any building on which it is erected. | (d) Not Applicable. |
| (e) The telecommunications facility is to be erected wholly within the boundaries of a property where the landowner has agreed to the facility being located on the land. | (e) The location and layout of the proposed mobile base station reflect discussions with the landowner and will be reflected in an agreement entered into between Amplitel and the owner for the use of the land. |
| (f) The carrying out of construction of the telecommunications facilities must be in accordance with all relevant regulations of the Blue Book – 'Managing Urban Stormwater: Soils and Construction' (Landcom 2004), or its replacement. | (f) to (j) These matters can be appropriately addressed through the imposition of conditions of development consent where relevant.<br><br>(k) The mobile base station will not disturb the flora and fauna on site. |
| (g) Obstruction or risks to pedestrians or vehicles caused by the location of the facility, construction activity or materials used in construction are to be mitigated. | (l) The mobile base station is proposed on a small area of land within a large lot. The site will be returned to similar condition at the end of the facility's lifespan. The proposed facility will not significantly impact the current or future use of the property. |
| (h) Where practical, work is to be carried out during times that cause minimum disruption to adjoining properties and public access. Hours of work are to be restricted to between 7.00am and 5.00pm, Mondays to Saturdays, with no work on Sundays and public holidays. | (m) A search of the AHIMS data base has been completed and it indicates that there are items of Aboriginal archaeological heritage known to be located on, or in the vicinity of, the site. Please refer to **Appendix 7** for the AHIMS search report. |
| (i) Traffic control measures are to be taken during construction in accordance with *Australian* | (n) This can be addressed through the imposition of conditions of development consent where relevant. |

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| *Standard S1742.3-2002 Manual of uniform traffic control devices – Traffic control devices on roads.*<br><br>(j) Open trenching should be guarded in accordance with *Australian Standard Section 93.080 – Road Engineering AS1165 – 1982 – Traffic hazard warning lamps.*<br><br>(k) Disturbance to flora and fauna should be minimised and the land is to be restored to a condition that is similar to its condition before the work was carried out.<br><br>(l) The likelihood of impacting on threatened species and communities should be identified in consultation with relevant state or local government authorities and disturbance to identified species and communities avoided wherever possible.<br><br>(m) The likelihood of harming an Aboriginal Place and / or Aboriginal object should be identified. Approvals from the Department of Environment, Climate Change and Water (DECCW) must be obtained where impact is likely, or Aboriginal objects are found.<br><br>(n) Street furniture, paving or other existing facilities removed or damaged during construction should be reinstated (at the telecommunications carrier's expense) to at least the same condition as that which existed prior to the telecommunications facility being installed. | |
| **Principle 5: Undertake an alternative site assessment for new mobile phone base stations.** | |
| **Specific Principles** | **Compliance** |
| (a) Include adequate numbers of alternative sites in the alternative site assessment as a demonstration of good faith.<br><br>(b) In addition to the new site selection matters in *Section 4* of the *C564:2025 Mobile Phone Base Station Deployment:*<br>• only include sites that meet coverage objectives, and that have been confirmed as available, with an owner agreeable to having the facility on their land.<br>• if the preferred site is a site owned by the Carrier, undertake a full assessment of the site.<br>• indicate the weight placed on selection criteria.<br>• undertake an assessment of each site before any site is dismissed. | (a) & (b) Refer to **Section 3.1 Site Selection Process** of this Statement of Environmental Effects. |

***Table 1: Compliance with the principles of NSW Telecommunications Facilities Guideline, including Broadband (October 2022).***

## 6.3 Local Planning Legislation

### 6.3.1 *Yass Valley Local Environmental Plan 2013*

The relevant local environmental plan applicable to the subject site is the *Yass Valley Local Environmental Plan 2013 (YVLEP 2013).* The proposed site location is within a *SP2 Infrastructure* zone.

Although the permissibility of the proposed mobile base station is established by way of *SEPP (Transport & Infrastructure) 2021*, the *YVLEP 2013* has also been assessed in the review of the proposal at the Yass Valley Council Water Treatment Plant at 24 Cooks Hill Road in Yass.

The objectives of the *SP2 Infrastructure* zone are:

- *To provide for infrastructure and related uses.*

- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

The proposal is considered to be consistent with these objectives. The proposal will enable for a range of compatible land uses to be undertaken on the property. The proposal is an essential telecommunications service that is desired by residents and those travelling and working within the area. The mobile base station will support local residents and businesses and improving the viability and liveability of the area due to the enhanced wireless telecommunications services.

The proposed mobile base station and associated compound area is wholly located within the *SP2 Infrastructure* zone and will not have any impact on the existing and future uses of the property for Council use.

A *telecommunications facility* is defined under the *Yass Valley Local Environmental Plan 2013* as follows:

*(a) any part of the infrastructure of a telecommunications network, or*

*(b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or*
*(c) any other thing used in or in connection with a telecommunications network.*

The proposed development seeks to relocate existing telecommunications infrastructure by establishing a new mobile base station that will provide continuity of wireless telecommunications services to the surrounding areas. The location and the size of the mobile base station will not prevent the future use of the property, and the presence of the mobile base station will also not hinder the proper and orderly development of the property. The proposed mobile base station has been positioned in a location that is of compatible infrastructure uses and therefore minimise any adverse impact on the scenic qualities and visual character around in the northern Yass area. The mobile base station will be visible from certain locations due to the separation distance, however, will be partially screened by and blend in with existing vertical infrastructure elements on the property. This is further discussed in **Section 7.0 Visual Impact** of this Statement of Environmental Effects.

The relevant clauses of the *Yass Valley Local Environmental Plan 2013 (YVLEP 2013)* are discussed as follows:

***Clause 5.11 Bushfire Hazard Reduction***
The YVLEP 2013 states that:
*Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent.*

As stated in **Section 5.11 Bushfire** the subject property is located within Bushfire Prone land. Refer to **Figure 9** below. Compliance with the *Rural Fires Act 1997* is discussed in **Section 6.2.4 *Rural Fires Act 1997***.

The proposed development will not pose an increased bushfire risk on the locality - the mobile base station does not emit undue heat, sparks or open flame. No activities associated with the proposal are likely to represent specific increased hazard to bushfire occurrence - the proposal does not incorporate or contain hazardous materials. The development footprint is limited to surface treatments composed of non-combustible materials (e.g. concrete and gravel). The proposal is consistent with current infrastructure uses on the property.

The proposed works will provide the community with consistent telecommunications access which ensures reliable and accessible coverage during emergency situations, such as bushfires.




***Figure 9: Bushfire Prone Land Hazard Overlay (source: NSW Planning Portal Spatial Viewer).***

***Clause 6.4 Groundwater Vulnerability***
The objectives of this clause are as follows:
*(a) to maintain the hydrological functions of key groundwater systems.*
*(b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.*

Before determining a development application for development on land to which this clause applies, the consent authority must consider the following:
*(a) the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*

*(b) any adverse impacts the development may have on groundwater dependent ecosystems,*
*(c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),*
*(d) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The proposed mobile base station is affected by a *Groundwater Vulnerability* overlay, as identified in **Figure 10** below. These requirements have previously been discussed in **Section 5.4 Power & Utilities**, **Section 5.7 Stormwater Management** and **Section 5.8 Erosion & Sedimentation Control** of this Statement of Environmental Effects. The proposed mobile base station has a minimal surface area and therefore is an insignificant contributor of stormwater runoff. The majority of the proposed lease area will remain permeable and allow runoff that is generated to be absorbed into the ground. The subject site is not located within a flood affected area or overland flow path. The mobile base station is unmanned and does not require a potable water supply and any disposal of solid or liquid waste and chemicals.

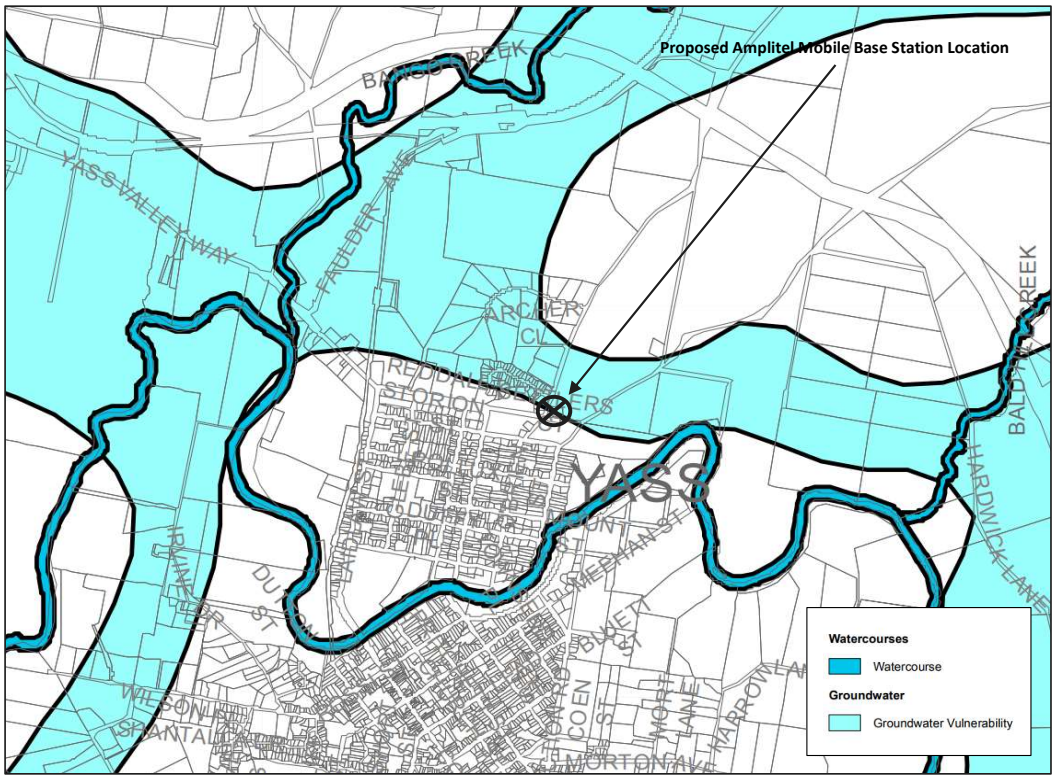



***Figure 10: Groundwater Vulnerability Overlay (source: Yass Valley Council LEP 2013).***

***Clause 7.6 Essential Services***
Development consent must not be granted to development unless the consent authority is satisfied that all of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:
*(a) the supply of water.*
*(b) the supply of electricity.*
*(c) the disposal and management of sewage.*
*(d) stormwater drainage or on-site conservation.*
*(e) suitable vehicular access.*

*(f) connection to a communications network with voice or data capability (or both).*

These requirements have previously been discussed in **Section 5.3 Site Access & Parking** and **Section 5.4 Power & Utilities** of this Statement of Environmental Effects. All services required for the ongoing operation of the mobile base station are capable of being provided to the location without impacting on the supply or reliability of these services to any existing consumers in the locality. No stormwater, sewerage or waste management facilities are required. The proposed site access is considered to be appropriate given the mobile base station is unmanned and will not be a significant generator of traffic. The mobile base station will be connected to existing power at the property via a proposed underground electricity route. The power will be provided from this existing source to an electrical meter board situated inside the proposed Amplitel compound. The site will also be connected to fibre via an existing underground fibre route. Please refer to the Preliminary Design Drawings in **Appendix 1** which details both the power and fibre routes proposed to the Amplitel compound.

### 6.3.2 *Yass Valley Council Development Control Plan 2024*

The *Yass Valley Council Development Control Plan 2024 (YVCDCP 2024)* applies to all land within the Yass Valley Council area.

All relevant sections of the *YVCDCP 2024* pertaining to the proposal are discussed below.

***Part A.10 The Development Process***

*Notification may not be required for DAs and modifications where the proposal is:*

- *Consistent with the principal land uses permitted by the zoning.*
- *Comply with the requirements of the Yass Valley Local Environmental Plan 2013.*
- *Comply with the requirements meet the objectives of any applicable DCP, and*
- *Unlikely to have a significant impact on adjoining or opposite properties.*

The prescribed notification methods with the local community will occur as part of the Development Application process, if required.

***Part H2 Bushfire Prone***

The objectives of this part are to:

*a. Prevent the loss of life and property by providing development that is compatible with the identified bushfire hazard.*

*b. Ensure that the risks associated with bushfire are appropriately and effectively managed, and*

*c. Ensure that bushfire risk is managed in conjunction with the ecological values of the site and neighbouring lands.*

***Part H2.4 Bushfire Report***

The objective of this part is:

*To ensure that development on bushfire prone land is designed and supported by the appropriate reports having regard to the hazard posed.*

*Controls:*

*A Bushfire Risk Assessment Report is to be lodged with the Statement of Environmental Effects in support of the Development Application. The Bushfire Risk Assessment Report is to address the proposed development's consistency with Planning for Bushfire Protection 2019.*

***Part H2.5 Asset Protection Areas***

*The objective of this part is:*

*To ensure that development on bushfire prone land has adequate asset protection areas provided and measures in place to manage these areas*

*Controls:*

*a. Measures to control the placement of combustible materials in Inner Protection Areas are to be included as part of the development application, and*
*b. Asset Protection Areas are to be contained wholly within the property boundary and must not rely on adjacent land as part of the APZ, apart from roadways and road reserves.*

The following is in response to *Parts H2, H2.4* and *H2.5* of the *YVCDCP 2024*. As previously detailed in **Section 5.11 Bushfire** and **Section 6.3.1 *Yass Valley Local Environmental Plan 2013 - Clause 5.11 Bushfire Hazard Reduction*** the subject property is located within *Vegetation Category 3* Bushfire Prone land. Compliance with the *Rural Fires Act 1997* is also discussed in **Section 6.2.4 *Rural Fires Act 1997*** of this Statement of Environmental Effects.

It was determined that a Bushfire Protection Assessment was not required to be undertaken at this location due to the site being utilised for water infrastructure supply purposes and that the proposed mobile base station does not pose an increased bushfire risk on the locality. The mobile base station does not emit undue heat, sparks or open flame and no activities associated with the proposal are likely to represent specific increased hazard to bushfire occurrence. The proposal also does not incorporate or contain hazardous materials. An Asset Protection Zone (APZ) is also not able to be achieved at the proposed location due to the proposed upgrade of the Water Treatment Plant and the limited space available to incorporate the mobile base station and Council's future infrastructure works.

***Part H3 Contaminated Land***
*The objective of this part is:*
*To ensure that potentially contaminated land is suitable for the proposed development.*
*Controls:*
*a. A landowner should undertake a search of the existing property file held by Council to assist in determining whether a potentially contaminating use has ever been approved or undertaken on the subject land;*
*b. Applicants should refer to Council's adopted Contaminated Land Management Policy;*
*c. Land which was formerly used or suspected of being used for any of the following uses shown in Table 27 below, should be investigated for potential contamination. It may require remediation in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and the Contaminated Land Management Act 1997.*

As detailed earlier in **5.9 Site Contamination** a search of the *NSW Contaminated Land Register*, completed on 29/08/2025, confirmed that the location for the proposed mobile base station is not identified on land, or within proximity to land, listed as contaminated. However, due to the current and previous usage of the property, it is suspected that there will be some level of soil contamination present. The construction of the proposed mobile base station will not exacerbate any potential contamination of the location.

***Part I Car Parking & Access***
The objectives of the part are to:
*a. provide off street parking that is consistent with the demands of the development.*
*b. provide landscaping and quality materials in the construction of parking areas to improve amenity.*
*c. ensure that parking and accessways for all modes of transport are safe, convenient and functional to meet anticipated needs.*
*d. ensure access for people with disabilities is equitable, functional and safe.*
*e. protect the occupational health and safety of employees and visitors to the site.*
*f. ensure areas are set aside for onsite loading and manoeuvring service vehicles, and*
*g. provide accesses are designed, placed and constructed safely to meet the needs of the public and the development.*

As detailed earlier in **Section 5.3 Site Access & Parking** the proposed site access is considered to be appropriate given the mobile base station is unmanned and will not be a significant generator of traffic. Once

operational, the mobile base station will function on a continuously unstaffed basis and will typically only require maintenance visits approximately two (2) to four (4) times per year, or as required in the event of an electrical outage, equipment failure of similar event. Routine maintenance works are usually of approximately one day's duration, involving usually one vehicle per visit. It will remain unattended at all other times. As the mobile base station generates minimal trips per year, it is considered that traffic interference and any impact on the local road system is negligible.

***Part K3 Groundwater Vulnerability, Riparian Lands and Watercourses***
The objectives of this part are to:
*To ensure that any development does not negatively impact upon groundwater quality, or availability.*
*Controls:*
*a. To ensure that development should not have a detrimental impact on the water quality within the aquifer by salts or nutrients leaching into aquifer.*
*b. Vegetation shall be retained to limit adverse impacts on groundwater recharge and potential salinity.*
*c. The development should not increase the volume of effluent moving through the soil profile and recharging the aquifer.*
*d. Commercial development should be designed to intercept wastewater and removal of gross pollutants and nutrients.*
*e. Opportunities should be taken to revegetation degraded areas to improve groundwater recharge.*

These requirements have previously been discussed in **Section 5.4 Power & Utilities**, **Section 5.7 Stormwater Management, Section 5.8 Erosion & Sedimentation Control and Section 6.3.1 *Yass Valley Local Environmental Plan 2013 - Clause 6.4 Groundwater Vulnerability*** of this Statement of Environmental Effects. The proposed mobile base station has a minimal surface area and therefore is an insignificant contributor of stormwater runoff. The majority of the proposed lease area will remain permeable and allow runoff that is generated to be absorbed into the ground. The subject site is not located within a flood affected area or overland flow path. The mobile base station is unmanned and does not require a potable water supply and any disposal of solid or liquid waste and chemicals.

## 7.0 Visual Impact

The visual impact of telecommunications facilities is generally considered to be the highest point of contention by the public, Councils and Amplitel. The proposed mobile base station is not considered to adversely affect any sensitive nearfield, or distant vantage points due to a range of site factors. The height of structure means that it will be inevitably visible from a number of distances within the surrounding area. Unfortunately, due to the nature of telecommunications facilities, they must be located at an elevated position to gain the best coverage possible. This has the unfortunate consequence of increasing the visibility of the structure.

A number of methods to reduce the visibility of the structure have been implemented into the design and location of the mobile base station. These are described below:

• Pole Design: The use of a monopole for the proposed antenna support structure will significantly reduce the visual impact of the mobile base station. A monopole is considered less bulky and are often specifically chosen due to their comparatively low visual impact on landscapes. The monopole is also proposed to be finished in galvanised colour to ensure the pole blends in with the sky from surrounding vantage points and the existing Water Treatment Plant infrastructure.

• Location: Relocating the facility in an undeveloped portion of land within a property predominately utilised for infrastructure and utilities provision, and separated from residential development, assists with minimising the potential visual impact on potentially sensitive land uses. The location of the mobile base station within Council property also does not hinder the current or future use of the property. This area is more conducive to function alongside infrastructure and other modern necessities without detriment to amenity.

• Visibility: Whilst numerous strategies have been implemented to lessen the visual impact of the mobile base station, the monopole structure will remain visible at surrounding locations due to the ground elevation and proposed height. It is noted that there are numerous vertical elements (of varying heights) within proximity of the proposed monopole. The proposed structure is considered to be of an appropriate scale based on the site context. This is taking into consideration site specific factors such as the size of the lot, the separation distance from residential dwellings and other buildings and roads and the ground elevation of the site. Based on these factors, the proposed structure is considered to be consistent with the existing character of the locality.

Refer to **Figures 11 & 12** for indicative visual location of the proposed mobile base station from different vantage points from Cooks Hill Road.




***Figure 11: View facing southeast of the proposed site location, existing Telstra mobile base station and indicative location of the proposed Amplitel mobile base station (Not to Scale) (site visit December 2023).***




***Figure 12: View facing south of the proposed site location, existing Telstra mobile base station and indicative location of the proposed Amplitel mobile base station (site visit December 2023).***

## 8.0 Health & Safety

In relation to public safety and specifically Electromagnetic Emissions (EME) and public health, Telstra cooperates within the operational standards set by the Australian Communication and Media Authority (ACMA) and Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA is a Federal Government agency incorporated under the Health and Ageing portfolio and is charged with the responsibility for protecting the health and safety of both people and the environment from the harmful effects of radiation (ionising and non-ionising).

All Telstra installations are designed and certified by qualified professionals in accordance with all relevant Australian Standards. This ensures that the facility will not result in any increase in the level of risk to the public. This facility is to be operated in compliance with the mandatory standard for human exposure to EME - currently the *Radio Communications (Electromagnetic Radiation Human Exposure) Standard 2003.*

The EME Report associated with this site is attached in **Appendix 9**. The report shows that the maximum predicted EME levels will equate to **5.19%** of the maximum exposure limit, which is well below the allowable exposure limit under the Australian Standard (100% - which is still considered to be safe).

All Telstra equipment has the following features, all of which minimise the amounts of energy used and emitted:

• Dynamic/Adaptive Power Control is a network feature that automatically adjusts the power and hence minimises EME from the facility.

• Varying the facility's transmit power to the minimal required level, minimising EME from the network; and

• Discontinuous transmission, a feature that reduces EME emissions by automatically switching the transmitter off when no data is being sent.

The proposed mobile base station will have restrictions aimed at preventing public access, including a secured compound fence with a locked gate and warning signs placed around the mobile base station.

Note that mobile base stations are designed to operate at minimum, not maximum, power levels at all times. The facility will only operate at a level necessary to accommodate the number of customers using the facility at any one time. Actual EME levels emitted by the facility will generally be much lower than those shown in the ARPANSA EME Report.

## 9.0 Social & Economic Impacts

Access to high quality and reliable mobile telecommunications services is well understood to be a necessity in Australia's modern economy. This is specifically more relevant in regional areas such as Yass and surrounding areas, where it is increasingly important to have access to high quality mobile telecommunications services through the development of telecommunications facilities such as the proposed mobile base station at the Yass Valley Council Water Treatment Plant in Yass.

The demand for greater data and mobile connectivity is evident in the need to provide additional facilities such as this one. The construction of this mobile base station addresses Telstra's goal of providing enhanced services to regional areas.

The proposal will provide people who live, work in, visit or travel through the area with much needed wireless telecommunications services to access information, socially and economically interact and complete daily tasks. Individuals, families, businesses and society are all benefiting from the improved connectivity facilitated by mobile technologies. In addition to its personal and social value, the evolution of mobile technologies has delivered significant benefits to the Australian economy by improving productivity, business management and customer engagement. There is also a wide range of community safety benefits with mobile phones often being used in emergency events such as bushfires, car accidents and domestic incidents.

## 10.0 The Public Interest

Wireless telecommunications and mobile services in Yass are well within the public interest for many reasons, including those that have been listed previously as well as described below:

• Mobile telecommunications services support local economies with all business using mobile phone network services for communication. This proposal will provide services to the area, including the current and future population and the current and future businesses that will occupy the area.

• The proposal will enable more people to connect in more places and access wireless telecommunications services including high-speed internet.

• People rely on mobile services for social connectivity; and

• During emergency events such as fires, floods and storms, mobile communications can be vital to ensuring the safety of persons and property.

The public interest of this mobile base station is well-established and considered proven by the use of mobile services by almost every person in Australia.

## 11.0 Conclusion

Service Stream Ltd., on behalf of Amplitel Pty Ltd., is seeking development approval to install a new mobile base station located at the Yass Valley Council Water Treatment Plant - 24 Cooks Hill Road, Yass NSW 2582 (Property Description: Lot 1/-/DP180130).

The new mobile base station will support, strengthen and improve wider network coverage, connectivity and capacity, including much needed voice and data services to the wider Yass area.

The subject site location was selected due to the availability of to secure property tenure as well as its compatible *SP2 Infrastructure* land zoning. The proposed mobile base station is sited within a water treatment plant with the proposal according with land use and planning requirements. The site provides superior coverage and increased capacity to the wider Yass area, as well as strengthening links and connectivity of the broader Telstra telecommunications network.

The siting of the mobile base station is separated from sensitive areas with existing services, such as power, being readily available. The mobile base station has a small land footprint and is sited to minimise impact on surrounding land uses as far as practicable.

The site has a number of characteristics that make it suitable for the construction of a new mobile base station in the manner proposed. The drawings respond to the principles of design, siting, construction, and operation of telecommunications facilities as specified in the Code of Practice whilst meeting state and local planning policy objectives.

The proposed works will provide the community with reliable 4G and future 5G access, which in turn supports the various residential and commercial uses in the area and forms part of a wider plan to ensure reliable and accessible coverage during emergency situations.

Amplitel, in conjunction with Service Stream, have undertaken an assessment of the relevant matters as required by the *Telecommunications Act 1997* and *NSW State Environmental Planning Policy (Transport & Infrastructure) 2021*. The proposal is considered appropriate in light of the relevant legislative, environmental, technical, radio coverage and public safety requirements.

In summary, the proposed mobile base station is considered appropriate for the subject site for the following reasons:

• The mobile base station is located specifically to provide reliable in-building and mobile phone as well as supporting and improving services to the wider Yass area.

• The implementation of a monopole, at medium scale height, ensures that the facility minimises impact on the vistas from public viewpoints in the area. Public views to the facility are adequately contained due to the siting of the new mobile base station monopole within an existing Water Treatment Plant.

• The mobile base station will operate within the regulatory framework of Commonwealth, State and Local Governments, is consistent with the relevant planning provisions, and will operate within all current and relevant Australian Standards.

• The mobile base station will ensure the provision of significantly improved mobile phone coverage and competition in the Yass area, including businesses and residents and along major transport routes.

• The proposed mobile base station will maintain and improve Telstra communications services to the area, including voice calls, video calling and Wireless Broadband - a high speed wireless internet service via the 4G and 5G phone network.

• The proposed mobile base station is part of Telstra's strategic plan to improve its mobile service in regional area, such as Yass, thereby ensuring businesses, residents and visitors have access to the best quality telecommunications service possible which will assist in the delivery of a connected and safe community benefitting a strong local economy.

• The site has been assessed as a viable option for the effective delivery of Telstra coverage and radiofrequency objectives for the area and will greatly improve access to mobile telecommunications for local residents and industry.

• The proposal will not prejudice the existing and future uses of the site.

• The proposal will have a number of significant economic and social benefits to the area; and

• The proposal has the support of Yass Valley Council.

Based upon the above and given the significant public benefit afforded by the proposal, it is respectfully requested that Council grant a permit for the development of an Amplitel mobile base station at the site, subject to reasonable and relevant conditions, and in accordance with the Preliminary Design Drawings attached in **Appendix 1** of this Statement of Environmental Effects.

**Section 4.15 Assessment**

**Summary of Application**

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| **Development Application No.** | DA250555 |
| **Type of Development** | Local Development |
| **Development Site** | Lot 1 DP 180130<br>24 Cooks Hill Road, Yass NSW 2582 |
| **Description of Development** | The application involves the construction of a telecommunications facility including the following items:<br>• Removal of nine existing panel antennas, one parabolic radio antenna and ancillary equipment from the rooftop of the water treatment plant<br>• Removal of an existing equipment shelter on ground level<br>• Construction of a 30 metre steel monopole with internal feeder cables and a triangular headframe<br>• Installation of nine panel antennas mounted on the headframe with amplifiers, radio units and junction boxes mounted behind the panel antennas<br>• Construction of an associated equipment shelter with GPS antenna on the roof<br>• Construction of fencing around the development and replacement of existing gate with a 3m wide gate<br>• Installation of security and brand signage on proposed fence<br>• Installation of ancillary equipment including a cable ladder, power distribution board, and associated electrical works located at the base of the development<br>• Installation of underground optical fibre pit and electrical lines from existing powerlines to the development<br>• Removal of non-native trees within development area<br>• Construction of a 3m wide internal driveway connected to an existing access crossing to Cooks Hill Road |

**Integrated Development**

| **Legislation** | ***Yes*** | **N/A** |
|---|---|---|
| ***Coal Mine Subsidence Compensation Act 2017***<br>s 22 | ☐ | ✓ |
| ***Fisheries Management Act 1994***<br>s 144, S201 S205. S219, | ☐ | ✓ |
| ***Heritage Act 1977***<br>s 58 | ☐ | ✓ |
| ***Mining Act 1992***<br>ss 63, 64 | ☐ | ✓ |
| ***National Parks and Wildlife Act 1974***<br>s 90 | ☐ | ✓ |
| ***Petroleum (Onshore) Act 1991***<br>s 16 | ☐ | ✓ |
| ***Protection of the Environment Operations Act 1997***<br>ss 43(a), 47 and 55, ss 43(b), 48 and 55, ss 43(d), 55 and 122 | ☐ | ✓ |
| ***Roads Act 1993***<br>s 138 | ☐ | ✓ |

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|---|---|---|
| ***Rural Fires Act 1997***<br>s 100B | ☐ | ✓ |
| ***Water Management Act 2000***<br>ss 89, 90, 91 | ☐ | ✓ |

**Comments**

This development application is not integrated development.

**Section 4.15 – Matters for Consideration**

**Provisions of any environmental planning instrument**

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| **State Environmental Planning Policy (SEPP)** | Where a SEPP is applicable to the proposed development, is the development:<br>• Consistent with the aims and objectives of the instrument<br>• Complies with development standards contained in the instrument<br>• Satisfies the requirements of the instrument<br>• Meets the relevant concurrence, consultation and/or referral requirements. |

**Comment**

**State Environmental Planning Policy (Resilience and Hazards) 2021**

Chapter 3 - Hazardous and offensive development applies to this proposal. The proposal complies with the SEPP as:

- The subject property is not mapped as being contaminated as per the NSW EPA Contaminated land record.
- The proposed development is not for a 'hazardous' or an 'offensive' industry.
- It is not considered to emit any polluting discharge (including, for example, noise) in a way that would have a significant adverse impact in the neighbourhood or on existing or likely future development on other land, and it does not include an offensive industry and an offensive storage establishment.

**State Environmental Planning Policy (Industry and Employment) 2021**

Chapter 3 - Advertising and Signage is the relevant chapter of this policy that applies to this proposal.

For the compliance with the *Telecommunications Act 1997* and the C564:2025 Mobile Phone Base Station Deployment Code, Mobile Carrier identification, RFNSA site identification and Radiofrequency (RF) Hazard signage must be installed onsite. This signage is of a small-scale and will be fitted to the compound fence and monopole structure. Details of the proposed signage will be provided in the final Detailed Design Drawings submitted to Council prior to the issue of a construction certificate, if conditional approval is granted.

**State Environmental Planning Policy (Transport and Infrastructure) 2021**

Division 21 *Telecommunications and other communications facilities* and Schedule 4 of the SEPP stipulates ways in which telecommunications development can be undertaken in any zone (with consent). This proposal cannot be undertaken as exempt or complying development due to the nature of the proposal. As such, a development consent is being sought in accordance with clauses 2.143(1) and 2.143(2) of this SEPP.

Clauses 2.143(1) and 2.143(2) state:

*(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.*

Through the provisions outlined above, telecommunications facilities are permissible on land in any zone, including the SP2 Infrastructure zone on the condition that consent is obtained by the relevant determining authority, in this instance, Yass Valley Council.

*(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.*

The *NSW Telecommunications Facilities Guideline, Including Broadband (October 2022)* provides details for the assessment of the site selection, design, construction and operating principles for the development. Refer to the assessment in **Appendix A** of this report for details.

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| **Other Legislation/codes** | Where legalisation or codes are not listed in this assessment is applicable to the proposed development. |

**Comment**

**Telecommunications Act 1997**
The *Telecommunications Act 1997* details the requirements for 'low impact' telecommunication facilities. As the proposal is for a 30m monopole, it is not considered to be a low impact development and therefore requires consent from the local authority, in this case, council.

- **Telecommunications (Low-Impact Facilities) Determination 2018**
  This item was created under Schedule 3 of the *Telecommunications Act 1997* and outlines which facilities cannot be classed as low impact. As the application is for a 30m monopole, it is not deemed to be of low impact and therefore requires approval from council.

- **Telecommunications Code of Practice 2021**
  This code has been created under Schedule 3 of the *Telecommunications Act 1997*. The code emphasises 'best practice' for the installation of telecommunications facilities, compliance with industry standards and minimisation of adverse impacts on the environment.

  This proposal has been designed with consideration of the Code of Practice. The proposed facility shall be constructed and operated in accordance with industry standards and good engineering practices.

**'Mobile Phone Base Station Deployment Code' Communications Alliance Ltd Industry Code (C564:2020)**
The Communications Alliance Limited C564:2025 Mobile Phone Base Station Deployment Code (Deployment Code) is an industry code of practice registered by the Australian Communications and Media Authority (ACMA). It is designed to provide transparency to local community and councils when a carrier is planning, selecting sites for, installing and operating Mobile Phone Radiocommunications Infrastructure.

In the site selection and design stages of this proposal, the precautionary approach outlined in the Deployment Code have been considered, assessed and deemed suitable as the site contains existing telecommunications facilities.

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| **Local Environmental Plan (LEP)** | In considering the provisions of the Yass Valley Local Environmental Plan 2013 (YVLEP), is the proposed development:<br>• Consistent with the aims and objectives of the plan<br>• Consistent with the aims and objectives of the land use zone<br>• Permissible in the land use zone<br>• Consistent with all relevant clauses within the LEP<br>• Complies with development standards in the LEP. |

**Comment**

Below is an assessment of the application pursuant to the relevant clauses of the *Yass Valley Local Environmental Plan 2013.*

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| **Clause 2.3**<br>Zone and zone objectives | The land is zoned SP2 Infrastructure. The objectives of the zone are:<br>• *To provide for infrastructure and related uses*<br>• *To prevent development that is not compatible with or that may detract from the provision of infrastructure*<br>The proposal is considered to be consistent with the land use objectives as the development will provide infrastructure for telecommunications services that will benefit the community.<br>Notwithstanding the above, clauses 2.143(1) and 2.143(2) in State Environmental Planning Policy (Transport and Infrastructure) 2021 detail that development of a telecommunications facility is permissible on land in any zone with consent. |
| **Clause 2.3**<br>Land Use Table | The proposal is for the development of a *telecommunications facility* which is defined in the Yass Valley Environmental Plan 2013 (LEP) as:<br>*(a) any part of the infrastructure of a telecommunications network, or*<br>*(b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or*<br>*(c) any other thing used in or in connection with a telecommunications network.*<br>The site is zoned SP2 Infrastructure, and it is used for the purposes of a water supply system. This application is seeking development approval under clause 2.143(1) of State Environmental Planning Policy (Transport and Infrastructure) 2021 which allows for the development of a telecommunications facility on land in any zone with consent. |
| **Clause 2.6**<br>Subdivision consent requirements | N/A |
| **Clause 2.8**<br>Temporary use of land | N/A |
| **Clause 4.1**<br>Minimum subdivision lot size | N/A |
| **Clause 4.1B**<br>Subdivision using average lot sizes | N/A |
| **Clause 4.1C**<br>Additional requirements for subdivision in certain rural zones | N/A |
| **Clause 4.1D**<br>Minimum site areas for dual occupancies and multi dwelling housing in Zones R1, R2, R3 and RU5 | N/A |

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| **Clause 4.2B**<br>Erection of dwelling houses and dual occupancies on land in certain rural and environment protection zones | N/A |
| **Clause 4.3**<br>Height of buildings | N/A |
| **Clause 4.4**<br>Floor space ratio | N/A |
| **Clause 4.6**<br>Exceptions to development standards | N/A |
| **Clause 5.4**<br>Controls relating to miscellaneous permissible uses | N/A |
| **Clause 5.10**<br>Heritage conservation | The site does not contain any heritage listed items listed in Schedule 5 of the LEP nor is it located within a Heritage Conservation Area. |
| **Clause 5.16**<br>Subdivision of, or dwellings on, land in certain rural, residential or conservation zones | N/A |
| **Clause 5.21**<br>Flood planning | N/A – The site is not identified as being flood prone land. |
| **Clause 6.1**<br>Earthworks | Earthworks are required to create a suitable building site. Compliance with conditions of consent will ensure the earthworks have minimal impact on surrounding land. |
| **Clause 6.2**<br>(repealed) | N/A |
| **Clause 6.3**<br>Terrestrial biodiversity | N/A |
| **Clause 6.4**<br>Groundwater vulnerability | The site is affected by groundwater vulnerability. It is considered that the proposal will not have an impact on groundwater as the mobile base station has a small surface area and therefore will be an insignificant contributor of stormwater runoff. The majority of the development area will remain permeable and allow runoff that is generated to be absorbed. |
| **Clause 6.5**<br>Riparian land and watercourses | N/A |
| **Clause 6.6**<br>Salinity | N/A |
| **Clause 6.7**<br>Highly erodible soils | N/A |

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| **Clause 6.8**<br>Essential services | It is considered that all essential services are available to service the proposal.<br>(a) **Water Supply:** No new facilities are required as the proposal is to be unmanned.<br>(b) **Electricity Supply:** The mobile base station will be connected to existing power on the property via an underground electricity route. The power will be provided from this existing source to an electrical meter board situated inside the proposed telecommunication facility area.<br>(c) **Disposal and Management of Sewage:** No new facilities are required as the proposal is to be unmanned.<br>(d) **Stormwater Drainage or On-Site Conservation:** The proposed mobile base station has a minimal surface area and therefore is an insignificant contributor of stormwater runoff. No new stormwater management facilities are required.<br>(e) **Vehicular Access:** Access to the site will be attained from Cooks Hill Road via an existing access crossing to the water treatment plant.<br>(f) **Connection to a Communications network:** No new facilities are required as the proposal is to be unmanned. |
| **Clause 6.9**<br>Development within a designated buffer area | N/A |
| **Clause 6.10**<br>Development on land intended to be acquired for Barton Highway duplication | N/A |
| **Clause 6.12**<br>Development on certain land in Gundaroo and Sutton in R2 Low Density Residential | N/A |
| **Other relevant clause** | N/A |

**Proposed environmental planning instrument that is or has been subject of public consultation and has been notified to the consent authority**

| Primary Matters | Specific Consideration |
|---|---|
| **Draft Environmental Planning Instrument** | Where a draft environmental planning instrument is applicable to the proposed development, is the development:<br>• Consistent with the aims and objectives of the draft instrument<br>• Complies with development standards contained in the draft instrument<br>• Satisfies the requirements of the draft instrument<br>• Meets the relevant concurrence, consultation or referral requirements to address the provisions of the draft instrument |
| **Comment**<br>Nil. | |

**Any development control plan**

| Primary Matters | Specific Consideration |
|---|---|
| **Development Control Plan (DCP)** | Where a DCP is applicable to the proposed development, is the development:<br>• Consistent with the aims and objectives of the plan<br>• Satisfies the requirements of the DCP |
| **Comment**<br>**Yass Valley Council Development Control Plan 2024**<br>An assessment of the applicable controls of the DCP are presented in **Appendix B** of this document. The proposed development generally complies with the relevant development controls and objectives. | |
| **Contributions Plans** | Are contributions under the Yass Valley Developer Contribution Plan 2018 and/or the Yass Valley Heavy Haulage Contribution Plan 2021 applicable to the proposed development? |
| **Comment**<br>A cost of works report was submitted to support the application. As the proposed development will cost more than $100,000, a contribution to the Yass Valley Developer Contribution Plan 2018 is required. Standard conditions can be added to a development consent, if issued. | |

**Planning agreement entered into or a developer has offered to enter into under s7.4 of the Act**

| Primary Matters | Specific Consideration |
|---|---|
| **Planning Agreement or Draft Planning Agreement** | **Details of Agreement** |
| **Comment**<br>Nil. | |

**Prescribed Matters – Environmental Planning and Assessment Regulation**

| Primary Matters | Specific Consideration |
|---|---|
| **Environmental Planning and Assessment Regulation 2021** | The following matters under the *Environmental Planning and Assessment Regulation 2021* have been considered:<br>• complies with AS 2601 when demolition is involved<br>• complies with the Category 1 fire safety provisions if a change of building use is involved<br>• has provision for compliance with the Building Code of Australia as amended if an building upgrade required<br>• has been accompanied by a compliant BASIX certificate where the development is BASIX affected. |

**Comment**

The above mentioned items are not proposed as part of this development application.

**Likely impacts of the development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

| Primary Matters | Specific Consideration |
|---|---|
| **Context and setting** | **Context**<br>Compatibility of the development with:<br>• scenic qualities and features of the landscape<br>• character and amenity of the locality and streetscape<br>• scale (bulk, height, mass) form, character, density and design of development in the locality<br>• previous existing land uses and activities in the locality<br>**Setting**<br>Impact of the development on adjacent properties in terms of:<br>• the relationship and compatibility of adjacent land uses<br>• sunlight access (overshadowing)<br>• visual and acoustic privacy<br>• views and vistas<br>• edge conditions such as boundary treatments and fencing |
| **Comment**<br>The site is located approximately 3.5km north of the Yass town centre and is surrounded by the following land use zones:<br>**North and north-east** - RU1 Primary Production<br>**East** - RU1 Primary Production and C3 Environmental Management<br>**South and south-west** - RE1 Public Recreation<br>**West and north-west** - R1 General Residential<br>The development site is zoned SP2 Infrastructure, is rectangular in shape and has existing legal and physical assess to Cooks Hill Road. The site contains the Yass Valley Council Water Treatment Plant and existing telecommunications equipment on the roof of the treatment plant building (to be removed and replaced by the proposed development).<br>As the site contains an existing water treatment facility, it is considered that the development of a telecommunications facility is suitable as it meets the objectives of the zone and will not cause unacceptable impacts to surrounding developments in terms of views, character of the locality and acoustic privacy. | |
| **Access, transport and traffic** | Consideration of access, transport and traffic and the proposed development:<br>• The existing road network is capable of supporting the proposed development<br>• The proposed development complies with Council's Roads Standards Policy<br>• The volume of traffic generated as a result of the proposed development is unlikely to exceed the capacity of the local and arterial road network<br>• Public transport is available |

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| | • A traffic management study was either not required to support the proposed development or was submitted an was considered satisfactory<br>• An adequate number of vehicle parking spaces have been provided<br>• On site car parking has provisions for compliance with relevant standards<br>• The proposed or existing location of vehicular access to the site is considered satisfactory |

**Comment**

Access to the site is available by an existing access crossing from Cooks Hill Road servicing the existing water treatment plant. This will be the main point of ingress and egress for vehicles attending the proposed development during and post-construction phases. A compound boundary fence and a set of three metre double-wide access gates will be installed for security and access to the development.

The proposed site access is appropriate as the proposed facility will be unmanned and will therefore not be a significant generator of traffic. Once in use, the facility will function on a continuously unstaffed basis and will only require maintenance visits approximately two to four times per year, or as required in the event of an electrical outage, equipment failure or similar event. Routine maintenance works are usually of approximately one day's duration, involving usually one vehicle per visit.

As the mobile base station generates minimal trips per year, it is considered that traffic interference and any impact on the local road system is negligible.

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| **Utilities** | Consideration of utilities and the proposed development:<br>• Utilities are either existing and capable of supporting the proposed development or capable of being extended to service the site<br>• Where onsite sewage management is proposed it has been accompanied by a report prepared by an appropriate consultant demonstrating the suitability of the site for on-site effluent disposal |

**Comment**

It is considered that the existing utilities servicing the site are suitable to support the proposed development. Refer to previous discussion against clause 6.8 of the LEP for further details.

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| **Heritage** | Impact of the proposed development on heritage significance of the site, adjacent properties and/or a heritage conservation area:<br>• Consideration of impact on items, landscapes, areas, places, relics and practices<br>• Consideration of the historic, scientific, social, aesthetic, cultural, archaeological (both Aboriginal and non-Aboriginal) values of the site |

**Comment**

The site does not contain any heritage items listed in Schedule 5 of the LEP nor is it located within a Heritage Conservation Area.

A search on the Aboriginal Heritage Information Management System (AHIMS) system was undertaken and the results were included in the application. Several Aboriginal sites and places have been recorded near the site location. It is considered that the proposed development will not impact any of the identified items or locations as it is to be located within an existing site that has been heavily modified for the development of infrastructure. Further, this application was referred to the Local Aboriginal Land Council during the notification period. No response was received.

If conditional consent is granted, a condition can be included in the development consent to stop all works if evidence is found on or near the site.

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| **Water** | Impact of the proposed development on conservation of water:<br>• water supply sources<br>• treatment, reuse and disposal of waste water and runoff<br>• drainage, flow regimes, flooding on-site, up and downstream and in the catchment flood plain<br>• groundwater tables |
| **Comment**<br>The proposed development will not impact the water supply. | |
| **Soils** | Impact of the development on soils:<br>• soil qualities - erodibility, permeability, expansion/contraction, fertility/productivity, salinity, sodicity, acidity, contaminants<br>• instability - subsidence, slip, mass movement<br>• the movement, formation, use and management of soils<br>• soil erosion and degradation<br>• remediation of contaminated soils |
| **Comment**<br>The site has not been identified as "dry land salinity" or "high soil erodibility" in accordance with Clauses 6.6 or 6.7 respectively of the LEP. The proposed development is not considered to have a significant impact on soils. | |
| **Air and Microclimate** | Impact of the development on air quality and microclimatic conditions in terms of emissions of dust, particulates, odours, fumes, gases and pollutants. |
| **Comment**<br>The proposal is unlikely to have any impacts on the local air quality and microclimate conditions. | |
| **Flora and Fauna** | Impact of the proposed development on:<br>• wilderness areas and national parks<br>• wildlife corridors and remnant vegetation<br>• the relationship of vegetation to soil erosion/stability and the water cycle<br>• weeds, feral animal activity, vermin and disease<br>Outcomes of an assessment under the *Biodiversity Conservation Act 201*6 considers:<br>• whether the development will result in serious and irreversible impacts<br>• whether a BDAR is required<br>• where a BDAR is required, whether it is considered satisfactory |
| **Comment**<br>It can be considered that the proposal does not trigger the entry into the Biodiversity Offsets Scheme as:<br>1. The proposal does not involve clearing of native vegetation on land identified on the Biodiversity Values Map<br>2. The proposal does not involve the clearing native vegetation<br>3. The proposed subdivision will not impact threatened species which exceeds the test of significance. | |

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| **Waste** | Impact of the proposed development on waste:<br>• solid, liquid and gaseous wastes and litter<br>• the generation, collection, storage and disposal of waste |
| **Comment**<br>Construction waste will be stored in receptacles during construction and will be removed at regular intervals. The proposed telecommunications facility is to be unmanned and will therefore not generate ongoing waste. | |
| **Energy** | Impact of the proposed development on energy:<br>• the overall energy needs of the development<br>• the measures employed to save energy - passive design, solar lighting and heating, natural ventilation, shading elements, insulation, high thermal mass building materials, energy efficient appliances and machinery<br>• the use of renewable and non-polluting energy sources?<br>• energy needs in producing building/structural materials?<br>• energy use by-products and waste<br>Where relevant the development also complies with the Building Sustainability Index (BASIX). |
| **Comment**<br>All services required for the ongoing operation of the mobile base station are capable of being provided to the location without impacting on the supply or reliability of these services to any existing consumers in the locality. | |
| **Noise and Vibration** | Whether the development has potential to generate noise pollution or vibration including during construction and potential impacts. |
| **Comment**<br>Noise and vibration emissions associated with the proposed mobile base station will be limited to the construction phase. Noise generated during the construction phase will be of short duration and will be in accordance with the standards outlined in the Protection of the Environment Operations Act 1997 (POEO Act). If issued, conditions can be included in the development consent stating the construction can only take place during certain periods.<br>There will be some low-level noise from the ongoing operation of air conditioning equipment associated with the equipment cabinets, once installed. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation and will not exceed maximum background noise levels prescribed by relevant Australian Standards and the POEO Act. | |
| **Natural Hazards - Geological** | Risks to people, property and the physical environment as a result of geologic/soil instability - subsidence, slip, mass movement has been considered. |
| **Comment**<br>The proposal does not pose geologic risk to people, property and the physical environment | |
| **Natural Hazards - Flooding** | Where the development is located on land identified as flood affected:<br>• Compliance with the relevant Flood Risk Management Plan in accordance with the information submitted with the application or |

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| | • The addition of conditions which require compliance with the relevant Flood Risk Management Plan or the Building Code of Australia. |
| **Comment**<br>The subject site is not identified as being flood prone land. | |
| **Natural Hazards - Bushfire** | Where the development is located on land identified as bushfire prone:<br>• Compliance with Planning for Bushfire Protection 2019 (however in accordance with s.8.3.2 of *Planning for Bushfire Protection 2019* there are no bushfire protection requirements for class 10a buildings located more than 6 metres from a dwelling in bushfire prone areas); or<br>• If it is integrated development it has been referred to the RFS in accordance with s100B Rural Fires Act 1997. |
| **Comment**<br>The subject property is located within Bushfire Prone land. The proposed mobile base station location is situated within a Vegetation Category 3 area.<br>The proposed development will not pose an increased bushfire risk on the locality as the mobile base station does not emit undue heat, sparks or open flame. No activities associated with the proposal are likely to represent specific increased hazard to bushfire occurrence as it does not incorporate or contain hazardous materials. The development footprint is limited to surface treatments composed of non-combustible materials (e.g. concrete and gravel). The proposal is consistent with current infrastructure uses on the property. | |
| **Technological Hazards** | Does the development present risks from:<br>• industrial and technological hazards<br>• land contamination and remediation<br>Where potential land contamination has been identified an assessment must be provided determining whether the:<br>• The contamination is likely to be low and does not warrant remediation as the proposed land use is not sensitive, or<br>• The land is not contaminated, or<br>• The land is contaminated and remediation is proposed prior to the proposed use |
| **Comment**<br>The development site is not identified as being contaminated land and therefore there is an unlikely possibility that this proposal will present risks to people, property and the surrounding environment. | |
| **Safety, Security and Crime Prevention** | The assessment must determine whether adequate measures are included to address the potential for accident / injury and criminal activity. |
| **Comment**<br>This proposal has been assessed as being of low risk and therefore has not been referred to local police for comment. | |

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| **Social impact in the locality** | Whether the development is likely to have social benefits in the locality in terms of:<br>• community facilities and links<br>• the interaction between the new development and the community |
| **Comment**<br>Nil. | |
| **Economic impact in the locality** | Whether the development is likely to have economic benefits in terms of:<br>• employment generation<br>• economic income<br>• generating benefits for existing and future businesses |
| **Comment**<br>Positive economic impact through the generation of economic activity for construction workers working on the site. | |
| **Site and internal design** | The development is generally sensitive to environmental conditions and site attributes including:<br>• the size, shape and design of allotments, easements and roads<br>• the proportion of the site covered by buildings<br>• the positioning of buildings<br>• the size (bulk, height, mass), form, appearance and design of buildings<br>• the amount, location, design, use and management of private and communal open space<br>• landscaping<br>The development is unlikely to affect the health and safety of the occupants in terms of:<br>• inadequate lighting, ventilation and insulation<br>• inadequate building fire risk prevention and suppression<br>• inappropriate building materials and finishes<br>• inappropriate common wall structure and design<br>• lack of access and facilities for the disabled |
| **Comment**<br>The site contains the Yass Valley Council water treatment plant and a telecommunications facility on the roof of an existing building. The site is suitable for the proposed development as it has been heavily impacted for the development and ongoing use of the existing facilities on the site.<br>The proposal has been designed to integrate with the existing water treatment plant and to minimise visual impact through the use of materials and finishes that will blend into the sky. | |
| **Construction** | • The proposed development has provision for compliance with the Building Code of Australia (as amended) and relevant Australian standards<br>• The impacts of construction activities can be managed and suitable conditions have been included in the development consent. |
| **Comment**<br>Conditions can be added to the Development Consent to ensure construction activities are managed in accordance with Council provisions. | |

**The suitability of the site for the development**

| Primary Matters | Specific Consideration |
|---|---|
| **Compatibility with existing development in the locality** | The proposal is compatible with existing development in the locality as:<br>• Utilities and services available to the site are adequate for the development<br>• The development will not lead to unmanageable transport demands<br>• Transport facilities are adequate in the area<br>• The locality contains adequate recreational opportunities and public spaces to meet the needs of the development<br>• The air quality and microclimate are appropriate for the development<br>• No hazardous land uses or activities nearby<br>• Ambient noise levels are suitable for the development<br>• The site is not critical to the water cycle in the catchment<br>• The proposal is compatible with the existing built environment |
| **Comment**<br>The development is considered to be compatible with the existing development in the locality. The site contains the Yass Valley Council water treatment plant and an existing telecommunication facility (to be recovered and replaced with the proposed development). This proposal seeks to improve telecommunications services to the Yass Valley on a site that is already in use to provide such infrastructure to the community.<br>Noise emitted from the development will be low-level from ongoing operation of air conditioning equipment associated with the equipment cabinets. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation and will not impact surrounding developments in the area. | |
| **Site conduciveness to the development** | The subject site is conducive with the proposed development as :<br>• The site is suitable for the proposed development<br>• The site is either not subject to natural hazards including flooding, tidal inundation, subsidence, slip, mass movement, and bushfires or where it is these risks have been adequately managed<br>• The slope of the land is suitable for the proposed development<br>• The proposal is compatible with conserving the heritage significance of the site<br>• The soil characteristics on the site is appropriate for development (Saline / Sodic / Acidic)<br>• The development is compatible with protecting any critical habitats or threatened species, populations, ecological communities on the site<br>• The site is not prime agricultural land and the development will not unduly prejudice future agricultural production<br>• The development will not unduly prejudice the future use of the site<br>• Cut and fill is a suitable development option for the site |
| **Comment**<br>The site is conducive for the development of the telecommunications facility as it is zoned SP2 infrastructure, contains existing development for the provision of infrastructure and meets the requirements for the site selection process as per the *Telecommunications Code of Practice 1997* (details in **Appendix A** of this assessment). | |

**Any submissions made in accordance with this Act of the regulations**

| Primary Matters | Specific Consideration |
|---|---|
| **Public Submissions** | Community consultation was undertaken in accordance with Council's Community Engagement Strategy. Where submissions have been received, the issues raised have been considered and are summarised in the comments below. |
| **Comment**<br>The Development Application was placed on public exhibition between 2 October and 16 October 2025. There were no submissions received. | |
| **Submissions from Public Authorities** | Where relevant submissions received from Government or Public Authorities have been considered with any issues raised being resolved, addressed by conditions of consent/general terms of approval or are considered not relevant to the development |
| **Comment**<br>Public authorities where not consulted with as the development is not for integrated development, is minor in nature and meets Council Policies. | |

**The public interest**

| Primary Matters | Specific Consideration |
|---|---|
| **Government (Federal, State and Local) and Community Interests** | Government and community interests have been considered and are satisfied as:<br>• The proposed development complies with the Council Policies identified as applicable in the schedule below. Where a variation to this policy has been supported details have been included in the comments.<br>• The proposed development is generally consistent with any relevant planning studies and strategies<br>• Covenants not imposed by council have been set aside for the purpose of this assessment<br>• The proposal generally complies with all other covenants, easements, restrictions and agreements that have an bearing on the proposal<br>• Issues raised in public meetings and inquiries have been considered. Where relevant more detail has been provided under the heading public submissions.<br>• It is unlikely that the development will have a detrimental effect on the health and safety of the public |
| **Comment**<br>The proposal is consistent with relevant Council Policy aims and will add positively to the value of the site. It will generate benefits in the community (access to improved telecommunication services) and hence works in the overall benefit of the community. | |

| Council Policies | Policy | Code | Applicable |
|---|---|---|---|

| | | | |
|---|---|---|---|
| | **Building Over Sewer Mains** | SEW-POL-1 | No |
| | **Filling Policy** | DA-CP-22 | No |
| | **Holiday Cabins – Micalong Creek Subdivision** | DA-POL-3 | No |
| | **Kerb and Gutter Construction** | ENG-POL-4 | No |
| | **Road Naming** | RD-POL-6 | No |
| | **Road Standards** | RD-POL-9 | No |
| | **Truck and Transport Depots in Rural Areas** | DA-POL-11 | No |
| | **Water Supply in Rural Areas and Villages** | WS-POL-2 | No |
| **Comment**<br>Nil | | | |

## APPENDIX A - Assessment of principles 1-5 of the *NSW Telecommunications Facilities Guideline, Including Broadband (October 2022)*

Assessment of DA250555 – 24 Cooks Hill Road, Yass

| **Principle 1 – A Telecommunications Facility should be sited in order to minimise visual impact** | |
|---|---|
| **Principle** | **Assessment** |
| a. As far as practical, integrate a telecommunications facility that is mounted on an existing building or structure with the design and appearance of the building or structure. | **N/A**<br>This application is to replace existing telecommunication facilities mounted on the Yass Valley Council Water Filtration Plant with a free standing monopole.<br><br>It is noted that the proposed monopole is to be finished in a galvanised colour to blend in with the sky and existing onsite infrastructure. |
| b. Minimise the visual impact of telecommunications facilities, reduce visual clutter (particularly on tops of buildings) and ensure physical dimensions (including support mounts) are sympathetic to the scale and height of the building to which it is to be attached and to adjacent buildings. | **Complies**<br>The proposed facility has been positioned and designed to integrate with the existing industrial nature of the site.<br><br>Visual integration is achieved by the following:<br>• The use of a monopole structure as a measure to reduce the visual bulk and promote sky-lining (visual prominence against the backdrop of the sky) of the facility. A monopole structure is considered a preferable design solution by industry standards due to its reduced visual impact from a distance and close up, whilst maintaining a high-quality service provision.<br>• The headframe design is compacted to reduce the bulk and scale of the proposed facility.<br>• The facility will use neutral finishes to help minimise visual impact.<br><br>The proposed facility has been well sited within the context of surrounding land uses and will provide a successful balance between the provision of essential infrastructure and a low-level impact on amenity. |
| c. If a telecommunications facility protrudes from a building or structure and is predominantly seen against the sky, either match the prevailing colour of the host building or structure or use a neutral colour such as pale grey. | **Complies**<br>The facility will use neutral finishes to help minimise visual impact. Materials and colours are to be submitted to council prior to the issue of the construction certificate, if development consent is issued. |
| d. Where possible and practical, screen or house ancillary facilities using the same colour as the prevailing background and consider using existing vegetation or new landscaping. | **Complies**<br>The associated equipment will be housed in a neutral finish equipment shelter which is to blend in with the existing water treatment facility. Materials and colours are to be submitted to council prior to the issue of the construction certificate, if development consent is issued. |

| **Principle 1 – A Telecommunications Facility should be sited in order to minimise visual impact** | |
|---|---|
| **Principle** | **Assessment** |
| e. Locate and design a telecommunications facility in a way that responds to its setting (rural, residential, industrial or commercial). | **Complies**<br>The site is located on land zoned SP2 Infrastructure with existing infrastructure providing development on site. The proposed facility has been designed to integrate with the existing development on site. |
| f. Site and design a telecommunications facility located on or adjacent to a listed heritage item or within a heritage conservation area with external colours, finishes and scale sympathetic to the heritage item or conservation area. | **N/A**<br>The proposed telecommunications facility is not located on or adjacent to a listed heritage item or within a heritage conservation area. |
| g. Locate telecommunications facilities to minimise or avoid obstructing significant views of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land. | **Complies**<br>The proposed telecommunications facility has been placed on a site that has been heavily impacted by the development of a water treatment facility. There are no landmarks or panoramic views within close proximity to the site.<br><br>While the proposed monopole can be seen from the Cooks Hill Road streetscape, it is considered that its design will reduce visual bulk and promote sky-lining (visual prominence against the backdrop of the sky) of the facility.<br><br>The proposed telecommunications facility is not located on or adjacent to a listed heritage item or within a heritage conservation area. |
| h. Consult with relevant council when proposing pruning, lopping or removing any tree or vegetation. Obtain a tree preservation order, permit or development consent if required. | **Complies**<br>The removal of some existing vegetation will be required to facilitate construction requirements and ongoing access to the proposed location.<br><br>An assessment of the existing vegetation has been completed and no significant adverse impacts on the ecology of the area are expected. |
| i. Remove redundant telecommunications facilities and restore the site to the condition it was in prior to the facility's construction. | **Complies**<br>A condition can be included in a consent requiring the decommissioning and removal of the facility when it is no longer required. |
| j. Remove redundant components of existing facilities after upgrades | **Can comply**<br>Removal of existing facilities on the treatment plant is required and can be conditioned in a consent prior to use of the facility, if issued. |
| k. Where possible, consolidate telecommunications facilities to reduce visual clutter and work with other users on co-location sites to minimise cumulative visual impact. | **N/A**<br>No suitable buildings or structures were identified for co-location within the coverage area |

| **Principle 1 – A Telecommunications Facility should be sited in order to minimise visual impact** | |
|---|---|
| **Principle** | **Assessment** |
| l. Accord with all relevant industry design guides when siting and designing telecommunications facilities. | **N/A**<br>The submitted Statement of Environmental Effects details the site selection process undertaken in accordance with New South Wales Telecommunications Facility Guideline. Review of the site selection process has found it to be suitable as the application seeks to replace an existing telecommunications facility on the roof an existing building on the site. Due to this, no other sites where required to be researched. |
| m. Assess potential visual impact in alternative site assessments. | **N/A**<br>As above. |

| **Principle 2 – Co-locate telecommunications facilities wherever practical** | |
|---|---|
| **Principle** | **Assessment** |
| a. As far as practical, locate telecommunications lines underground or within an existing underground conduit or duct | **Complies**<br>All proposed telecommunication lines are to be installed underground. |
| b. Where practical, co-locate or attach overhead lines, antennas and ancillary telecommunications facilities to existing buildings, public utility structures, poles, towers or other radiocommunications equipment to minimise clutter. | **N/A**<br>There are no existing facilities within close proximity that are suitable for co-location. |
| c. Consider extending an existing tower as a practical co-location solution to new towers. | **N/A**<br>There are no existing towers suitable in the area. |
| d. Demonstrate that co-location is not practicable if choosing not to co-locate a facility. | **N/A**<br>Co-location options have been assessed as not suitable for the proposed facility. |
| e. If choosing to co-locate, design, install and operate a telecommunications facility so that resultant cumulative levels of radio frequency emissions are within the maximum human exposure levels set out in RPS S-1. | **N/A**<br>The proposed site does not involve a co-location on an existing telecommunications facility. |
| **Principle 3 – Meet health standards for exposure to radio emissions** | |
| **Principle** | **Assessment** |
| a. Design, install and operate a telecommunications facility so that maximum human exposure levels to radiofrequency emissions comply with Radio Protection Standard (RPS) S-1 (see Appendix C). | **Complies**<br>It is the legal obligation for any carrier to ensure that any telecommunications equipment is operated within the human exposure limits within the ARPANSA Radio Protection Standard. The predicted maximum human exposure levels have been calculated to be 5.19%, well within the allowable public exposure limit which is 100%.<br>It is considered that the proposed development complies with this principle. |

| | |
|---|---|
| b. Using the format required by ARPANSA, report on predicted levels of EME surrounding any development covered by the Industry Code C564:2020 Mobile Phone Base Station Deployment, and how the development will comply with ACMA safety limits and RPS S-1. | **Complies**<br>An Environmental Electromagnetic Energy (EME) Report has been prepared to support the application in accordance with the methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). This found the predicted maximum human exposure levels have been calculated to be 5.19%, well within the allowable public exposure limit which is 100%. |
| **Principle 4 – Minimise disturbance and risk, and maximise compliance** | |
| **Principle** | **Assessment** |
| a. Ensure the siting and height of a telecommunications facility complies with the of the Commonwealth Civil Aviation Regulations 1998 and Airports (Protection of Airspace) Regulations 1996. Avoid penetrating any obstacle limitation surface (OLS) shown on a relevant OLS plan for an aerodrome or airport (as reported to the Civil Aviation Safety Authority) within 30 km of the proposed development. | **Complies**<br>The proposal is compliant with the Civil Aviation Regulations 1988 and the Airports (Protection of Airspace) Regulations 1996.<br><br>Based on the existing ground elevation, monopole structure, antennas and ancillary equipment, it is therefore highly unlikely that the proposed mobile base station will constitute any hazard to airspace operations on this basis. A Tall Structure Report will be submitted to AirServices Australia, if development consent is issued.<br><br>A condition can be included in the consent to ensure compliance with the above regulations, if issued. |
| b. Ensure no adverse radio frequency interference with any airport, port or Commonwealth defence navigational or communications equipment, including the Morundah Communication Facility, Riverina | **Complies**<br>The mobile base station is designed to create no electrical interference problems with other radio based systems and complies with the requirements of relevant Australian standards. |
| c. Carry out the telecommunications facility and ancillary facilities in accordance with any manufacturer's installation specifications. | **Complies**<br>The proposed equipment is to be installed as per the manufacturer's specifications and relevant Australian engineering standards. |
| d. Protect the structural integrity of any building or structure on which a telecommunications facility is erected. | **N/A**<br>This application is for a monopole and will not be erected on a building. |
| e. Erect the telecommunications facility wholly within the boundaries of a property as approved by the relevant landowner. | **Complies**<br>The proposed facility is located wholly within the boundaries of the site. The developer has entered into an agreement Yass Valley Council to construct the facility. |
| f. Ensure all construction of a telecommunications facility accords with *Managing Urban Stormwater: Soils and Construction* – Volume 1 (Landcom 2004), or its replacement. | **Complies**<br>The construction of the proposal will adhere to and comply with the regulations set out within the Blue Book – 'Managing Urban Stormwater: Soils and Construction' (Landcom 2004). |

| **Principle 4 – Minimise disturbance and risk, and maximise compliance** | |
|---|---|
| **Principle** | **Assessment** |
| g. Mitigate obstruction or risks to pedestrians or vehicles caused by the location of the facility, construction activity or materials used in construction. | **Complies**<br>The site is not generally accessible by pedestrians or vehicles and will be fenced during construction and in perpetuity. |
| h. Where practical, carry out work at times that minimise disruption to adjoining properties and public access and restrict hours of work to 7.00am and 5.00pm, Mondays to Saturdays, with no work on Sundays and public holidays. | **Complies**<br>Standard conditions detailing the times in which work can be carried out are to be included in the development consent. |
| i. Employ traffic control measures during construction in accordance with Australian Standard AS1742.3-2002 Manual of uniform traffic control devices – Part 3: Traffic control devices for works on roads. | **Can comply**<br>No works within the road reserve are proposed or required. It is considered that the construction of the proposed development will not impact traffic within the locality. |
| j. Guard open trenching in accordance with Australian Standard Section 93.080 – Road Engineering AS1165 – 1982 – Traffic hazard warning lamps. | **Complies**<br>Open trenching for the installation of underground power and fibre will be executed in compliance with the Australian Standard Section 93.080 – Road Engineering AS1165 – 1982 – Traffic hazard warning lamps. |
| k. Minimise disturbance to flora and fauna and restore land to a condition similar to its condition before the work was carried out. | **Complies**<br>The proposal is a small-scale development and does not involve the removal of any well-established native vegetation, nor does it constitute any threats to natural species within the locality.<br><br>After construction works are completed, the land will be restored to a condition that is similar to its condition before the work was carried out. |
| l. Identify any potential impacts on threatened species and communities in consultation with relevant authorities and avoid disturbance to identified species and communities where possible. | **Complies**<br>As above. |
| m. Identify the likelihood of harming an Aboriginal place and/or Aboriginal object and obtain approval from the Department of Premier and Cabinet if the impact is likely, or Aboriginal objects are found. | **Complies**<br>A search on the Aboriginal Heritage Information Management System (AHIMS) system was undertaken, and the results were included in the application. Several Aboriginal sites and places have been recorded near the site location. It is considered that the proposed development will not impact any of the identified items or locations as it is to be located within an existing site that is used for the provision of infrastructure and has been heavily modified for said uses. Further, this application was |

| Principle 4 – Minimise disturbance and risk, and maximise compliance<br>Principle | Assessment |
|---|---|
| | referred to the Local Aboriginal Land Council during the notification period. No response was received.<br><br>A standard condition is to be included in the development consent to stop works if evidence is found on or near the site. |
| n. Reinstate, at your expense, street furniture, paving or other facilities removed or damaged during construction to at least the same condition as that prior to installation. | **Complies**<br>The proposal will not impede on any street furniture, paving or other existing facilities. A condition can be included in the consent to ensure that any items damaged by the developer are replaced or restored at no cost to council. |
| **Principle 5 – Undertake an alternative site assessment for new mobile phone base stations**<br>**Principle** | **Assessment** |
| a. Include adequate numbers of alternative sites in the alternative site assessment as a demonstration of good faith. | **N/A**<br>No other sites were considered as this proposal is for the replacement of existing telecommunications facilities on a building in the site that is to be demolished in the future (not part of this application).<br><br>The submitted Statement of Environmental Effects details that the site meets the requirements of the New South Wales Telecommunications Facility Guideline. This has been reviewed and assessed in this assessment table as being suitable. |
| b. In addition to the new site selection matters in Section 4 of the Industry Code C564:2020 Mobile Phone Base Station Deployment:<br>• only include sites that meet coverage objectives, and that have been confirmed as available, with an owner agreeable to having the facility on their land<br>• if the preferred site is a site owned by the Carrier, undertake a full assessment of the site<br>• indicate the weight placed on selection criteria<br>• undertake an assessment of each site before any site is dismissed. | **N/A**<br>No other sites were considered as this proposal is for the replacement of existing telecommunications facilities on a building in the site that is to be demolished in the future (not part of this application).<br><br>The submitted Statement of Environmental Effects details that the site:<br><br>• Meets the applicant's radio frequency coverage objectives and network requirements to meet the current and future demand in the area.<br>• Holds an existing agreement between Yass Valley Council and Telstra. |

It is therefore considered that development is generally designed and sited in line with the objectives of the *NSW Telecommunications Facilities Guideline, Including Broadband (October 2022).*

## APPENDIX B - Yass Valley Council Development Control Plan 2024

Assessment of DA250555 – 24 Cooks Hill Road, Yass

*Only those sections applicable to the development are included in the table below.*

| Clause | Comment |
|---|---|
| **Part A – Introduction** | |
| **All parts** | Noted – The development site is council owned property and was notified to adjoining land owners. A CEO Risk Assessment was undertaken which concluded that this application is to be determined by the elected council. |
| **Part B – Principles for All Development** | |
| **B1 Sustainability** | Noted. |
| **B2 Site Suitability** | The matters required have been considered in the assessment to determine whether the site is suitable for the proposed development. |
| **B3 Site Analysis Plan** | The information accompanying the application contains sufficient detail to assess the proposed development. |
| **B4 Crime Prevention and Safety** | The proposed development generally complies with the controls and objectives of this part.<br><br>The development is not considered to result in confusion between public and private spaces.<br><br>There are not considered to be any significant entrapment spots as a result of the site layout. |
| **B5 Neighbourhood Character** | The proposed development is consistent and compatible with the existing and desired neighbourhood character. |
| **Part H – Development in Hazard Affected Areas** | |
| **H1 Flooding** | N/A – The site is not identified as being flood prone |
| **H2 Bushfire prone** | The site is mapped as being bushfire prone. The proposed development will not pose an increased bushfire risk on the locality - the mobile base station does not emit undue heat, sparks or open flame. No activities associated with the proposal are likely to represent specific increased hazard to bushfire occurrence - the proposal does not incorporate or contain hazardous materials. The development footprint is limited to surface treatments composed of non-combustible materials (e.g. concrete and gravel). |
| **H3 Contaminated Land** | There are no known risks of contamination. The site is not identified on council's contaminated land database or mapping layers. |
| **Part I – Carparking and access** | |
| **I7 Property access crossings** | The site has existing legal and physical access from Cooks Hill Road which is in suitable condition. No upgrade works are required. |
| **Part K – Natural Resources** | |
| **K3.1 Groundwater** | The proposed mobile base station has a minimal surface area and therefore will be an insignificant contributor of stormwater runoff. Most of the area will remain permeable to allow runoff that is generated to be absorbed into the ground. |

24

# Electromagnetic energy report

| | | | |
|---|---|---|---|
| **Location** | YASS 24 COOKS HILL RD, YASS NSW 2582 | | |
| **Date** | 28/08/2025 | **RFNSA No.** | 2582001 |

This report contains **calculated** electromagnetic energy (EME) exposure levels from the wireless technology base station listed above.

EME levels for this site have been **calculated** as a percentage of the limit given by the Australian Safety Standard. This report is produced according to a technical methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

***EME levels below 100% comply with the Australian Safety Standard and are safe for the public.***

## Service operators and technology at the site

| Telstra | | | | |
|---|---|---|---|---|
| 4G, 5G | | | | |

For more information on the infrastructure at this site, such as specific wireless technologies, visit http://www.rfnsa.com.au/2582001.

## Calculated EME levels

| Areas of interest | Maximum EME level (% of limit) | Safe level (<100%) |
|---|---|---|
| Environmental EME Level (*1.5m above ground out to 500m from site*) | 5.19% | YES |
| Kindergarten | 0.09% | YES |

## About electromagnetic energy

Many things in our everyday lives produce electromagnetic energy including natural sources like the sun, and artificial sources like broadcast media, electric power, microwave ovens, and wireless technology like Wi-Fi and mobile phones.

The EME that you are exposed to from mobile phone towers is low, and similar to your exposure from broadcast transmissions such as radio and TV.

It is the assessment of ARPANSA that there is no credible health risk from exposure to the low-level EME associated with telecommunications and wireless technology below the limits set in the Australian Safety Standard.

## Further information

**ARPANSA** (The Australian Radiation Protection and Nuclear Safety Agency) www.arpansa.gov.au

**ACMA** (The Australian Communications and Media Authority) www.acma.gov.au/eme-5g-and-you#eme

Issued by: Telstra, NAD (v1.0.207313.61277)

# CONDITIONS OF CONSENT

**Terms and Reasons for Conditions**

Under section 88(1)(c) of the *Environmental Planning and Assessment Regulation 2021* the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

## Part A
## General Conditions

**1. Approved Plans and Documents**

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

**Approved Plans**

| Doc ID | Plan Title | Plan No. | Revision No. | Date of Plan | Drawn by |
|---|---|---|---|---|---|
| 850870 | Site Access | S1 | 1 | 06/04/2025 | Service Stream |
| | Site Layout | S1 - 1 | | | |
| | Antenna Layout and Radio Layout | S1-2 | | | |
| | South Elevation | S3 | | | |
| | Telstra Mobiles Antenna Configuration Table | S3-1 | | | |

***Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.***

**2. Construction Certificate Required**

Work must not commence until a Construction Certificate has been issued.

The conditions in Part B of this consent must be satisfied before a Construction Certificate can be issued.

The Construction Certificate certifies that work completed in accordance with approved plans, specifications and/or standards will comply with the relevant requirements of the following:

- *Environmental Planning and Assessment Act 1979* (EP&A Act)
- *Environmental Planning and Assessment Regulation 2021*
- *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*
- National Construction Code/Building Code of Australia (NCC/BCA)
- Council policies

***Reason: To require approval to proceed with building work***

**3. Extent of Approval**

This approval relates only to the development referred to in the Development Application and does not approve or accept any works or buildings already erected on the land, whether or not those works or buildings are the subject of a prior approval.

***Reason: To ensure all parties are aware of the extent of the approval.***

**4. Runoff and Erosion Control Measures**

The capacity and effectiveness of runoff and erosion control measures, including techniques to suppress dust and the tracking of sediment onto sealed roads, must be maintained at all times to the satisfaction of council.

***Reason: To ensure appropriate runoff and erosion control measures are maintained during site work***

**5. Adjustments to Existing Utility Services**

All adjustments to existing utility services, whether caused directly or indirectly by the approved development, must be undertaken at no cost to Council.

***Reason: To ensure all parties are aware of the responsibility of utility services***

**6. Tree Removal**

The removal of trees from the site is restricted to the area occupied by the building and paved surfaces only, unless specific approval is obtained from Council.

***Reason: To require approval for additional tree removal***

**7. Colours and External Materials**

Colours and external materials must be compatible with those of existing development in the locality. Zincalume is not permitted to be used for roof or wall panels.

***Reason: To protect the character of the area***

**8. Engineering Work**

All engineering design and construction work must be undertaken in accordance with the following, current at the time of the Construction Certificate being issued:

- Council's Design and Construction Specification – AUS-SPEC #1
- Australian Standards.

***Reason: To ensure engineering work is designed in accordance with relevant specifications***

## Part B
## Before Issue of Construction Certificate

**9. Construction Certificate Application Required**

An Application for a Construction Certificate must be lodged with the Principal Certifier on the NSW Planning Portal.

***Reason: To require the lodgement of a construction certificate application on the NSW Planning Portal***

**10. Contract for Certification Work**

The assessment of a construction certificate must not commence until a contract for the work of has been entered into between the applicant and a registered certifier.

***Reason: To require compliance with s.31 Building and Development Certifiers Act 2018 and Part 5 Building and Development Certifiers Regulation 2020***

**11. s.7.12 Contributions**

In accordance with s.7.12 EP&A Act and the *Yass Valley Development Contributions Plan 2018*, a monetary contribution must be paid to Council if the proposed cost of carrying out the development exceeds $100,000.

The cost of carrying out development is to be determined by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following (as applicable to the development):

- Materials and labour required for the erection of building/s
- Materials and labour for the internal fit out of all buildings
- Demolition works
- Excavation and site preparation including earthworks for access construction
- Driveway construction/upgrade
- Water, sewer and stormwater infrastructure

The contribution rate is determined as follows:

(i) Cost of works is up to and including $100,000 – Nil
(ii) Cost of works is more than $100,000 and up to and including $200,000 - 0.5% of that cost
(iii) Cost of works is more than $200,000 - 1% of that cost

The contribution plan may be viewed on Council's website or at the Council Office, located at 209 Comur Street, Yass.

***Reason: To ensure developer contributions are paid***

**12. Cost of Works Required**

Cost summary information detailing the total cost of labour and materials involved in the approved development must be submitted to Council:

(i) Cost of works up to and including $1,000,000 - a quote, invoice or cost summary report prepared by a suitably qualified builder, architect, building designer or registered quantity surveyor.
(ii) Cost of works over $1,000,000 – a quote or invoice prepared by a suitably qualified builder, or a cost summary report prepared by a registered quantity surveyor.

The cost of carrying out development is to be determined by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following (as applicable to the development):

- Materials and labour required for the erection of building/s
- Materials and labour for the internal fit out of all buildings
- Demolition works
- Excavation and site preparation including earthworks for access construction

- Driveway construction/upgrade
- Water, sewer and stormwater infrastructure

If the total cost of works exceeds the amount specified in the Development Application, additional fees must be paid to Council.

***Reason: To ensure the cost of works provided is accurate***

**13. Long Service Levy**

In accordance with the *Building and Construction Industry Long Service Payments Act 1986* the long service levy must be paid if the cost of building works is $250,000 or more.

Evidence of payment must be submitted to the Principal Certifier.

***Reason: To ensure compliance with the Building and Construction Industry Long Service Payments Act 1986***

**14. License / Permit / Insurance Details Required**

The following information is required to be submitted to the Principal Certifier:

- Cost of works up to and including $10,000 - Licensed contractor's details or Owner builder declaration
- Cost of works up more than $10,000 - Licensed contractor's details or Owner builder permit
- Cost of works More than $20,000 - Certificate of Insurance under the Home Building Compensation Fund (organised with licensed contractor) or Owner Builder Permit

***Reason: To ensure relevant documentation is provided to the certifier***

**15. Airspace**

Council shall, prior to the release of the construction certificate, receive a report showing:

1. Compliance with relevant site and height requirements specified by the Civil Aviation Regulations 1998 and the Airports (Protection of Airspace) Regulations 1996.
2. The development does not penetrate any obstacle limitation surface (OLS) shown on any relevant OLS plan prepared for an aerodrome or airport within 30 km of the proposed development and reported to the Civil Aviation Safety Authority.

***Reason: To ensure the development meets the requirements of relevant regulations and does not impact the airspace***

**16. Signs**

Details of all signs to be installed at the facility shall be submitted to council for approval.

The signs must comply with the following:

- State Environmental Planning Policy (Industry and Employment) 2021
- *Telecommunications Act 1997*
- C564:2025 Mobile Phone Base Station Deployment Code

***Reason: For compliance with relevant regulations and codes and to inform all parties of the details of signs to be installed on the site***

**17. Soil Classification Required**

A report prepared by a suitably qualified professional, stating the soil classification of the site as required by *AS 2870 Residential Slabs and Footings* must be submitted to the Principal Certifier.

***Reason: To ensure the structure is designed as per the soil classification of the site***

**18. Structural Drawings Required**

Structural drawings, prepared by a suitably qualified and experienced structural engineer, must be submitted to the certifier.

The plans must detail (as applicable to the development):

(a) All reinforced concrete floor slabs and/or beams or raft slab, having regard to the possible differential settlement of the cut and fill areas

(b) Footings of the proposed structure/s

(c) Structural steel wall frames, roof framing members, beams, columns, bearers, joists and wall/roof bracing and

(d) Retaining walls greater than 600mm in height

(e) If footings are located adjacent to an existing sewer main.

***Reason: To require all structural elements to be designed and certified by a structural engineer***

**19. External colours and materials**

Details of external materials and colours must be submitted to Council.

These must be compatible with those of existing development in the locality and reflective materials (i.e. zincalume*)* are not permitted.

***Reason: To protect the character of the area***

**20. NCC/BCA compliance**

Plans and details demonstrating compliance with the National Construction Code (NCC) must be submitted to the principal certifier.

***Reason: To ensure the development is designed in accordance with the National Construction Code***

# Part C
# Before Building Work Commences

## General

**21. Principal certifier details and commencement date**

No later than two days prior to works commencing council must be informed of:

- The name and details of the principal certifier and
- Intended commencement date

***Reason: To ensure compliance with Environmental Planning and Assessment Act 1979, section 6.6***

**22. Erection of Signs**

This section applies to a development consent for development involving building work, subdivision work or demolition work.

It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—

(a) showing the name, address and telephone number of the principal certifier for the work, and
(b) showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
(c) stating that unauthorised entry to the work site is prohibited.

The sign must be—

(d) maintained while the building work, subdivision work or demolition work is being carried out, and
(e) removed when the work has been completed.

This section does not apply in relation to—

(f) building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or

Crown building work certified to comply with the *Building Code of Australia* under the Act, Part 6.

***Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.***

**23. Garbage receptacle**

A garbage receptacle must be provided at the work site before works commence and must be maintained until the works are completed.

The garbage receptacle must have a tight-fitting lid and be suitable for the reception of food scraps and papers.

***Reason: To ensure facilities are readily available for the disposal of waste***

**24. Run-off and erosion control measures**

Run-off and erosion control measures must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land by:

(a) diverting uncontaminated run-off around cleared or disturbed areas and
(b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties and
(c) preventing the tracking of sediment by vehicles onto roads and
(d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

***Reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems, waterways and adjoining land***

**25. Hoarding or temporary construction site fence**

Hoarding or temporary construction site fence must be erected between the site and adjoining properties, if the works:

(a) could cause a danger, obstruction or inconvenience to the public, pedestrian and/or vehicular traffic, or
(b) could cause damage to adjoining lands by falling objects, or
(c) involve the enclosure of a public place or part of a public place.

The hoarding or temporary construction site fence must be erected before works commence and be removed immediately after the work in relation to which it was erected has finished, if no safety issue will arise from its removal.

***Reason: To protect the public and surrounding properties during construction***

**26. Toilet facilities**

Toilet facilities must be available or provided at the work site before works commence and must be maintained until the works are completed.

The toilets must be provided in accordance with the following:

(a) at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site and
(b) be a standard flushing toilet connected to a public sewer or
(c) be connected to an on-site sewage management system approved under the *Local Government Act 1993* or
(d) be a temporary chemical closet approved under the *Local Government Act 1993*.

***Reason: To ensure compliance with the Work Health and Safety Regulation 2017***

**27. Set out by registered surveyor**

The building/s must be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries.

Evidence that the building/s were set-out and have been located in accordance with the approved plans must be submitted to the Principal Certifier upon request.

***Reason: To ensure buildings are sited and positioned in the approved location***

# Part D
# During Building Work

## Environmental Heritage

**28. Discovery of relics and Aboriginal objects**

While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:

(a) The work in the area of the discovery must cease immediately

(b) The following must be notified:
  (i) For a relic – the Heritage Council or
  (ii) For an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in NSW under the National Parks and Wildlife Act 1974, section 85.

Site work may recommence at a time confirmed in writing by:

(a) For a relic – the Heritage Council or
(b) For an Aboriginal object - the person who is the authority for the protection of Aboriginal objects and Aboriginal places in NSW under the National Parks and Wildlife Act 1974, section 85.

***Reason: To ensure the protection of objects of potential significance during works***

## Earthworks, Internal Driveways and Importation of Material

**29. Extent of approved earthworks**

Earthworks, internal driveways and the importation of associated material is restricted to that which can be undertaken as exempt development under the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, unless otherwise approved by a condition of this consent or the stamped approved plans.

***Reason: To ensure all parties are aware of the extent of the approved earthworks***

**30. Impact of earthworks**

Any earthworks, including any structural support or other related structure for the purposes of the development:

(a) must not cause danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot and
(b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property.

***Reason: To require earthworks to be undertaken in a manner which does not impact the public or surrounding properties***

**31. Code of Practice for excavation work**

Any excavation must be carried out in accordance with Safe Work Australia's *Excavation Work: Code of Practice*, published October 2018.

***Reason: To manage risks associated with excavation work***

**32. Heavy vehicle movements**

Heavy vehicle movements associated with the delivery of material to the site are restricted as follows:

(a) A maximum of 6 movements per day (1 movement = in and out of the site)
(b) Movements must only occur between 7am and 6pm.
(c) No movements on weekends or public holidays

***Reason: To protect the residential amenity of neighbouring and nearby properties***

## Inspections

**33. Procedure for critical stage inspections**

While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.

***Reason: To require approval to proceed with building work following each critical stage inspection***

**34. Council inspection booking system**

To arrange a plumbing inspection with Council please use the booking system on Council's website: yassvalley.nsw.gov.au > Our Services > Planning and Building > Certification and Inspections > Inspections.

***Reason: To require inspections to be booked using council's online system and to ensure fees are paid for inspections carried out by council***

**35. Inspections – building work**

Critical stage inspections must be carried out by the principal certifier, as required by the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, Part 8.

***Reason: To ensure all parties are aware of the critical stage inspections applicable to the development and to require approval to proceed with building work following each critical stage inspection***

**36. Inspections – internal access works**

If Council is selected as the Principal Certifying Authority for engineering works, compliance certificates shall be obtained from Council's Infrastructure & Assets Directorate at the following stages of construction:

| Inspection | Hold Point |
|---|---|
| **Internal driveways** | Upon completion of works and prior to the occupation or use of the development. |

***Reason: To require an inspection of internal access works within the property and to require approval to commence use/occupation following the inspection***

**37. Safety measures during construction**

Upon inspection of each stage of construction, the principal certifier is required to ensure that adequate provisions are made for the following measures (as applicable):

(a) Run-off and erosion control
(b) Provision of perimeter fence, hoarding or temporary construction site fence for public safety and restricted access to building sites
(c) Maintenance of the public place free from any unauthorised materials, waste containers or other obstructions.

***Reason: To protect the public and surrounding properties***

## Construction

**38. Hours of work**

Site work must only be carried out between the following times:

- Monday to Friday, 7.00am to 5.00pm
- Saturday, 8.00am to 1.00pm
- Sunday or Public Holiday, no site work to be carried out

Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.

***Reason: To protect the amenity of the surrounding area***

**39. Responsibility for changes to public infrastructure**

While work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.

***Reason: To ensure payment of approved changes to public infrastructure***

**40. Surveys by a registered surveyor**

While building work is being carried out, the positions of the following must be measured and marked by a registered surveyor and provided to the principal certifier:

(a) All footings / foundations in relation to the site boundaries and any registered and proposed easements
(b) At other stages of construction – any marks that are required by the principal certifier.

***Reason: To ensure buildings are sited and positioned in the approved location***

**41. Materials and equipment storage**

All materials and equipment must be stored wholly within the work site unless otherwise approved.

***Reason: To protect the public and the amenity of surrounding properties during construction***

**42. Waste material management**

Waste materials (including those from excavation, demolition, and construction) must be managed wholly within the development site and disposed of at an approved waste management facility.

Copies of receipts relating to the disposal of waste at an approved waste management facility must be submitted to council upon request.

***Reason: To ensure waste material is appropriately managed and disposed and to require records to be available, documenting the lawful disposal of waste***

**43. Vehicle loads and cleanliness**

During construction:

(a) all vehicles entering or leaving the site must have covered loads, and

(b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking materials onto public roads.

***Reason: To protect the public and public infrastructure***

**44. Waste and debris**

At the completion of works, the development site must be clear of waste and debris.

***Reason: To protect the residential amenity of neighbouring and nearby properties***

## Stormwater Drainage

**45. Compliance with Australian Standard 3500.3:2021**

Stormwater drainage work must comply with *AS/NZS 3500.3:2021 Plumbing and Drainage - Stormwater Drainage.*

***Reason: To ensure the stormwater drainage system is designed and installed to meet required specifications***

**46. Stormwater nuisance**

Stormwater collected from the development must not cause nuisance to adjoining landowners.

***Reason: To protect surrounding properties from stormwater runoff***

**47. Up-stream surface flows**

Where up-stream surface water flows through the lot the development must not redirect or divert this water in such a manner that would intensify flows onto adjoining properties.

***Reason: To protect surrounding properties from stormwater runoff***

**48. Roof stormwater drainage system**

The roof stormwater drainage system must be installed and connected prior to roof installation.

***Reason: To require appropriate disposal of stormwater and to protect surrounding properties from stormwater runoff***

**49. Roof water**

Roof water must be piped and discharged to one of the following, as applicable:

(a) The street stormwater drainage system

(b) Inter-allotment stormwater drainage system

(c) A rubble pit designed by a suitably qualified person to cater for a 1 in 5 year rainfall event. The pit design must make suitable provision for overflow.

***Reason: To ensure adequate provision is made for the disposal of roof water collected from the development and to protect public infrastructure and surrounding properties***

# Part E
# Before the Issue of an Occupation Certificate

**50. Occupation certificate application**

An application for an occupation certificate must be lodged with the principal certifier in accordance with *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, section 37.

This includes lodgement on the NSW Planning Portal.

***Reason: To ensure all parties are aware of the requirements to lodge an application for occupation certificate***

**51. Restrictions on occupation certificate - section 6.10**

Prior to the issue of an occupation certificate, the relevant parts of the EP&A Act, section 6.10 must be satisfied, including:

(a) a construction certificate has been issued for this development
(b) all conditions in this part of the consent have been satisfied
(c) the completed building is suitable for occupation or use in accordance with its classification under the NCC/BCA.

***Reason: To ensure all requirements have been met and the building is suitable for occupation***

**52. Part occupation certificate - section 42**

In accordance with *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, section 42, an occupation certificate authorising a person to commence occupation or use of part of a building, must not be issued unless the building will not constitute a hazard to the health or safety of the occupants of the building.

***Reason: To ensure the relevant part of the building is suitable for occupation***

**53. Certificates of compliance**

Certificates of Compliance for contractor's work must be submitted to the principal certifier.

Certificates are required for the following work, as applicable to the development:

- Air conditioning
- Electrical
- Framing (timber or metal)
- Gas fitting
- Glazing (windows, doors, shower screens)
- Insulation
- Photovoltaic electricity generating system
- Plumbing/drainage
- Refrigeration systems
- Smoke alarms
- Solid fuel heater
- Stormwater
- Structural adequacy
- Swimming pool, pump and filtration system

- Termite protection system
- Waterproofing
- Other work as relevant to the development.

Certificates must contain the following information:

(a) name, address, licence/registration number, qualifications, professional memberships and insurance details of the individual issuing the certificate
(b) development consent number to which the work relates
(c) address of the land on which the development is being carried out
(d) date of issue of the certificate
(e) date and time of inspection of work
(f) description of the inspection of work
(g) Australian Standards or codes to which the certificate relates.

***Reason: To provide confirmation to the principal certifier that the completed building work complies with council, development and regulatory requirements***

**54. Electromagnetic emissions**

The following documentation must be submitted to council:

- A report in the format required by the Australian Radiation Protection and Nuclear Safety Agency that shows predicted levels of electromagnetic energy surrounding the development will comply with the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard.

- A report showing compliance with the C564:2020 Mobile Phone Base Station Deployment Industry Code.

***Reason: To ensure the development complies with relevant controls for the safety of the community***

**55. Decommission of existing telecommunication facility**

In accordance with assessment Principle 1 of NSW Telecommunications Facilities Guideline, Including Broadband (October 2022), the existing telecommunication facility on the roof of the existing building and any ancillary development is to be removed prior to the issue of an occupation certificate for the new telecommunication facility.

Evidence shall be submitted to the satisfaction of the principal certifier confirming works have taken place.

***Reason: To ensure all redundant telecommunications facilities are removed from the site***

**56. Council infrastructure damage**

Any damage caused to Council owned infrastructure or property must be repaired or replaced at no cost to Council.

***Reason: To protect public infrastructure and property***

**57. Identification survey required**

An identification survey, prepared by a registered surveyor must be submitted to the principal certifier indicating the location of the constructed development in relation to property boundaries, easements and building envelopes.

***Reason: To ensure buildings are sited and positioned in the approved location***

## Part F
## Occupation and ongoing use

**58. Radiofrequency electromagnetic levels**

During operation and ongoing use of the telecommunications facility, the maximum cumulative radiofrequency electromagnetic energy levels emitted from the telecommunications tower shall not exceed that specified in the *Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2014*, any future revisions or updates to this standard, or any replacement standard.

***Reason: To ensure electromagnetic energy levels emitted from the development does not impact the community***

**59. Public Access**

During operation and ongoing use of the telecommunications facility, public access to the site is to be restricted to authorised personal only.

***Reason: For the safety of the community***

## Part G
## Decommissioning the Telecommunications Facility

**60. Decommissioning of the telecommunications facility**

In accordance with assessment Principle 1 of NSW Telecommunications Facilities Guideline, Including Broadband (October 2022), redundant telecommunications facilities are to be removed, and the site restored to the condition it was in prior to the facility's construction

***Reason: To ensure the removal of redundant telecommunications facilities***

**61. Compliance with Australian Standard 2601:1991**

All demolition work must be carried out in accordance with the provisions of *AS 2601:1991 The Demolition of Structures*.
***Reason: To ensure demolition is carried out in accordance with the relevant Australian standard***

**62. Disconnection of utility services**

All utility services are to be disconnected to the requirements of the relevant authorities.

***Reason: To ensure requirements of utility service providers are met***

**63. Asbestos waste**

Asbestos waste, if present in the building to be demolished, is to be removed, handled, transported, and disposed of in accordance with the following:

- *NSW WorkCover* requirements and
- *Protection of the Environment Operations Act 1997 and*
- *Protection of the Environment Operations (Waste) Regulation 2014*.

The transportation of asbestos waste may require to it to be reported to the NSW Environment Protection Authority (EPA) using *WasteLocate*. Please refer the WasteLocate website for more information.

There is no waste facility licensed to receive asbestos within the Yass Valley Local Government Area. The nearest suitably licensed waste management facilities are in Jugiong and Canberra.

***Reason: To ensure asbestos waste is removed, handled and disposed of in a manner which minimises risk to public health and safety***

**64. Demolition waste disposal**

All waste is to be disposed of at a suitably licensed waste management facility. Copies of receipts relating to the disposal of waste must be submitted to Council upon request.

***Reason: To ensure waste material is appropriately disposed and to require records to be available, documenting the lawful disposal of demolition waste***

**65. Deliberate burning**

The deliberate burning of demolition materials shall not be permitted.

***Reason: Reason: To protect the health and safety of the public***

**66. Demolition within lot boundaries**

All demolition work must be carried out wholly within the lot boundaries and must not extend onto the public footpath, public roadway or adjoining properties.

***Reason: To require demolition to be undertaken in a manner which does not impact the public or surrounding properties and public infrastructure***

**67. Transportation of demolition material**

Vehicles transporting demolition material off site must have loads secured against any loss during transit.

***Reason: To protect the health and safety of the public***

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# Workplace Surveillance Policy

## PURPOSE

The objective of this policy is to ensure that Council complies with the requirements of the *Workplace Surveillance Act 2005* and represents formal notification to all Council employees, Councillors, Contractors and Volunteers at all Council sites and premises about activities that fall within the statutory definitions of surveillance.

This policy ensures that workplace surveillance across all of Council is understood by all workers, implemented and applied in a way that is lawful, consistent, equitable and ethical.

Equally, this policy serves as notice to members of the public that presence in and around Council facilities and assets may be subject to workplace surveillance measures and their presence at such may be captured and recorded in accordance with applicable legislation.

## POLICY STATEMENT

The activities of staff may be monitored while at work and at any Council location or workplace. The monitoring of staff is undertaken in accordance with the *Workplace Surveillance Act 2005* (hereinafter WS Act) and the *Surveillance Devices Act 2007* (NSW). There are many reasons for which Council undertakes surveillance including:

- Deter vandalism of Council assets;
- Deter potential physical/verbal assault;
- Ensure the overall safety of all workers, members of the public and others in the workplace;
- Optimise efficiency and customer service;
- Identify the geographical location of employees, councillors, contractors, volunteers in the event of an emergency;
- Gather operational data for workforce and fleet management efficiency gains;
- Aid a criminal investigation through NSW Police or Australian Federal Police;
- Serve as evidence when conducting investigations (EG: Code of Conduct and fraud related complaints, or to defend Council);
- Support Council's obligations under the Work Health and Safety Act 2011 (NSW) to prevent and respond to workplace aggression, violence, fatigue or other WHS risks.

## FORMS OF SURVEILLANCE

1. Overt Surveillance

Overt surveillance occurs where employers undertake surveillance of work participants, with the work participant(s) notified of this surveillance taking place.

2. Covert Surveillance

Covert surveillance is any surveillance that occurs without the knowledge of a work participant. Covert surveillance will only be carried out for the purpose of establishing whether a worker or group of workers is/are engaged in any unlawful activity within the workplace and only in accordance with the requirements of the WS Act.

The WS Act (Part 4) requires the Council to obtain a *Covert Surveillance Authority* issued by a Magistrate, prior to the commencement of any covert surveillance.

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No covert form of surveillance is to be commenced by any Council work participant without the specific endorsement of the CEO followed by gaining the authority of a Magistrate.

3. Prohibited Surveillance

Some types of surveillance are expressly prohibited by the WS Act. Council will not implement any forms of surveillance identified by the Act as follows:

- An employer must not carry out, or cause to be carried out, any surveillance of a work participant in any changeroom, toilet facility or shower or other bathing facility at a workplace.
- An employer must not carry out, or cause to be carried out, surveillance of a work participant using a work surveillance device when the work participant is not at work for the employer unless the surveillance of the use by the work participant of equipment or resources provided by or at the expense of the employer.
- An employer must not prevent, or cause to be prevented, delivery of an email sent to or by, or access to an Internet website by, a work participant unless:
  (a) The employer is acting in accordance with a policy on email and Internet access that has been notified in advance to the work participant in such way that is reasonable to assume that the work participant is aware of and understands the policy, and
  (b) In addition, in the case of the prevention of delivery of an email, the work participant is given notice (a prevented delivery notice) as soon as practicable by the employer, by email or otherwise, that delivery of the email has been prevented, unless this section provides that a prevented delivery notice is not required.
- A work participant is not required to be given a prevented delivery notice for an email if delivery of the email was prevented in the belief that, or by the operation of a program intended to prevent the delivery of an email on the basis that:
  (a) The email was a commercial electronic message within the meaning of the *Spam Act 2003* (Commonwealth), or
  (b) The content of the email or any attachment to the email would or might have resulted in an unauthorised interference with, damage to or operation of a computer or computer network operated by the employer or of any program run by or data stored on such a computer or any computer network, or
  (c) The email or any attachment to the email would be regarded by reasonable persons as being, in all circumstances, menacing, harassing or offensive.
- Computer surveillance of work participants must not be carried out unless:
  (a) The surveillance is carried out in accordance with a policy of the employer on computer surveillance of work participants at work; and
  (b) Users have been notified in advance of that policy, in such a way that it is reasonable to assume that they are aware of and understand the policy.

**NOTIFICATION**

The WS Act requires Council to provide notification to its work participants regarding workplace surveillance and prescribes how this notification must be conducted.

Current work participants will be notified through the dissemination of this policy and the ongoing policy review process.

Workers yet to commence with Council will be given notification as part of their employment contract and induction. By accepting employment or engagement with Council they will be consenting to the conducting of surveillance in accordance with this policy, immediately upon the commencement of their employment with Council.

Additionally, notification will be reinforced by appropriate signage within worksites and notification placed in vehicles and plant where surveillance devices are fitted.

Where Council intends to introduce new surveillance devices (except within the scope of an approved Covert Surveillance Order), work participants working in the designated area or areas shall be advised in writing or by email a minimum of 14 days prior to its commencement in accordance with the Act. The notice will indicate:

(a) The kind of surveillance to be carried out (EG: CCTV);
(b) How the surveillance will be carried out;
(c) When the surveillance will start;
(d) Whether the surveillance will be continuous or intermittent;
(e) Whether the surveillance will be for a specified limited period or ongoing

This notification will be provided by the officer responsible for the purchase and installation of the surveillance device/software.

Where ad-hoc camera surveillance is proposed for security reasons (EG: where vandalism to a Council asset has become prevalent or on remote worksites), Council will consult with the relevant work participants as part of the site establishment and site induction process.

## SURVEILLANCE AT COUNCIL

The types of workplace surveillance that Council conducts on an overt, continuous and ongoing basis includes:

- Camera/CCTV surveillance
- Computer surveillance
- Tracking surveillance (myGeoTab)
- Call logging

**Camera – Closed Circuit TV (CCTV)**

The primary purpose of CCTV surveillance devices at Council is the security of buildings, assets and people. Council has CCTV devices installed in building, depots, facilities, worksites and public areas under the care and control of Council. In accordance with the requirements of the WS Act, Council will ensure that:

- Cameras are placed such that they are visible; and
- That visible signs are clearly displayed informing people who enter or leave a workplace that camera surveillance is being carried out

**Cameras – Non-CCTV**

Council frequently uses non-CCTV camera devices, such as cameras, video cameras, dash cams, body cams and mobile phone camera and video, to take pictures or videos, for the purposes of safety, promotion, communication, press release, training or incident investigations.

Council will clearly display a notice within each vehicle indicating that it has an installed software or dashcam program. All employees expected to operate such vehicles will be inducted into the use of these vehicles and will be informed of the function and capability of the devices.

Prior to taking a photograph or video of workers in the workplace, the person taking the photo or video must obtain express or implied consent from the work participant/s to ensure that Council meets the requirements of the *Privacy and Personal Information Protection Act 1998*. Images of individuals in photographs or video are personal information under the Act where the person's identity is clear or can reasonably be worked out from that image.

**Computer Surveillance**

Computer surveillance is used for the general security of Council property or assets for the protection of Council-related information and to ensure that Council's computer resources are not misused.

The computer usage of work participants is not routinely read or monitored; however, surveillance of the systems is continuous and ongoing and any documents, correspondence, images, recordings etc produced or received using a workplace issued computer is a record of Council and shall be managed accordingly.

At times, Council may retrieve or review electronic files, records, and correspondence of work participants. This applies to all of Council's information and communication systems including, but not limited to, computer, telephones, mobile phones and mobile computing technology.

Examples of information and data that may be accessed and reviewed can include, but is not limited to:

- System storage and download volumes
- Internet usage and access
- Suspected malicious code or viruses
- Email usage including content sent and received
- Computer hard drives
- Mobile telephones/smartphones/mobile device use, access and locational records (EG: all phone bills state the general location calls/texts were made from).
- Use of WIFI access points
- Access and use of Council Software
- Information and communication technology logs, backups and archives.

Council will not carry out computer surveillance of individual work participants except in accordance with the WS Act.

**Tracking Devices**

Council may carry out tracking surveillance for operational, security or protection/safety reasons. Where tracking devices are utilised the surveillance will generally be continuous and ongoing.

Tracking devices come in many forms and can be fixed (EG to a vehicle) or handheld (EG security passes) The devices can be used by Council to provide operational and/or safety information related to the exercise of a function of Council.

Council's vehicle fleet has equipment that provides back-to-base real time capability with regards to performance data through In Vehicle System Monitoring Systems (IVMS). These devices have the capability of tracking the vehicle's location, speed, as well as providing ignition on and off data.

Where a IVMS or GPS system is installed on a vehicle, the system will provide safety alerts when vehicles exceed the speed limit and are reviewed on a regular basis by the Coordinator Fleet & Procurement.

Where a vehicle is supplied with a tracking device, the vehicle will display a clearly visible notice that a device is installed in the vehicle in accordance with the SD Act.

Tracking devices will not be fitted to Council Leaseback vehicles that have private use unless the devices have the ability to be switched off outside working hours.

All Council-issued mobile devices (eg mobile phones, laptops) that have GPS functionality can be tracked by Council's Information Technology team for device security. Tracking is not to be switched off by workers.

**Listening Devices**

The *Surveillance Devices Act 2007* (SD Act) regulates the use of listening devices in NSW and outlines the following requirements:

- A person must not knowingly install, use or cause to be used or maintain a listening device;
  (a) To overhear, record, monitor or listen to a private conversation to which the person is not a party; or
  (b) To record a private conversation to which the person is not a party.
- A person must not possess a record of a private conversation or the carrying on of an activity knowing that it has been obtained, directly or indirectly, by the use of a listening device, optical surveillance device or tracking device in contravention of the SD Act.

There are some exclusions to these requirements within the SD Act which should be accessed for further information if workers are unsure of their rights and responsibilities.

On this basis, Council expressly prohibits the use of listening devices within the workplace outside of the requirements of the SD Act. This means that no work participants is permitted to record anything on a listening device without obtaining appropriate consent to the conversation being recorded. If consent is provided, the recording must only be used for the purpose for which it was collected. This relates to any form of recording including, but not limited to, mobile phones, smart watches or other devices with recording capabilities.

Examples of when audio recordings may be reasonably collected, with consent, include:

- For the purpose of allowing meeting notes to be prepared in the situation where taking accurate manual minutes may not be practical – in this case the record would be deleted immediately after confirming the transcribed notes.
- For recording meetings (EG: via Zoom) for those that could not attend, so as to allow access at a later stage. Work participants will be advised on joining the meeting that the meeting is being recorded.
- For live-streaming and recording meetings of Council for public access from Council's website.

## STORAGE OF SURVEILLANCE DATA

All data collected by Council from surveillance devices is generally collected through an approved software designed for the purpose. The data produced needs to be stored in accordance with the conditions outlined within this Policy, the WS and SD Acts ensuring that data is backed up and secured from unauthorised access.

Surveillance Responsible Officers are:

Computer Surveillance Data – Head of ICT

Vehicle Tracking Data – Coordinator Fleet & Procurement

Surveillance Camera Footage – Manager Waste & Facilities

Waste Collection Footage – Manager Waste & Facilities

These responsible officers are not permitted to access or view this data, or allow others to do so, without appropriate approval as outlined in this Policy. Responsible Officers are also responsible for maintaining the security and confidentiality of this stored data. No other work participants are authorised to install devices, collect, or store surveillance data.

There are penalties under the WS Act for non-compliance with the requirements outlined for collecting, storing, and sharing surveillance data. Breaches of these requirements may result in disciplinary action.

Each data collection system has a set period of storage of data before being deleted or overwritten.

## USE OF SURVEILLANCE DATA

Surveillance information collected by Council will only be accessed and disclosed in relation to Council business purposes or in connection with suspected corruption, illegal activity, maladministration, or misuse of Council resources.

Council may also use and disclose surveillance records as follows:

(a) For a legitimate purpose related to the employment of work participants or Councils legitimate business activities or functions; or
(b) Disclosure to a member or officer of a law enforcement agency for use in connection with the detection, investigation or prosecution of an offence; or
(c) Use or disclosure for a purpose that is directly or indirectly related to the taking of civil or criminal proceedings; or
(d) Use or disclosure that is reasonably believed to be necessary to avert an imminent threat of serious violence to persons or of substantial damage to property.

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Surveillance information will not be accessed or used to initiate investigations. Surveillance information may be used by Council as part of investigations and as evidence during a disciplinary process.

## ACCESS TO SURVEILLANCE DATA

The responsible officer for assessing and approving access requests under this Policy is the Director Corporate and Community. All requests will be referred to the Director who will assess the request against legislative requirements in consultation with relevant subject matter experts. If the Director Corporate and Community is not available, the request will go to the CEO.

### Public Access

All requests for information under this Policy from members of the public will be assessed under the *Government Information (Public Access) Act 2009* (GIPA Act) and the *Privacy and Personal Information Protections Act 1998* (PPIP Act).

Surveillance records may be requested by a member of the public under the GIPA Act, however, there are provisions under the GIPA Act that may override release of the information depending on public interest considerations. Similarly, the PPIP Act establishes principles that must be considered when collecting or disclosing information that may be deemed *personal*, which includes photographs, images, video or audio footage.

### Staff Access

Access to surveillance records may only be requested by a Director or a Surveillance Responsible Officer. To request access they must place the request and reasons for such in writing. The request must be directed to the Director Corporate and Community and approval must be granted prior to any data being extracted or provided. If approval is given, this request will then be forwarded to the officer/s responsible for the surveillance records requested so that access can be provided in accordance with the approval. All approvals will be recorded in the records management system.

Additional approval is required for any access to surveillance data beyond the approved period.

## RESPONSIBILITIES

| Group/Officer | Responsibilities |
|---|---|
| CEO | • Adopt the policy and ensure that the policy is implemented and communicated within the organisation<br>• Where appropriate, approve access to surveillance records in the absence of Director Corporate & Community |
| Directors | • Ensure that there are adequate frameworks in place for implementing and administering this policy effectively within the Directorate<br>• Oversee the implementation of this policy within the Directorate |
| Director Corporate & Community | • Where appropriate, approve access to surveillance data upon request<br>• Ensure that key stakeholders within the policy are aware of their responsibilities |
| Managers & Coordinators | • Oversee the implementation and operation of the policy and procedures in their service area/s.<br>• Ensure this policy is communicated to all volunteers, students, contractors, and consultants engaged within the service area/s. |
| Waste & Facilities | • Initiate notification of new devices to be installed in or around buildings and facilities |

| | |
|---|---|
| | • Arrange signs regarding surveillance devices installed in buildings and facilities in accordance with legislative requirements.<br>• Administer the collection, storage and disclosure of camera surveillance records in accordance with this policy and legislative requirements. |
| Information Technology | • Initiate notification of new types of computer surveillance to be installed in accordance with this policy and legislation.<br>• Administer the collection, storage and disclosure of computer surveillance data in accordance with this policy and legislative requirements. |
| Fleet & Procurement | • Administer the collection, storage and disclosure of tracking data from plant and vehicles in accordance with this policy and legislative requirements.<br>• Place notice stickers in all vehicles with GPS fitted in clear locations.<br>• Initiate notification of new devices to be installed in depots and vehicles and appropriate signage in accordance with legislative requirements. |

## REVIEW

This policy will be reviewed once each term of Council or as needed in response to any change of circumstances including changes in legislation.

## LEGISLATIVE FRAMEWORK

This policy is to be read in conjunction with the following:

| | |
|---|---|
| **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 |

## DEFINITIONS

| Term | Meaning |
|---|---|
| **Council Locations/Workplace** | • Any Council premises whether or not an employee/worker is performing work at the time<br>• Any temporary site where Council has primary control over that site or leases that site whether or not work is being performed at the time<br>• Council owned and/or leased mobile assets, including vehicles<br>• Any other place where work is performed by an employee/worker for the Council |

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| | |
|---|---|
| | **Note:** Excludes areas prohibited by law (EG: toilets and changerooms) |
| **Employee/Worker/Work Participant** | A worker is defined by the Work Health and Safety Act 2011 (NSW) including, but not limited to current employees, contractors, consultants, councillors and volunteers engaged by Council to undertake any activity at any location or workplace |
| **Surveillance** | Surveillance undertaken by means of camera surveillance, computer surveillance, tracking devices, CCTV, or computer software.<br>Includes any future technology reasonably falling within the meaning of surveillance under the Workplace Surveillance Act 2005 (NSW) |
| **Tracking Surveillance** | Electronic devices that monitor o record geographical location or movement of Council vehicles, staff or other plant or equipment using GPS or other similar technologies |
| **Camera Surveillance** | Surveillance by means of any camera in any device that monitors or records visual images of activities or people at any Council location or workplace |
| **Computer and Mobile Device Surveillance** | Surveillance by means of software or other equipment that monitors or records the input of information, the output of information, or other use, including but not limited to the sending and receipt of emails and the access of internet websites, including but not limited to laptops, desktop computers, tablets, mobile phones or any other Council-issued device. |
| **Surveillance Information** | Data, records or any other information collected through surveillance by any means |
| **Covert Surveillance** | Surveillance without notifying the individual, requiring legal authorisation. |
| **User** | Any person authorised to use Council property or assets. |

## OWNERSHIP AND APPROVAL

| Responsibility | Role |
|---|---|
| Author | |
| Owner | |
| Endorser | |
| Approver | Council |

**Admin Policy** **SURVEILLANCE OF EMPLOYEES** **IA-AP-03**

**Service:** **Infrastructure & Assets**

**Responsible Officer:** **Business Services Manager**

**1. OBJECTIVE**

This policy is designed to balance Council's legitimate needs for surveillance with the expectations of our employees for a reasonable level of privacy in undertaking their work, and Council's obligations under the *Workplace Surveillance Act 2005* (the Act).

**2. BACKGROUND**

Council utilises or may in the future utilise technologies that have the capability to monitor, track and record the movement of employees and assets. This monitoring is primarily for security and/or statistical data collection that can be utilised by management to contribute to the effective and efficient use of Council resources, and improvements to service delivery.

Surveillance fits into three broad categories being camera surveillance, computer surveillance, and tracking surveillance. There are numerous devices which may be considered tracking devices such as:

- Council provided Mobile phones & sim cards
- Closed Circuit Television surveillance cameras
- GPS systems and tracking devices
- Laptop of desktop computers
- PDAs or hand held computers
- Radio frequency identification devices
- Company credit cards
- Security access cards
- Fuel Cards
- Cameras

**3. SURVEILLANCE ACTIVITIES**

Where surveillance of employees at their normal place of work is expected by Council, the relevant employees will be notified of the surveillance in accordance with the requirements of the *Workplace Surveillance Act 2005*.

Where camera surveillance of any employee is to be undertaken, any cameras will be visible, and notices will be installed at the entrances to workplaces or on the assets under surveillance.

Computer surveillance will only be carried out in accordance with Council policy IM-POL-2 and IM-POL-3.

Where tracking surveillance is to be undertaken on a vehicle or other Council property, a notice indicating that tracking/surveillance is taking place will be installed in the vehicle or property to be tracked

**4. USE OF SURVEILLANCE DATA**

The primary purpose of surveillance data is for security of Council assets, and for use by management for reporting purposes or to assist with improving efficiency of service delivery.

Council will not actively use surveillance to target individual employees going about their normal duties unless this is ancillary to the main purpose of the installation.

Council may utilise surveillance data in the investigation of accidents, incidents, or where there are suspected or reported instances of inappropriate behaviour, or breaches of Council policies, procedures, or the code of conduct. Surveillance data accessed in this manner as part of an investigation, may be used to support any associated disciplinary actions taken by Council.

Surveillance records will not be disclosed except in the following circumstances:

- For legitimate purposes related to an employee's employment at Council;
- To an officer of a law enforcement agency for use in connection with investigation or prosecution of an offence;
- For a purpose related to the taking of criminal proceedings;
- Where it is reasonably believed to be necessary to avert a serious threat against individuals or property.

**5. SURVEILLANCE EQUIPMENT**

Staff must not, remove or interfere with any Council surveillance equipment or warning signage, or inappropriately use the equipment in any way. Staff in control of Councils vehicles fitted with surveillance devices are responsible to ensure the equipment is in working order as part of their pre-start plant checks. Defective equipment is to be reported to the employee's supervisor or manager immediately and recorded via a plant defect report.

**6. REFERENCE DOCUMENTS/LEGISLATION**

*Workplace Surveillance Act 2005 (NSW)*
*Workplace Surveillance Regulations 2005 (NSW)*
*Local Government Act 1993*
*Surveillance Devices Act No 64 (NSW)*
*Privacy and Personal Information Protection Act 1998 (NSW)*
*IM-POL-2 Internet & Mail Usage*
*IM-POL-3 Information Technology Security*

**HISTORY**

| *Date of Issue* | *Action* | *Author* | *Checked By* |
|---|---|---|---|
| *22 October 2014* | *Written* | *Tony Stevens* | *Simon Cassidy* |
| *5 November 2014* | *Approved (subject to review by Consultative Committee* | | *EMT* |
| *4 June 2015* | *Received* | | *Consultative Committee* |

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# Asset Naming Policy

## Policy Purpose

This Policy 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.

## Policy Statement

Yass Valley Council will name assets in accordance with this Policy. Nominations for new or amended assets names will be assessed in accordance with the criteria as outlined, in a fair and equitable manner, and will be subject to Council resolution.

## Scope of this Policy

This policy applies to:

- Bridges
- Parks, playgrounds, ovals, reserves and recreational facilities
- Buildings/facilities/rooms
- Carparks
- Lookouts
- Shelters and other items of street furniture
- Footpaths, bike paths, tracks and trails
- Geographical features (eg rock formations, waterfalls)

This Policy does not apply to:

- Place naming (town/village)
- Road naming (noting the CEO has delegation to approve road names for submission to the Geographical Names Board for their approval and gazettal.)
- Street Addressing
- Memorials
- Assets not within the Yass Valley Local Government Area
- Assets not owned by Yass Valley Council

## Policy Provisions

### Initiation of Naming Process

An asset naming process may be initiated if:

- Council proactively calls for expressions of interest
- A request is received by the Council from an affected landowner or their agent or the community
- Council resolves that a name change be investigated

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- Council staff determine it is in the public interest to investigate a change in name

**Assessment and decision-making**

The following applies to the assessment and decision-making in relation to the naming or renaming of assets:

- The elected Council is responsible for the consideration of all applications and the final decision on the most appropriate name.
- Applications will be subject to preliminary assessment against the criteria set out in this Policy by Staff.
- Applications which are supported by this Policy will then be presented to the elected Council and following endorsement, will be placed on public exhibition inviting submissions for a period of not less than 42 days.
- Following the conclusion of the public exhibition period, a further report will be prepared for Council which details results of the public exhibition period. A recommendation of a name will be made to the Council for consideration and final approval.
- Following approval from Council, the approved request will be advertised by Notice in the Government Gazette and local media.

**Assessment Criteria**

The below criteria are to be used in the assessment of nominations for the naming of assets.

Commemorative naming of an Individual or Group

The following criteria should be taken into account where a proposal is made to name an asset after an individual or group.

This is whether the Individual or Group has/is:

1. Made a significant contribution to the local area, State or Australia;
2. Achieved excellence in a particular field or endeavour of local, state or national significance (eg sport, science, health, education, arts etc);
3. Provided extensive community service; and
4. No longer living but with endorsement from living family.

Naming of an Historic Nature or Representative or Place

Name proposals which are not the names of individuals or groups will be assessed as to whether:

1. The name includes geographic features, original natural systems, or wildlife unique to the site or area;
2. The name is of Aboriginal origin or has historical background;
3. The name acknowledges the multicultural nature of our society; and
4. The name functions as a reminder of a significant event or material object in history.

The role of the Geographical Names Board

The Geographical Names Board maintains a Geographical Names Register and Council will submit any name proposals relating to parks, reserves and open spaces to the Geographical Names Board to be officially assigned and recognised.

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The naming of buildings, sporting facilities and other infrastructure is not covered by legislation. Council may name its buildings and facilities as it sees fit. There are no requirement or guidelines under the Geographical Names Board for the naming of such.

Cost and Strategic Impact of Naming/Re-naming

The cost associated with naming/re-naming and the strategic impact of naming/re-naming should be considered in any proposal to name or re-name an asset. If an unsolicited request has been made to name or re-name a particular asset from an external party, consideration as to whether cost/s of the exercise (eg signage) should be borne by the applicant is relevant. Further, the potential operational impact should also be considered in the assessment of nominations for the naming of assets.

The Use of Local Languages

The use of the local Ngunnawal language, within the Yass Valley LGA should be strongly considered to recognise connection and cultural diversity. In all proposals, consideration should be given to the potential use of the appropriate local language with support from the Ngunnawal Traditional Owners, the Onerwal Local Aboriginal Lands Council and the Yass Valley Aboriginal Community.

Dual Naming of Assets

Consideration should also be given in the dual naming of assets, that is, that they retain a current European Australian based name but also carry a name in Ngunnawal. This would be particularly relevant for natural features in rural areas such as geographic feature, look-outs or places of high cultural significance.

Additional Criteria for Renaming of Assets

Assets should only be renamed in exceptional circumstances where the name has become inconsistent with the use or function of the asset or inappropriate.

Particular care should be taken in consideration of the historic nature of the asset as well as the implications of changing the name for emergency services.

End of Useful Life

Council has the right to remove the name permanently from any asset when it has reached the end of its useful life and is not required to replace the asset or continue the use of the name in this case.

## Legislative References and Relevant Standards

- *Local Government Act 199*3 (NSW)
- *Geographical Names Act 1966* (NSW)

| Responsibility | Role |
|---|---|
| Author | |
| Owner | |
| Endorser | |
| Approver | Council |

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## Policy: NAMING OF PUBLIC ASSETS GOV-POL-29

**Service:** **Governance**

**Responsible Officer:** **Director Finance & Corporate Services**

### 1. OBJECTIVE

To provide guidelines for the naming of public assets within Yass Valley Local Government Area (LGA).

### 2. DEFINITION

***Public Assets*** - any building, structure, room, events, sporting grounds, parks or other property under the care and control of Yass Valley Council.

### 3. PRINCIPLES

**3.1** Priority will be given to the naming of public assets after an historical event, town/locality or feature to maximise the identification of that facility within an area.

**3.2** Where a public asset is to be named after a person, the person must have made a significant contribution to the Council or the Yass Valley Local Government Area. This may be in the form of:

- Outstanding and extensive service to the community
- Sporting Achievements
- Contribution to Council and the Local Government Area

Names that commemorate or may be construed to commemorate living persons will not be considered for community facilities.

**3.3** Asset names are not be duplicated within the region.

**3.4** Components of buildings (eg rooms, courtyards, gardens, etc) may be named in honour of still living community members who have contributed towards the establishment of the particular feature or towards the community in general.

**3.5** Naming of rooms or features within the one building would normally be required to adopt one consistent theme which has direct lines to the name of the overall facility.

### 4. NAMING PROPOSALS

All naming proposals shall include:

- A map showing the location of the public asset
- The proposed name
- Evidence that the proposal is either in accordance with, or contrary to (ie seeking an exemption) this policy
- The reason for the choice of name
- For personal names: biographical details, including dates of birth and death (if relevant), length and years of service or association, and evidence that the next of kin or family have been consulted
- Evidence of community support for new name or a change of name must be provided, this does not alleviate the need to publicly advertise the proposal if Council believes it has merit
- If Council proposes a name for an asset it would also go through the public consultation process

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## 5. PROCEDURE

**5.1** A report will be prepared for Council to consider, including all supporting information as outlined in 4. The Council report shall provide a recommendation that upholds this Policy.

| | | | |
|---|---|---|---|
| Document No: GOV-POL-29 | | Created/Revised: 23/11/2016 | Review date: October 2020 |
| Version No: 1 | | Author: Director Finance & Corporate | Doc Type: 30 |
| File Name: Naming of Public Assets | | Approved By: Council Meeting 23/11/2016 | |

**5.2** If Council believe the proposal has merit the Council will resolve to advertise the proposal as follows:

- Using local media
- Council's website
- Council's administration building and library
- The Geographical Names board of NSW will be consulted

Twenty eight (28) days will be provided to allow written submissions to be received. Council will formally resolve a position on the naming proposal.

- Council may approve the proposed name, or may reject the proposal.

## 6. SIGNAGE

Each public asset named will have a clearly visible sign erected as soon as practicable after Council's resolution to name the asset. Signage is to be similar to signs on like buildings, unless a different standard is especially resolved by Council

## 7. REFERENCE DOCUMENTS/LEGISLATION

Nil

## HISTORY

| *Minute No* | *Date of Issue* | *Action* | *Author* | *Checked By* |
|---|---|---|---|---|
| *301* | *23 November 2016* | *Adopted* | *Sharon Hutch* | *Council Meeting* |

The Rotary Club of Yass Inc.

*PO Box 106, Yass NSW 2582*

*President: Mandy Carter* *Secretary: Karin Laird*

Ms Gayleen Burley
Chief Executive Officer
Yass Valley Council
209 Comur Street
YASS NSW 2582

Dear Ms Burley

**NAMING OF PUBLIC ASSET – LOOKOUT AT 17 IRVINE DRIVE YASS (LOT 35 DP1045621)**

The Rotary Club of Yass (Yass Rotary) formally requests that the Council approve 'Yass Rotary Lookout' as the name for the proposed lookout at 17 Irvine Drive.

**Background**

As you know, Yass Rotary has secured funding to convert unused council land at 17 Irvine Drive Yass into a lookout with a new access road, car park, raised viewing platform, bench seating, information signs and the planting of native trees and shrubs.

The project will create a sustainable, accessible, picturesque, educational and safe lookout facility that supports the local tourism industry and promotes greater understanding and appreciation of the geography and history of the Yass area. The lookout will be a convenient location for visitors, tourists and locals to enjoy panoramic views of the Yass Valley. The close proximity of the lookout to the Yass Cemetery will also make it a place for reflection.

In March 2026 the Council resolved as follows:

1. Council agrees to the proposed works as per drawing ID: R 090724 at 17 Irvine Drive, Yass (Lot 35 DP 1045621)
2. Council 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. Council will maintain community assets as detailed within Council's adopted Parks and Recreation Asset Management Plan September 2011.
5. End of life asset renewal subject to grant funding.

Arrangements are underway to finalise the funding deed and we expect construction of the lookout will commence soon after the deed is executed.

**Location of the public asset**

The lookout will be located at 17 Irvine Drive Yass (see attached map).

**Proposed name and reason for the choice of name**

Yass Rotary seeks Council approval for the lookout to be named '**Yass Rotary Lookout**'.

The proposed name is an acknowledgement of the significant contribution that Yass Rotary has made to the Yass community. For over 70 years Yass Rotary has been delivering a wide range of services to the community. During the last 12 months these services have included installing 7 Peace Poles in 7 local schools, organising major events such as the Say No to Domestic and Family Violence Peaceful Walk, the Volunteer and Community Expo, the Flood Benefit Concert, and the 2025 ShelterBox Challenge. Other fundraising activities include the annual vintage stall and the Christmas and wood raffles. The Club helps cater for the Christmas Parade, Australia Day celebration and other community events. The Club supports a number of local organisations (such as Yass Aged Care) and sporting groups (such as the Yass Valley Triathlon Club) and enables local students to attend events like the annual Science and Engineering Challenge, National Youth Science Forum and Youth Enrichment and Leadership programs.

The proposed name also recognises that Yass Rotary has managed every aspect of the project to create a unique lookout for the Yass community 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, and
- collaborating with other local community groups such as Landcare and the U3A History group.

Council has previously recognised Yass Rotary's gifting of public assets to the Yass community with the naming of the **'**Rotary Street Stall' on the corner of Meehan and Comur Street.

**Evidence that the proposal is in accordance with this policy**

Yass Rotary believes there is ample evidence of its outstanding and extensive service to the Yass community so as to satisfy the Naming of Public Assets Policy.

The Council has previously recognised the significant contribution Yass Rotary has made, and continues to make, to the Yass community.

This was recently highlighted by the Club's nomination for Community Group of the Year in the 2026 Australia Day awards. The nomination stated:

> *Yass Rotary Club has been a leading organisation in the Yass Valley for over 70 years. The [Australia Day] awards supported by Yass Valley Council are a direct follow on from the Club's citizen of the year awards. The Australia Day breakfast, the pivotal point for the awards, was started by a Rotarian in 1988. The last 12 months, under the leadership of Simon Bernhard and Mandy Wade, have been pivotal in the number of community events that have inspired the community of Yass to commit to a number of key events in the community in the past year.*
>
> *[The Club's significant contributions and achievements include] Family and domestic violence walk with the Yass police in 2024 and 2025 with another planned for this year. Highly successful Community group expo at the railway museum in 2025 with the next one in planning stages. Shelter box fundraiser for international disaster relief with Yass Scouts. Installation of Rotary peace poles at 7 Yass Valley schools. Funding $1000 to*

*each of 7 Yass valley schools to promote swim safe or learn to swim lessons this summer. Donations to support schools attend the school spectacular. Hosting the "meet the candidate" pre council election process. Ongoing support for the Yass Valley Prostate Cancer Support Group which Yass Rotary established. These, along with ongoing scholarships through our Glenlothian foundation to support schools, Yass Country Education Foundation and the Yass Music Club scholarships. Plus the loan to the community of BBQ trailers, [donating and subsequently] re-painting the community street stall , previous purchase of a bus for Yass High School, financial gifts for the end of year school presentations and support for the breakfast club at Yass Public School.*

**Evidence of community support**

Since its inception, the project has been referred to as the Yass Valley Lookout. The use of this name has attracted no criticism and been used by various community groups who have publicly supported the project. See, for example, the attached letters of support from Yass FM and the Yass U3A History group.

**Further information**

Should you have questions or require any further information please contact me on 0413 244 522 or by email philipjkellow@gmail.com .

Yours in Rotary Service



Philip Kellow

Vice President, Rotary Club of Yass

8 May 2026

**Lookout location**

**17 Irvine Drive Yass**



# YASS U3A AUSTRALIAN HISTORY GROUP

**TO WHOM IN MAY CONCERN**

On behalf of the above group I would like to offer our support to the Yass Rotary club in their endeavour to establish a Yass Rotary Lookout at 17 Irvine Drive Yass.

This parcel of land commands a magnificent view of Yass town and environs overlooking the Yass River, and would be of significant benefit to the community of Yass, visitors and tourists.

When completed this lookout would showcase Yass through magnificent vistas and help illustrate the history of the town with engaging and well informed signage.

As well as establishing a space that would require only modest upkeep, it would help increase tourism to Yass giving subsequent benefits to the local economy.

A survey of our members showed overwhelming support for this project.

Gloria Carlos

Yass U3A

**Yass Community Radio Association Inc. PO Box 51, Yass NSW 2582**
Ph: 62265266 E-mail: mail@yassfm.org Web site: www.yassfm.org

## Proposed Rotary Lookout for Yass

Yass FM is very pleased to be able to support Yass Rotary Club's application for a grant under the NSW Government Office of Responsible Gambling, to facilitate the development of the Yass Rotary Lookout at 17 Irvine Drive, Yass.

The proposed new lookout will enable visitors and locals alike to enjoy a superb view of Yass town and environs, overlooking the Yass River, the old railway bridge, the Hume Bridge as well as historic features such as the Yass Public School, St Clement's Anglican Church, the Catholic church and school building complex and many of the wonderful buildings on the Yass main street. The vista will largely mimic views of Yass shown in some of the earliest paintings and will invite comparisons of changes over the years. It will be a safe and accessible facility that allows learning and understanding of the history and geography of our town by providing an overview of its development in a peaceful and reflective setting. It will therefore be a facility to benefit the young as well as older residents and visitors.

YassFM is an entirely volunteer managed and operated community radio station. Our volunteer radio presenters reach out and communicate with thousands of Yass Valley residents and visitors to the region on a daily basis. Our broadcasts are community-based and focussed, and we play a strong role in informing the community, supporting and promoting local groups, artists, businesses and activities and enabling broad participation in community life. We believe that the proposed lookout will provide a new and interesting venue for local activities as well as a quiet but revealing destination for the many tourists who visit our town.

Yass FM has worked with Yass Rotary Club since our station's inception some 25 years ago. We have always found Rotary and Rotarians to be innovative, supportive, practical and reliable partners in any venture, who always have the best interests of the Yass community as their goal. We have no doubt that Yass Rotary will continue to engage other community groups as well as the

community as a whole to deliver a first-class lookout and recreational facility that will greatly enhance the town's well-being. Their management of the project will ensure that, as much as possible, local labour, materials and expertise will be used to deliver the project.

Yass FM will be pleased to support the venue by continuing to provide a direct conduit for Rotary to access and engage our listeners. This will allow them to build further support for the lookout proposal. Of course, once the lookout is completed and operational, Yass FM will be more than happy to promote the facility and encourage locals and visitors alike to make full use of the lookout. Yass is located on one of Australia's busiest roads: the Hume Highway which is the quickest route between Sydney and Melbourne. The highway is frequented by large numbers of long-distance travelers, and Yass's location some four hours from Sydney makes it a danger point for fatigued drivers. The lookout will be a specific local destination for our travelling listeners who we will encourage to break their journey for safety and aesthetic reasons.

The Yass Rotary Lookout has Yass FM's full support. It is an exceptional project and we congratulate Rotary for identifying the opportunity and acting to bring it to fruition.



Geoff Frost

President

22 November 2024

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## Policy: NAMING OF PUBLIC ASSETS GOV-POL-29

**Service:** **Governance**

**Responsible Officer:** **Director Finance & Corporate Services**

### 1. OBJECTIVE

To provide guidelines for the naming of public assets within Yass Valley Local Government Area (LGA).

### 2. DEFINITION

***Public Assets*** - any building, structure, room, events, sporting grounds, parks or other property under the care and control of Yass Valley Council.

### 3. PRINCIPLES

**3.1** Priority will be given to the naming of public assets after an historical event, town/locality or feature to maximise the identification of that facility within an area.

**3.2** Where a public asset is to be named after a person, the person must have made a significant contribution to the Council or the Yass Valley Local Government Area. This may be in the form of:

- Outstanding and extensive service to the community
- Sporting Achievements
- Contribution to Council and the Local Government Area

Names that commemorate or may be construed to commemorate living persons will not be considered for community facilities.

**3.3** Asset names are not be duplicated within the region.

**3.4** Components of buildings (eg rooms, courtyards, gardens, etc) may be named in honour of still living community members who have contributed towards the establishment of the particular feature or towards the community in general.

**3.5** Naming of rooms or features within the one building would normally be required to adopt one consistent theme which has direct lines to the name of the overall facility.

### 4. NAMING PROPOSALS

All naming proposals shall include:

- A map showing the location of the public asset
- The proposed name
- Evidence that the proposal is either in accordance with, or contrary to (ie seeking an exemption) this policy
- The reason for the choice of name
- For personal names: biographical details, including dates of birth and death (if relevant), length and years of service or association, and evidence that the next of kin or family have been consulted
- Evidence of community support for new name or a change of name must be provided, this does not alleviate the need to publicly advertise the proposal if Council believes it has merit
- If Council proposes a name for an asset it would also go through the public consultation process

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**5. PROCEDURE**

**5.1** A report will be prepared for Council to consider, including all supporting information as outlined in 4. The Council report shall provide a recommendation that upholds this Policy.

| | | | |
|---|---|---|---|
| **Document No: GOV-POL-29** | | **Created/Revised: 23/11/2016** | **Review date: October 2020** |
| **Version No: 1** | | **Author: Director Finance & Corporate** | **Doc Type: 30** |
| **File Name: Naming of Public Assets** | | **Approved By: Council Meeting 23/11/2016** | |

**5.2** If Council believe the proposal has merit the Council will resolve to advertise the proposal as follows:

- Using local media
- Council's website
- Council's administration building and library
- The Geographical Names board of NSW will be consulted

Twenty eight (28) days will be provided to allow written submissions to be received. Council will formally resolve a position on the naming proposal.

- Council may approve the proposed name, or may reject the proposal.

## 6. SIGNAGE

Each public asset named will have a clearly visible sign erected as soon as practicable after Council's resolution to name the asset. Signage is to be similar to signs on like buildings, unless a different standard is especially resolved by Council

## 7. REFERENCE DOCUMENTS/LEGISLATION

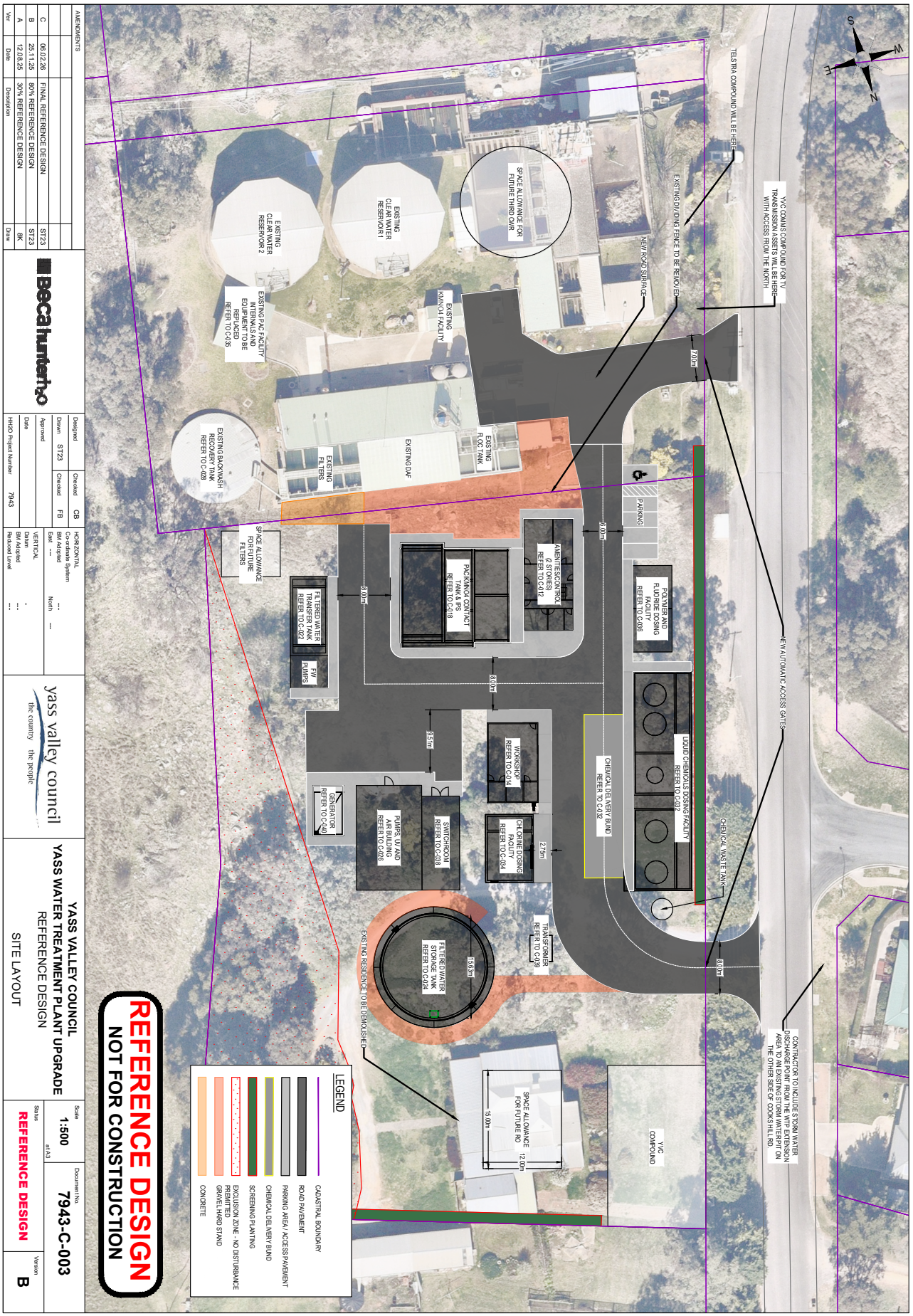
Nil

## HISTORY

| *Minute No* | *Date of Issue* | *Action* | *Author* | *Checked By* |
|---|---|---|---|---|
| *301* | *23 November 2016* | *Adopted* | *Sharon Hutch* | *Council Meeting* |

tivity: General

## Attachment B - Reference Design Site Layout Drawing




| Ver | Date | Description | Draw |
|---|---|---|---|
| C | 06.02.26 | FINAL REFERENCE DESIGN | ST23 |
| B | 25.11.25 | 80% REFERENCE DESIGN | ST23 |
| A | 12.08.25 | 30% REFERENCE DESIGN | GK |

AMENDMENTS

Becalhunterho

Designed
Drawn ST23
Approved
Date
Checked CB
Checked FB
HH&D Project Number 7943

HORIZONTAL
Co-ordinate System
SM / Adopted
East ...
North ...
VERTICAL
Datum
SM / Adopted
Relevant Level
... ...

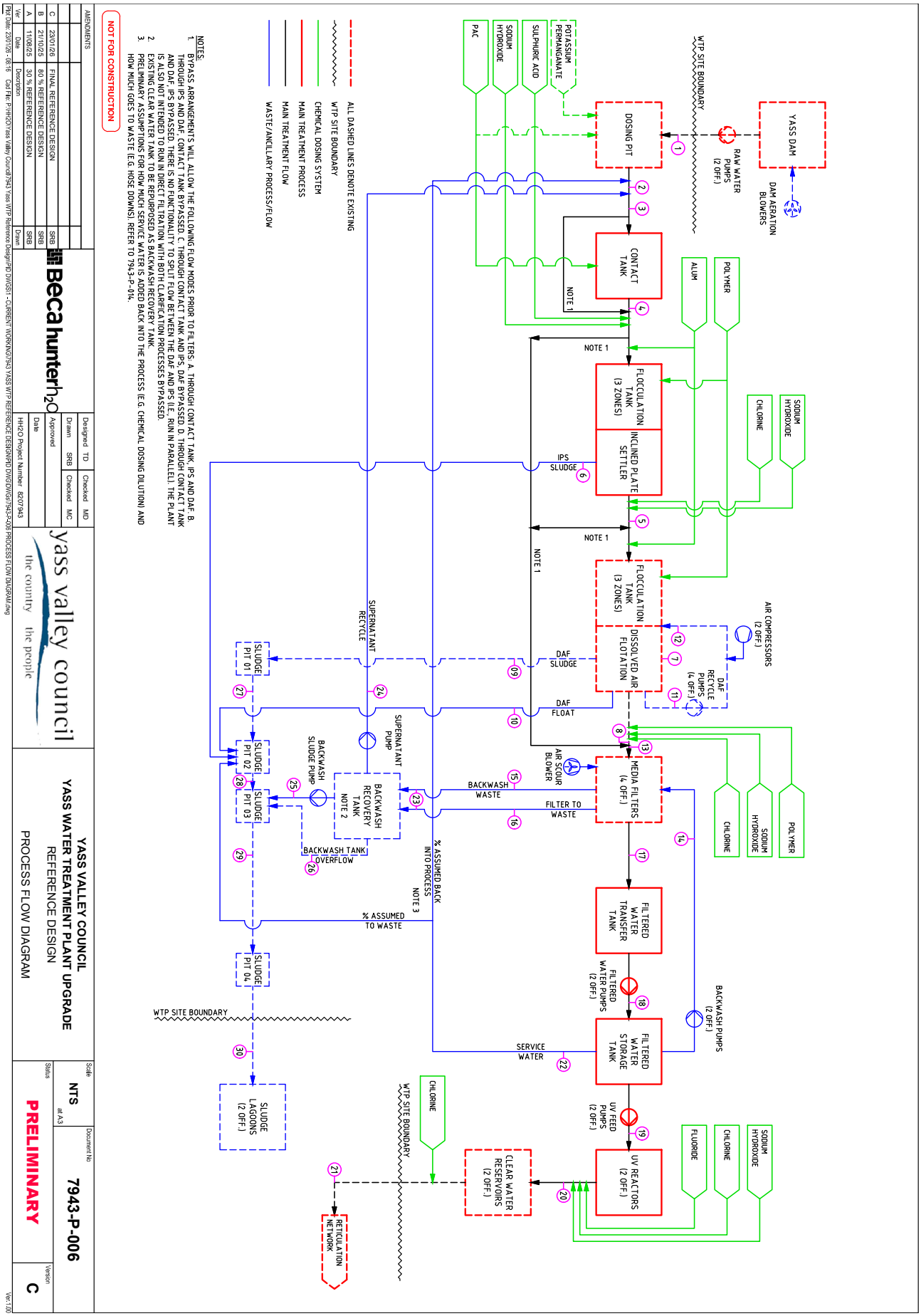
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YASS VALLEY COUNCIL
YASS WATER TREATMENT PLANT UPGRADE
REFERENCE DESIGN
SITE LAYOUT

Scale 1:500 at A3
Document No. 7943-C-003
Status REFERENCE DESIGN
Version B

tivity: General

## Attachment A - Reference Design Process Flow Diagram (PFD)




NOTES:
1. BYPASS ARRANGEMENTS WILL ALLOW THE FOLLOWING FLOW MODES PRIOR TO FILTERS: A. THROUGH CONTACT TANK, IPS AND DAF. B. THROUGH IPS AND DAF. CONTACT TANK BYPASSED. C. THROUGH CONTACT TANK AND DAF. IPS BYPASSED. THERE IS NO FUNCTIONALITY TO SPLIT FLOW BETWEEN THE DAF AND IPS (I.E., RUN IN PARALLEL). THE PLANT IS ALSO NOT INTENDED TO RUN IN DIRECT FILTRATION WITH BOTH CLARIFICATION PROCESSES BYPASSED.
2. EXISTING CLEAR WATER TANK TO BE REPURPOSED AS BACKWASH RECOVERY TANK.
3. PRELIMINARY ASSUMPTIONS FOR HOW MUCH SERVICE WATER IS ADDED BACK INTO THE PROCESS (E.G. CHEMICAL DOSING DILUTION), AND HOW MUCH GOES TO WASTE (E.G. HOSE DOWNS). REFER TO 7943-P-014.

NOT FOR CONSTRUCTION

AMENDMENTS

| Ver | Date | Description | Drawn |
|---|---|---|---|
| C | 23/01/26 | FINAL REFERENCE DESIGN | SRB |
| B | 21/10/25 | 80 % REFERENCE DESIGN | SRB |
| A | 11/08/25 | 30 % REFERENCE DESIGN | SRB |

Designed TD | Drawn SRB | Checked MD | Approved | Checked MC | Date

HH2O Project Number 8207943

Beca hunterH2O

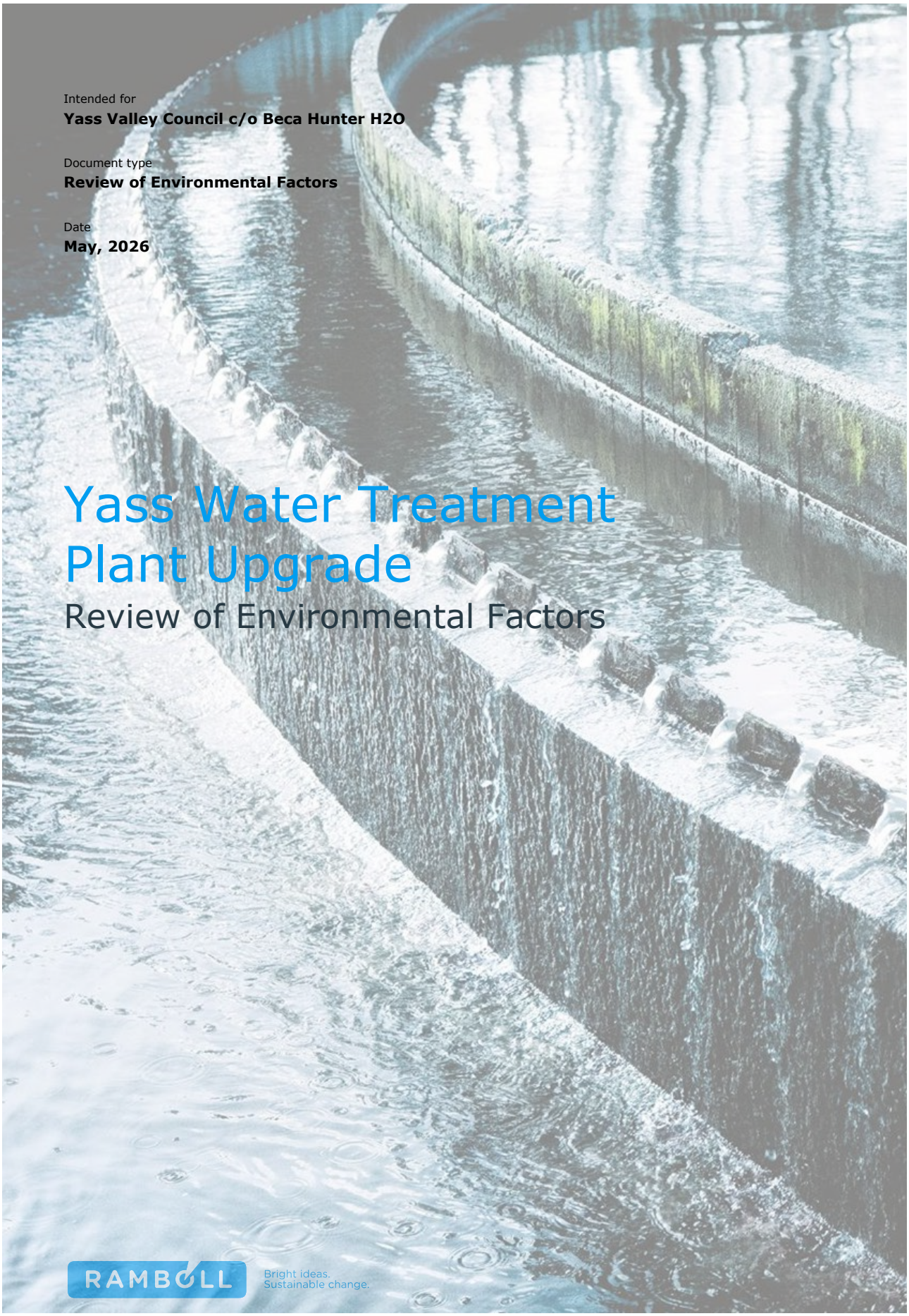
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YASS VALLEY COUNCIL
YASS WATER TREATMENT PLANT UPGRADE
REFERENCE DESIGN
PROCESS FLOW DIAGRAM

Scale NTS at A3 | Document No. 7943-P-006 | Status PRELIMINARY | Version C

Plot Date: 23/01/26 - 08:16 Cad File: P:\HH2O\Yass Valley Council\7943 Yass WTP Reference Design\RD DWG\SVI - CURRENT WORKING\7943 YASS WTP REFERENCE DESIGN\RD DWG\DWGs\7943-P-006 PROCESS FLOW DIAGRAM.dwg

Ver: 1.00



Intended for
**Yass Valley Council c/o Beca Hunter H2O**

Document type
**Review of Environmental Factors**

Date
**May, 2026**

# Yass Water Treatment Plant Upgrade

## Review of Environmental Factors

RAMBOLL Bright ideas. Sustainable change.

# Yass Water Treatment Plant Upgrade
## Review of Environmental Factors

| | |
|---|---|
| Project name | **Yass Water Treatment Plant Upgrade Review of Environmental Factors** |
| Project no. | **318002339** |
| Recipient | **Yass Valley Council c/o Beca Hunter H2O** |
| Document type | **Review of Environmental Factors** |
| Version | **V4** |
| Date | **13/05/2026** |
| Prepared by | **Esther Bartey** |
| Checked by | **Taylor Hancock / Shaun Taylor** |
| Approved by | **Belinda Sinclair** |

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| Revision | Date | Prepared by | Checked by | Approved by | Description |
|---|---|---|---|---|---|
| V1 | 19/02/2026 | EB | TH, ST | BS | First draft to client |
| V2 | 12/03/2026 | TH | ST | ST | Second draft |
| V3 | 07/05/2026 | TH | ST | BS | Final |
| V4 | 13/05/2026 | TH | ST | BS | Final revised |

This report is produced by Ramboll at the request of the client for the purposes detailed herein. This report and accompanying documents are intended solely for the use and benefit of the client for this purpose only and may not be used by or disclosed to, in whole or in part, any other person without the express written consent of Ramboll. Ramboll neither owes nor accepts any duty to any third party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by their reliance on the information contained in this report.

## Acknowledgement of Country

Ramboll acknowledges the Traditional Custodian throughout Australia and recognises those of the land on which we work, the Awabakal and Worimi peoples, and the land on which the project is proposed, the First Nations peoples of the Ngunnawal language groups, and honour their continued connection to lands, waters, and skies. We pay our respects to Elders past, present and emerging. We reflect on the deep knowledge First Nations peoples have held for millennia in sustainably managing and respecting Country and are committed to listening, learning, and working towards a future that honours this connection.

# Declaration

| Project details | |
|---|---|
| Project name | Yass Water Treatment Plant Upgrade |
| Address | 24-32 Cooks Hill Road, Yass, NSW, Australia |
| Description | Upgrading the existing Yass Water Treatment Plant to improve water quality and with additional treatment assets, replacement of ageing assets, improving resilience of water supply during challenging raw water quality events and meet regulatory requirements including Work Health and Safety. |

| Applicant details | |
|---|---|
| Proponent name | Yass Valley Council |
| Proponent address | 209 Comur Street, Yass NSW 2582, Australia |

| Details of person by whom this REF was prepared | |
|---|---|
| Name | Esther Bartley |
| Address | 41 St Georges Terrace, Perth WA 6000, Australia |
| Professional qualifications | Bachelor of Environmental Science and Management/ Bachelor of Business |

| Declaration by determining authority | |
|---|---|
| Declaration | I certify that I have reviewed and endorsed the contents of this Review of Environmental Factors document and, to the best of my knowledge, it is in accordance with the NSW *Environmental Planning and Assessment Act 1979*, the NSW *Environmental Planning and Assessment Regulation 2021* and the Guidelines approved under clause 170 of the NSW *Environmental Planning and Assessment Regulation 2021*, and the information it contains is neither false nor misleading. |
| Name | Kate Baker |
| Signature |  |
| Date | 14 May 2026 |

# Executive summary

Yass Valley Council proposes to upgrade the existing Yass Water Treatment Plant, located at Cooks Hill Road, Yass in the Yass Valley Council local government area (the project). The Yass Valley region is experiencing increased development and population, subsequently increasing the demand for quality potable water.

The current Yass Water Treatment Plant has been facing challenges due to the deteriorating quality of raw water from the water source, the Yass Dam. This has resulted in poor palatability and discoloration of drinking water for residents. The upgrade is necessary to address water quality concerns and provide a reliable water supply to meet the long-term needs of the community and comply with health and environmental standards.

Water is currently pumped from Yass Dam to the water treatment plant, where it undergoes a series of treatment processes including coagulation, flocculation, dissolved air flotation, gravity filtration, chlorination, and fluoridation. The upgrade aims to modernise and expand existing infrastructure to improve water quality and resilience of water supply during challenging raw water quality events and to meet regulatory standards.

The project includes:

- new pre-treatment facilities including contact tanks and inclined plate settling systems
- new chemical dosing facilities and ultraviolet disinfection units
- addition of filtered water storage tanks and enhanced operational amenities
- refurbishment of existing treatment processes and infrastructure
- improved residual management systems
- new switchboard and control system
- upgraded site power supply, including new transformer and backup generator
- landscaping to enhance site aesthetics and visual screening
- temporary construction ancillary infrastructure such as compounds, stockpile areas, and laydown areas.

This review of environmental factors has been prepared by Ramboll Australia Pty Ltd for the project in accordance with Part 5, Division 5.1 of the *Environmental Planning and Assessment Act 1979*. The review of environmental factors outlines the potential environmental, social, and heritage impacts alongside associated mitigation measures.

The review of environmental factors has considered the following matters:

- biodiversity
- Aboriginal heritage
- soils and water
- noise and vibration
- air quality
- traffic and access
- hazards and risks
- social
- other issues (historic heritage, visual, waste, cumulative).

Key findings of the assessment are:

- **Biodiversity**: Native vegetation within the southern portion of the expansion site, which is the area that the existing Yass Water Treatment Plant would be extended to, 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 *Biodiversity Act 2016* Box Gum Woodland was identified as likely and a Biodiversity Development Assessment Report was prepared. The assessment concluded that Serious and Irreversible Impacts were unlikely to occur as a result of the project. Consideration of Matters of National Environmental Significance under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* concludes that a referral to the Commonwealth Minister for the Environment is not recommended. Eight ecosystem credits are required to offset clearing of up to 0.41 hectares of vegetation.
- **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.
- **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. Upgraded WTP operations will reduce the filter back wash water discharge through recirculation and improve the quality of discharge to Yass Dam (Yass Dam Water Quality Objectives Assessment Report, February 2026).
- **Noise and vibration**: The results of the construction noise assessment, based on a worst-case construction scenario, indicate that compliance with the highly noise-affected management level would be achieved at all sensitive receptor locations; however, noise emissions from the proposed construction would potentially exceed the noise-affected noise management levels at some of the sensitive receptor locations. The construction contractor would develop a construction methodology and select the type and number of equipment to be used during construction that would allow for compliance with the noise criteria. The results of the operational noise assessment indicate compliance with the project noise trigger level at all noise catchment areas. Given the distance between construction works and sensitive receptors, the risk of vibration impacts is low.
- **Air quality**: Potential construction impacts are primarily dust generation and emissions from construction vehicles and equipment. Effective mitigation measures, including dust suppression techniques, are expected to minimise these impacts. Operation of the upgraded water treatment plant is not expected to generate air quality or odour impacts.
- **Traffic and access**: Construction phases will have a minor impact by increased traffic volumes including up to 30 light vehicles 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.
- **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.

- **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.
- **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.

# Abbreviations

| Term | Definition |
|---|---|
| AHIMS | Aboriginal heritage information management system |
| AHIP | Aboriginal Heritage Impact Permit |
| BC Act | *Biodiversity Conservation Act 2016* |
| Biodiversity and Conservation SEPP | *State Environmental Planning Policy (Biodiversity and Conservation) 2021* |
| BoM | Bureau of Meteorology |
| BOS | Biodiversity Offsets Scheme |
| CNVG | Construction Noise and Vibration Guideline (Transport for NSW, 2023) |
| Cth DCCEEW | Commonwealth Department of Climate Change, Energy, the Environment and Water |
| DAF | Dissolved Air Flotation |
| dB | Decibels |
| DPI | Department of Primary Industries |
| EP&A Act | *Environmental Planning and Assessment Act 1979* |
| EP&A Regulation | *Environmental Planning and Assessment Regulation 2000* |
| EPA | Environmental Protection Authority |
| EPBC Act | Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* |
| ESCP | Erosion and sediment control plan |
| ESD | Ecological sustainable development |
| IBRA | Interim Biogeographic Regionalisation of Australia |
| ICNG | Interim Construction Noise Guideline |
| LGA | Local government area |
| LLS Act | *Local Land Services Act 2013* |
| MNES | Matters of National Environmental Significance |
| NCAs | Noise Catchment Areas |
| NMLs | Noise Management Levels |
| NNTT | National Native Title Tribunal |
| NSW | New South Whales |
| NVRM | Native Vegetation Regulatory Map |
| OSOM | Oversize over mass |
| PMST | Protected Matters Search Tool |

| Term | Definition |
|---|---|
| PNTL | Project Noise Trigger Level |
| POEO Act | *Protection of Environment Operations Act 1997* |
| Ramboll | Ramboll Australia Pty Ltd |
| RBL | Rating background noise level |
| REF | Review of environmental factors |
| Resilience and Hazards SEPP | *State Environmental Planning Policy (Resilience and Hazards) 2021* |
| SAII | Serious and Irreversible Impacts |
| SDS | Safety Data Sheet |
| T&I SEPP | *State Environmental Planning Policy (Transport and Infrastructure) 2021* |
| TfNSW | Transport for NSW |
| The Estimator | The TfNSW Construction Noise Estimator |
| UV | Ultraviolet |
| WM Act | *Water Management Act 2000* |
| WTP | *Water Treatment Plant* |
| YVC | Yass Valley Council |

# Glossary

| Term | Definition |
|---|---|
| Clear water reservoir | A storage basin where treated, clean water is held before it is distributed for public use. |
| Decommissioned 1938 Yass WTP | The original water treatment facility for Yass, which was replaced by a newer upgraded plant in February 2023 and is currently located immediately southwest of the current operational site. |
| Dissolved air flotation | A process where air is dissolved into the water under pressure and then released to form tiny bubbles that attach to suspended solids causing the solids to float to the surface, where they can be easily removed. |
| Existing water treatment plant site | The site containing the structures that are in place and use, known as the Yass Water Treatment plant. |
| Expansion site | The area that the existing Yass Water Treatment Plant would be extended to. |
| Filter to waste | A process of diverting the initial filtrate produced by a water treatment filter, typically containing higher concentrations of suspended particles, to a waste stream until the filter output meets the required quality standards. |
| Flocculation | A process by which fine particles are agglomerated into larger clumps or flocs through the addition of chemical coagulants or agents to facilitate easier removal of suspended solids through sedimentation, filtration, or other separation methods. |
| Rapid gravity mono media sand filtration | A process where water flows quickly through a single layer of sand, trapping suspended particles and impurities. |
| Raw water | Untreated water that is sourced from natural bodies and contains various impurities and contaminants that need to be removed through various treatment processes to make it suitable for use. |
| Sludge lagoon | A designated pond or basin where the sludge, which is the concentrated solid waste from the treatment process, is stored and allowed to decompose naturally before further processing or disposal. |
| The project | Proposed upgrades to the Yass Water Treatment Plant. |
| The site | Located at 24-32 Cooks Hill Road within Yass. |
| Water treatment plant | A facility that purifies water from a source to remove contaminants and make it safe for use. |

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**Appendix 5**
Water Quality Objectives Assessment

# 1. Introduction

## 1.1 Preamble

The Yass Water Treatment Plant (WTP) is owned and operated by Yass Valley Council (YVC). The Yass WTP was designed to have a stated design capacity to treat 13 megalitres per day and services approximately 7500 people in the Yass Valley region of NSW (Yass Valley Council , 2025). The Yass WTP was first commissioned in 1938 and was replaced in 1990. Minor upgrades were also completed in 2023.

The Yass Dam, located on the Yass River, is the primary water source for the Yass WTP. Water is pumped from the dam to the Yass WTP where it undergoes treatment to be supplied to the Yass water supply system. Historically the raw water has been associated with high hardness, resulting in poor palatability and discolouration of the drinking water due to iron and manganese. There has also been indication that the raw water has had high total dissolved solids, and colour (organic matter). The water quality of the Yass River has been deteriorating over the years especially during extreme wet weather events and resulted in boil water alerts in August 2020 and in February 2024. If this issue is not addressed through adequate treatment processes, there would be increased concerns about the reliability of water supply.

To address water quality concerns, YVC is proposing to upgrade the Yass WTP (the project), which would provide infrastructure to deliver improved quality drinking water to the Yass community. The project would equip the Yass WTP with the capability to meet the long-term needs of the community and stakeholder requirements. As a result, there would be a reliable supply of quality potable water available to the community, and opportunities created for accelerated provision of new housing into the region which would help the current housing shortage issue in NSW.

## 1.2 Site context

The site of the project is located at 24-32 Cooks Hill Road within Yass which is within the YVC Local Government Area (LGA). It is situated in the Southern Tablelands region of NSW, approximately 55 kilometres northwest of Canberra. The site includes the 'current WTP site' and an 'expansion site' immediately north of the existing WTP which is the area that the existing Yass WTP would be extended to.

The regional and site context for the project is shown in **Figure 1-2** and **Figure 1-1**. A summary of site information is provided in **Table 1-1.**

**Table 1-1: Summary of site information**

| Item | Details |
|---|---|
| Local government area | Yass Valley Council |
| Address | 24-32 Cooks Hill Road, Yass, NSW, Australia |
| Size | The area proposed for upgrade is approximately 10,454 square metres in size |
| Lot details | Lot 1 DP180130 (current WTP site), Lot 1 DP1290121 (expansion site) |
| Land zoning | SP2 Infrastructure (current WTP site), RU1 Primary Production (expansion site) |

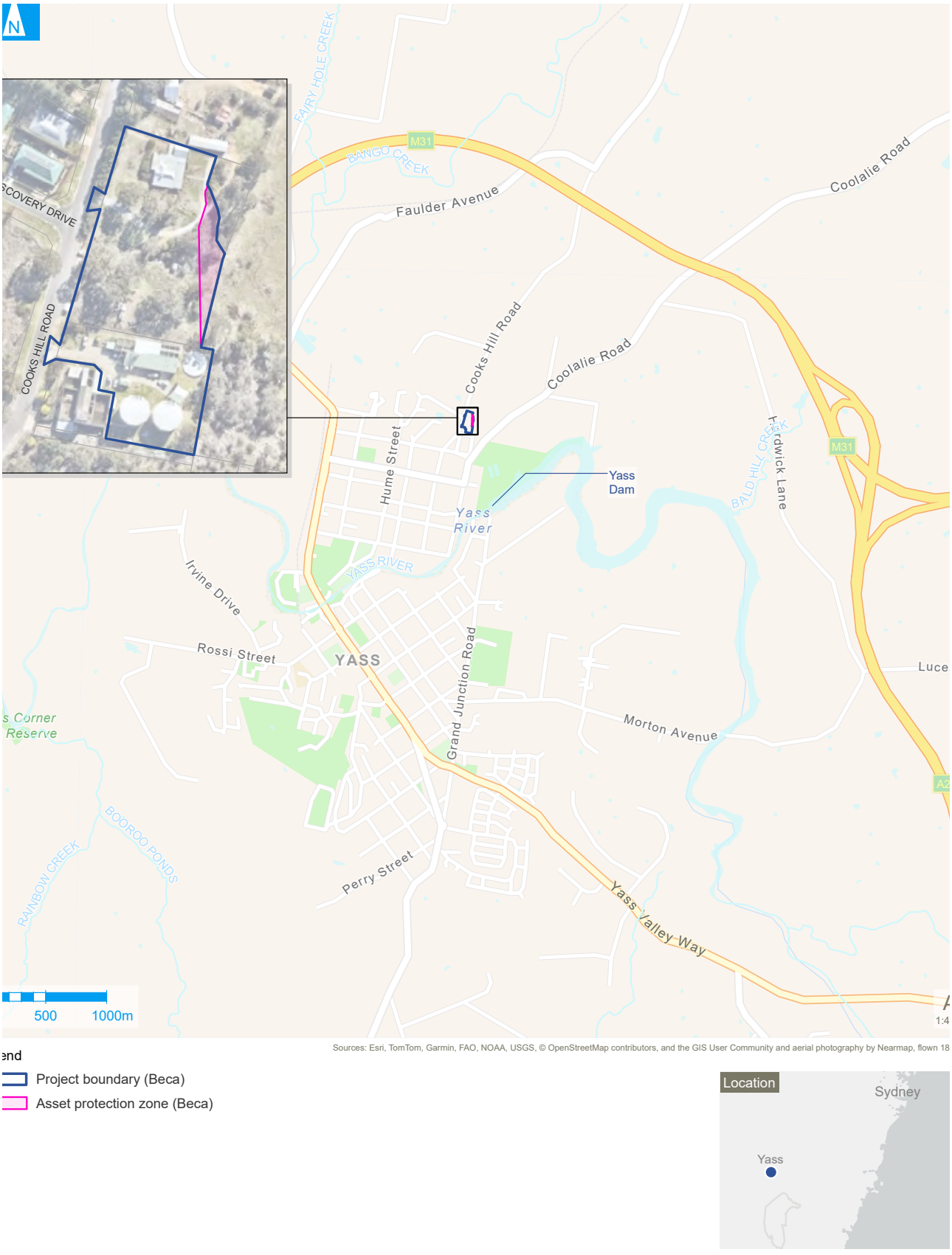
The Yass Valley LGA is in southeast NSW, approximately 60 kilometres north of Canberra and approximately 280 kilometres southwest of Sydney. Yass is the major town within the Yass Valley LGA, hosting a well-developed commercial centre, a district hospital, medical services, schools, and a TAFE.

The Yass Valley LGA is forecasted to grow to a population of around 25,000 people by 2036 and to around 43,900 at 2056. Most of this future growth is expected to be focused in the existing settlements of Yass and Murrumbateman as well as the early stages of the proposed cross border development at Parkwood (Yass Valley Council, 2020).

The traditional custodians of the land are the Ngunnawal people. Their knowledge includes understanding the significance of waterbodies in their cultural practices and relationship with the environment. The landscape is characterised by gently rolling hills, grassland plains, and significant water bodies like the Murrumbidgee, Yass, and Goodradigbee Rivers, and Burrinjuck Dam.

Key highways such as the Federal Highway, the Hume Highway, and the Barton Highway provide vital links in the region, with the Federal Highway forming the eastern boundary of the Yass Valley. The Hume Highway runs east-west across the LGA, connecting Sydney and Melbourne, while the Barton Highway connects Yass to Canberra.

The region is largely composed of productive rural lands and rural residential properties. Agriculture is diversified, with emerging industries such as wine, alpaca studs, olives, and berries complementing the traditional wool industry. Tourism also plays a significant role in the Yass Valley economy, attracting visitors with its food, wine, heritage, arts, and culture, bolstered by its proximity to Canberra and location between Sydney and Melbourne (Yass Valley Council, 2020).




Spatial reference: GDA2020 MGA
RAMBOLL AUSTRALIA - GIS MAP file : 318002339_GIS_P001_WTPupgradeREF | F001_RegionalContext_V04 | 07

Figure 1-1 : Regional context




Spatial reference: GDA2020 MGA
RAMBOLL AUSTRALIA - GIS MAP file : 318002339_GIS_P001_WTPupgradeREF | F002_SiteContext_V04 | 07

Figure 1-2 : Site context

## 1.3 Existing operations

The first Yass WTP was commissioned in 1938, and the infrastructure was decommissioned and replaced in 1990. In 2019, a Design and Business Case to again upgrade the WTP was commenced. During preparation of the Design and Business Case, stakeholders requested that 'Stage 1 - Early Works' were carried out ahead of the full upgrade scope. These upgrades were completed February 2023. The upgrades included the addition of a bubble plume aeration process in the Yass Dam, addition of a potassium permanganate dosing facility, and upgrades to the raw water pump station.

The beforementioned upgrades have replaced the original 1938 plant (referred to as 'the decommissioned 1938 Yass WTP'), located immediately southwest of the site shown in **Figure 1-1**. The existing operational WTP is located immediately north and east of the decommissioned 1938 Yass WTP (refer to **Figure 1-1**).

The existing WTP includes the following processes and assets:

- two raw water pumps drawing water from Yass Dam
- three stage flocculation (one train)
- dissolved air flotation (DAF), sludge removal and recycle/saturation system (one unit)
- rapid gravity mono media sand filtration (four filters)
- clear water tank (300 kilolitres)
- two clear water pumps
- two clear water reservoirs, with a combined volume of 2.70 megalitres
- two sludge lagoons
- potassium permanganate batching, storage and dosing system
- powdered activated carbon batching, storage and dosing system
- liquid alum storage and dosing system
- polymer batching and dosing system
- soda ash storage and dosing system
- chlorine gas storage and dosing system
- sodium silicofluoride storage and dosing system.

## 1.4 Related development

### 1.4.1 Telstra communications tower

The currently operational Telstra communications tower is located on the decommissioned 1938 Yass WTP and is being relocated to a position between its current location and Cooks Hill Road. Both the demolition of the 1938 WTP and relocation of the Telstra communications tower are being undertaken outside the scope of the project.

### 1.4.2 Construction compound

YVC has identified the need to establish a construction compound at the expansion site ahead of the construction of the project to allow for storage of spare parts (refer to the design report is presented in **Appendix 1**). The construction compound is subject to a separate REF.

### 1.4.3 Demolition of the decommissioned 1938 Yass WTP

Demolition of the decommissioned 1938 Yass WTP is proposed to be undertaken in Quarter four of 2027. The environmental assessment for this would be subject to a separate REF.

### 1.5 Applicant

The determining authority of the project is YVC. Details of the determining authority are provided in **Table 1-2**.

**Table 1-2: Details of the applicant**

| Item | Details |
|---|---|
| Determining authority | Yass Valley Council |
| Australian Business Number | 50 119 744 650 |
| Postal address | 259 Comur Street, Yass NSW 2582, Australia |
| Project contact | Kuga Kugaprasatham - Manager Water and Wastewater, Yass Valley Council |
| Contact details | KKugaprasatham@yass.nsw.gov.au |

### 1.6 Document purpose

YVC is required to prepare a review of environmental factors (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 would allow for the integration of mitigation measures into the design, construction methodology or operational methodology.

This REF has been prepared by Ramboll Australia Pty Ltd (Ramboll) on behalf of YVC. The findings of this REF would 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
- 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.

# 2. Project need and options considered

## 2.1 Needs and objectives of the project

The project is required to improve water quality and resilience of water supply during challenging water quality events and to meet regulatory standards.

Specific objectives of the project include:

- support application of the *Australian Drinking Water Guidelines* (ADWG) (NHMRC, NRMMC, 2025)
- support compliance with relevant standards and regulations
- produce treated water that meets the health and aesthetic related target values of the ADWG and community expectations during raw water quality events
- enable regular maintenance and inspections within acceptable levels of water supply interruptions
- deliver and operate in a manner that builds consumer trust in the safety and quality of drinking water supplied to the community
- develop a project design that does not prevent or encumber future treatment process upgrades
- provide a sustainable solution to manage climate change variability projections.

## 2.2 Alternatives and options considered

The project has been developed following consideration of options and alternatives. The four options developed aimed to cover varying levels of potential upgrades to the Yass WTP from a full plant upgrade to no upgrade (Beca Hunter H2O, 2023). A summary of the four options is provided in **Table 2-1**.

Option four is the preferred option for the Yass WTP upgrade the subject of this REF and is described in further detail in **Chapter 3**.

**Table 2-1: Alternatives and options considered**

| Option | Description | Discussion |
|---|---|---|
| Option 1: Base Case (no upgrade) | Option 1 involves no upgrade to the Yass WTP and it would remain as it was at the completion of the Stage 1 Upgrade in December 2022. | This option would not address regulatory compliance works or work health and safety upgrades, such as chemical storage and dosing secondary containment. Therefore this option was discounted. |
| Option 2: Risk Mitigation Upgrade (partial upgrade) | Option 2 addresses elements determined to be of high priority, which are water quality and asset risks in the short to medium term. There would be expansion, with new infrastructure mostly constructed on a new land lot at the northern end of the plant. | This option would have limited ability to adjust, control and monitor the filtered water pH, chlorine gas or turbidity levels, which may result in process alerts. The option would not address the raw water quality challenges during events. Therefore this option was discounted. |
| Option 3: WTP Augmentation (full plant upgrade) | Option 3 would involve a new WTP, with reutilisation of the existing Clear Water Storage Tank and Reservoirs to reduce capital expenditure. It adopts a membrane softening process to provide reduction in treated water hardness. | This option would provide all the sought benefits, however, the expensive softening process is deferred until customer demand, suitable technology, and sustainable residuals management can be achieved. The cost benefit analysis found it to rank after option 4. Therefore this option was discounted. |
| Option 4: WTP Optimisation (the project) | This option would involve upgrading the existing WTP with new unit processes and renewing or replacing some of the existing infrastructure. | The cost benefit analysis found this option to have the highest net present value and benefit cost ration with the lower capital and operating cost of the options assessed. There was uncertainty around the funding of the other options. Therefore, this option was chosen as the preferred option for the upgrade. |

# 3. Project description

## 3.1 Project overview

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 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.

Further detail on the project is provided in the following sections, and the design report is presented in **Appendix 1**.

### 3.1.1 Key elements

A summary of the key features of the project is included in **Table 3-1.**

**Table 3-1: Description of the project**

| Project feature | Description |
|---|---|
| **Construction** | |
| Temporary construction infrastructure | Temporary construction ancillary facilities required for the project will be located within the site and will include:<br>• construction compounds<br>• stockpile areas<br>• laydown areas<br>• shipping containers for storage. |
| Construction phases and methodology | Construction of the project will be delivered in the following phases:<br>• Phase 1 – Detailed design and site investigations: Detailed design and site investigations (e.g. geotechnical investigations) to inform design and site preparations<br>• Phase 2 – Site preparation and temporary construction facilities: Pre-construction activities such as site preparation, establishment of environmental controls, utility adjustments, and erection of temporary construction infrastructure<br>• Phase 3 – Main construction works: Onsite civil works and construction of permanent operational infrastructure. The uninhabited dwelling on the expansion site may also be demolished<br>• Phase 4 – Commissioning: Activities to be undertaken prior to operation such as testing of process units.<br>Further detail on the construction sequence and methodology is included in Appendix Q of the design report (refer to **Appendix 1**). |

| Project feature | Description |
|---|---|
| Equipment and plant | Machinery to be used during construction of the project will be confirmed by the construction contractor, but will likely include:<br>• concrete trucks and pumps<br>• concrete vibrators<br>• mobile crane(s) and forklift(s)<br>• dump truck<br>• light vehicles<br>• excavators<br>• water truck<br>• generators<br>• road saws<br>• jack hammers<br>• rock breakers<br>• welding machines<br>• asphalting machines<br>• hand tools<br>• other trucks for the delivery of materials and removal of spoil. |
| Commencement and expected duration of construction | Construction works will be undertaken over approximately 17 months, currently anticipated to commence in Quarter one of 2027. |
| Construction hours | All main construction works will be undertaken during the recommended standard construction hours in the *Interim Construction Noise Guideline* (ICNG) (Department of Environment and Climate Change, 2009) being:<br>• Monday to Friday 7am to 6pm<br>• Saturday 8am to 1pm<br>• no work on Sundays or public holidays.<br>Testing and commissioning of the WTP will occur outside of standard construction hours. This will likely occur over two separate periods of between five and 10 consecutive days. |
| Construction workforce | 10 full time equivalent personnel |
| Transport routes and traffic movements | Access to the site will be via Cooks Hill Road. Access will be via the upgraded existing driveway on the northern lot during the primary construction period to avoid interruption to the existing WTP operations entry. The project is expected to require up to:<br>• 30 light vehicles movements per day during peak periods, and will generally be around 20 light vehicles movements per day<br>• 20 heavy vehicle movements per day. This is expected to occur only one to two times during concrete deliveries and will generally be around 10 heavy vehicle movements per day<br>• three oversize over mass (OSOM) vehicle movements over the whole construction period. |

| Project feature | Description |
|---|---|
| Environmental management | A construction environmental management plan (CEMP) will be prepared by the construction contractor prior to commencement of construction activities. The CEMP will include the management and mitigation measures identified in the REF. Environmental controls outlined in the CEMP may include:<br>• no-go areas<br>• sediment and erosion controls<br>• dust suppression<br>• spill kits<br>• waste management collection points<br>• traffic controls. |
| **Operations** | |
| Operational infrastructure | New operational infrastructure will include:<br>• chemical dosing facilities<br>• filtered water transfer tank and storage tank<br>• control and amenities facility (two storeys)<br>• workshop<br>• switch room<br>• process units<br>• pumps, blowers and compressors<br>• chemical waste tank (below ground)<br>• contact tank and inclined plate settler (IPS)<br>• UV disinfection reactors<br>• refurbished clearwater tank<br>• chemical delivery bund<br>• electrical infrastructure including generator and transformer<br>• site entry, internal access roads, and parking areas<br>• security fencing and cameras<br>• stormwater drainage infrastructure<br>• connection to sewer. |

| Project feature | Description |
|---|---|
| Operational activities | Water will be pumped from the Yass Dam to the Yass WTP to pass through process units and chemical dosing systems for treatment of the water to a suitable level for supply to the Yass Water Supply System. The general process will include:<br>• raw water delivery via the existing raw water pump station<br>• chemical dosing, and pH and alkalinity adjustments, with bypass of available if not required<br>• primary clarification consisting of coagulation, flocculation and sedimentation, with bypass available<br>• secondary clarification using the DAF system, with bypass available<br>• dosing for pH adjustment and media filtration<br>• collection, storage and transfer (via pumps) of filtered water<br>• UV disinfection<br>• post-UV chemical dosing including chlorine disinfection, fluoridation and pH correction<br>• storage in two onsite clear water reservoirs<br>• residuals collection and recycling including backwash recovery, sludge collection and discharge to the offsite sludge lagoons, and supernatant return pump<br>• distribution to the water supply network via gravity main. |
| Operational hours | Up to 22 hours per day which is the nominal plant operation hours during peak day demand. Two hours are allowed for downtime for maintenance activities. It is noted that two hours of downtime may not always be required, and the plant may be operated 24 hours per day.<br>Typically, the plant would operate 8 to 10 hours per day during lower demand periods. |
| Operational workforce | Approximately five full time equivalent personnel. This is an additional two full time equivalent personnel compared to current operations. |
| Transport routes and traffic movements | Access to the site will be via Cooks Hill Road using an upgraded site entry on the existing WTP site. Exiting will be via a new point on the north-western side of the site. This will allow heavy vehicles to maintain a one-way flow of traffic within the site. Light vehicles will have two-way flow within the site.<br>The project is expected to require up to:<br>• five light vehicles movements per day<br>• heavy vehicles for chemical deliveries generally on a two-weekly to two-monthly basis (up to 19 metre B-double in size)<br>• additional heavy vehicles (including cranes) will be required at the site infrequently for major maintenance purposes.<br>Parking within the site will accommodate up to:<br>• three to four utility vehicles with service packs<br>• two light trucks outside workshop<br>• two large sedans for visitor parking. |

| Project feature | Description |
|---|---|
| **Decommissioning** | |
| Design life | All key structures and items of equipment have a minimum design life criterion of at least 15 years. Equipment will be maintained, replaced and/or refurbished as required. Further detail on the design life requirements for specific structures and equipment is included in Appendix G of the design report (refer to **Appendix 1**). |
| End of life objective | Operation of the Yass WTP is expected to continue in perpetuity with ongoing maintenance of assets (including replacement and upgrade of components when required) to be undertaken by YVC. |

### 3.2 Project footprint

The development footprint for the project is approximately 0.82 hectares. This includes the proposed operational infrastructure, new internal roads, asset protection zone and site compound.

The overall disturbance footprint, including construction ancillary facilities such as stockpiles and laydown areas, is approximately 1.66 hectares. This includes a 20 metres buffer around the development footprint to allow for construction activities.

### 3.3 Services and utilities

The service and utility supply arrangements for the project are outlined in **Table 3-2**.

**Table 3-2: Service and utility supply arrangements**

| Service/utility | Arrangement |
|---|---|
| Electricity | Electrical power will be supplied via the existing electricity supply (dedicated 300 kVA pole transformer) for the continued operation of the WTP prior to cutover to the new electrical infrastructure.<br>A backup generator (500 kVA) will be constructed within the expanded site to supply power when mains power is lost during required shut down periods to perform critical tasks or during any future power outages. The existing transformer will be upgraded to a 750 kVA kiosk style transformer. |
| Water | A new potable water supply system will be connected to the new amenities building and safety shower/eye wash facilities. Potable water will be distributed via a pressurised ring main network around the site.<br>A new non-potable service water distribution system will be installed using a pressurised ring main supplied by a dedicated service water pressure boosting pump set. The pumps will draw filtered water directly from the filtered water storage tank for non-potable water supply. |
| Gas | There is no gas at the existing WTP, nor is there a requirement to use it at the new site. |

| Service/utility | Arrangement |
|---|---|
| Telecommunications | The currently operational Telstra communications tower located in the southwest corner of the existing WTP site is being relocated to a position between the existing WTP site and Cooks Hill Road. Both the demolition of the 1938 WTP and the relocation of the Telstra communications tower are being undertaken outside of the scope of the WTP upgrade project. |
| Sewer | Sanitary waste from the new amenities building will be plumbed to the existing sewer connection point across from Cooks Hill Road for disposal to the existing sewer network. Waste from the existing WTP amenities building that is currently conveyed in an overland pipeline will also be rerouted to be conveyed to sewer with the permanent connection from the new amenities building. |

# 4. Engagement

## 4.1 Consultation carried out

The consultation and notification undertaken during the preparation of this REF is summarised in **Table 4-1**. Copies of responses are included in **Appendix 2**.

**Table 4-1: Engagement carried out**

| Stakeholder | Consultation method and date | Matters raised | Response |
|---|---|---|---|
| NSW EPA | Letter, 11/12/2025 | • introduced the project<br>• discussed the requirement to meet the existing EPL limit<br>• discussed conditions U1 and U2 have been satisfied and YVC will be submitting a report addressing the requirements of condition U3 in early 2026 | The EPA recommended the following issues are addressed in the REF:<br>• water impacts (see **Section 6.3**)<br>• waste management (see **Section 6.9**)<br>• noise impacts (see **Section 6.4**)<br>• chemical storage (see **Section 6.7**)<br>• air quality impacts, including dust management (see **Section 6.5**) |
| NSW DCCEEW – Water Group | Letter, 11/12/2025 | • introduced the project<br>• discussed Yass River's close proximity to site and providing the source of water for the project<br>• notified water assessment of potential impacts to water quality would be undertaken<br>• identified an approval under section 60 of the *Local Government Act 1993* will be required for the project as a water treatment work | No response received as of 19 February 2026. |

| Stakeholder | Consultation method and date | Matters raised | Response |
|---|---|---|---|
| | Various meetings throughout development of the project design | Matters raised by NSW DCCEEW – Water Group have focused on technical review of the reference design developed for the project to assist in ensuring the project achieves the required outcomes, and providing support to YVC in project delivery and steering to meet objectives. | Feedback from NSW DCCEEW Water group has been incorporated into the development of the reference design and tender documents and has supported effective management of risks through project delivery. |
| | Online meeting, 05/03/2026 | Group review of the draft REF including YVC and Beca Hunter H2O representatives. | Key discussion points were around biodiversity, the water quality objectives assessment and noise assessment. |
| NSW Health | Letter, 11/12/2025 | • introduced the project<br>• discussed YVC requirement as a water authority to provide drinking water which is fit for human consumption | No response received as of 19 February 2026. |
| | Various meetings throughout development of the project design | Matters raised by NSW Health have focused on review of the reference design developed for the project, and providing project steering support to YVC to assist in ensuring the project achieves the required health objectives to improve community health associated with drinking water supply. | Feedback from NSW Health has been incorporated into the development of the reference design and tender documents, and has supported effective management of risks through project delivery. |

| Stakeholder | Consultation method and date | Matters raised | Response |
|---|---|---|---|
| NSW DCCEEW – Biodiversity and Heritage Regulator (BHR) (including the Water, Flooding and Coast team) | Letter, 03//02/2026 | • introduced the project<br>• notified assessment found as a result of the likely development outcome, a significant impact to BC Act Box Gum Woodland was identified as likely which required a biodiversity assessment pathway that included a Biodiversity Development Assessment Report (BDAR) in accordance with the Biodiversity Assessment Method (BAM)<br>• CHPR requested a copy of the BDAR be provided to review the management and mitigation measures | Response received on 12 February confirming no comments. |
| YVC | Letter, 03/02/2026 | • introduced the project<br>• provided an overview of the REF considerations<br>• notified assessment found as a result of the likely development outcome, a significant impact to BC Act Box Gum Woodland was identified as likely which required a biodiversity assessment pathway that included a BDAR in accordance with the BAM | No comments. |

### 4.2 Consultation to be carried out

Engagement activities to be carried out include:

- community notification of the project via a newsletter
- publishment of the project on YVC's website
- communication via the Bi-monthly Council Report
- residents in proximity to the site would be notified prior to construction commencing and as required periodically during construction.

# 5. Statutory and strategic context

## 5.1 Permissibility and planning approval pathway

The EP&A Act is the principal piece of environmental legislation which provides for development planning and control in NSW.

The permissibility of the project is determined by the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP). Under Division 24, Section 2.159(4), "*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*.". Within Division 24 a "*prescribed zone"* includes SP2 Infrastructure and RU1 Primary Production relevant to the project. The project therefore can be carried out without development consent and be assessed under Part 5 Division 5.1 of the EP&A Act.

The REF has been prepared under Part 5 Division 5.1 of the EP&A Act and describes and considers, to the fullest extent possible, the level of impact of the proposed work. The REF has been prepared in accordance with the EP&A Act.

## 5.2 Matters of National Significance

The Commonwealth EPBC Act is the core piece of legislation protecting Matters of National Environmental Significance (MNES) and Commonwealth land. There are nine MNES identified under the EPBC Act as follows:

- World Heritage Properties
- National Heritage Places
- wetlands of international importance
- listed threatened species and ecological communities
- migratory species
- Commonwealth marine areas
- Great Barrier Reef Marine Park
- nuclear actions
- a water resource, in relation to coal seam gas development and large coal mining development.

Under the EPBC Act, a referral is required to be submitted to the Commonwealth Department of Climate Change, Energy, the Environment and Water (Cth DCCEEW) for any 'action' that is considered likely to have a significant impact on any MNES. If Cth DCCEEW determines the action to be a 'controlled activity', approval is required from the Minister of the Environment.

Consideration of MNES in relation to the project is included as **Section 6.1**. A search of the EPBC Act Protected Matters Search Tool (PMST) was undertaken by Australian Ecology Solutions. The PMST results are provided in **Appendix 3**.

It was concluded that the project is unlikely to significantly impact on any MNES and approval for a controlled action will not be required.

## 5.3 Other statutory requirements

The key statutory considerations for the project under the EP&A Act and other relevant NSW and Commonwealth legislation are outlined in **Table 5-1**.

**Table 5-1: Other statutory requirements for the project**

| Legislation | Applicability | Relevant? | Approval required? |
|---|---|---|---|
| **State legislation** | | | |
| *Protection of Environment Operations Act 1997* (POEO Act) | Under Section 48 of the Act, an EPL from the NSW EPA is required for scheduled activities listed in Schedule 1. Water treatment is not listed in Schedule 1 as a scheduled activity.<br>However, the Yass WTP currently operates under EPL 1805 regulated by the NSW EPA for the fee based activity of discharge to waters. There is no scheduled activity relating to the EPL. A variation to the EPL will be required for the project. | Yes | Yes |
| *Local Government Act 1933* | Approval is required under section 60 of the *Local Government Act 1933* to construct or extend local utilities including water treatment works by a Council. | Yes | Yes |
| *Biodiversity Conservation Act 2016* (BC Act) | Part 7 of the BC Act outlines biodiversity assessment and approval requirements and states that an activity under Part 5 of the EP&A Act is to be regarded as an activity likely to significantly affect the environment if it is likely to significantly affect threatened species as defined by the test of significance criteria in Section 7.3 of the BC Act, which may then lead to a SIS or BDAR. The project was determined to likely significantly affect the environment and a BDAR is required. A BDAR has been prepared by Australian Ecology Solutions (AES) and is included in **Appendix 3**. | Yes | No |
| *Local Land Services Act 2013* (LLS Act) | Part 5A of the LLS Act designates rural areas of NSW where the clearing of native vegetation is regulated or is not regulated based on the land category mapped within the Native Vegetation Regulatory Map (NVRM). Whilst there are currently two published NVRMs (the transitional NVRM and the draft NVRM), the transitional NVRM remains in force until the draft NVRM is finalised. As such, review of the transitional NVRM indicates the site is partially located within the land category of 'Vulnerable Regulated Land' which would require action to be taken to adhere to the category's guidelines. Smaller sections of the site are categorised as 'Land excluded from LLS Act', therefore any native vegetation clearing required for the project would not be regulated under the LLS Act. | Yes | No |

| Legislation | Applicability | Relevant? | Approval required? |
|---|---|---|---|
| *Biosecurity Act 2015* | The *Biosecurity Act 2015* provides a framework for the prevention, elimination and minimisation of biosecurity risks. Part 3 of the Act contains a General Biosecurity Duty which applies to anyone dealing with a biosecurity matter or a carrier, who knows (or ought to reasonably know) of the biosecurity risk posed or likely to be posed. This person has a duty to ensure that the risk is prevented, eliminated or minimised. The General Biosecurity Duty applies to the project's weed management and hygiene practices which are further considered in **Section 6.1**. | Yes | No |
| *National Parks and Wildlife Act 1974* (NP&W Act) | An Aboriginal Heritage Impact Permit (AHIP) is required under Section 90 of the NP&W Act for works that will disturb Aboriginal Sites or relics. Impacts to Aboriginal heritage have been considered in **Section 6.1**. The project will not impact on any items of heritage value.<br>The project is not located within or adjacent to National Park Estate. | Yes | No |
| *Heritage Act 1977* | The *Heritage Act 1977* provides protection of places and items of heritage significance including places, building, works, relics, moveable objects and precincts. Impacts to Aboriginal heritage and historic heritage have been considered in **Section 6.2** and **Section 6.9** respectively. The project will not impact on any items of heritage value. | Yes | No |

| Legislation | Applicability | Relevant? | Approval required? |
|---|---|---|---|
| *Water Management Act 2000* (WM Act) | Water licences are regulated under the WM Act and include:<br>• water access licences under Section 60A of the WM Act for the extraction of water from rivers or aquifers to use for irrigation, industrial or commercial purposes<br>• a water use approval under Section 89 of the WM Act which authorises the holder to use water for a particular purpose at a particular location<br>• water management works approvals including water supply work approvals, drainage work approvals and flood work approvals under Section 90 of the WM Act<br>• an aquifer interference approval under Section 91.<br>It is understood YVC holds an existing water access licence to extract water from Yass Dam for the purposes of raw water inputs into the region's potable water supply. YVC would continue to operate under the existing water access licence as the project remains consistent with the current licence allocation requirements. The project would not require any additional water licences under the WM Act.<br>A controlled activity approval may be required under Section 91 of the WM Act for controlled activities carried out in, on, or under 'waterfront land' (being the bed and bank of any river, lake or estuary and all land within 40 metres of the highest bank of the river, lake or estuary). A controlled activity includes constructing a building or carrying out works, removing material or vegetation by excavation or any other means, depositing material on land or the carrying out of any other activity that affects the quantity or flow of water in a water source.<br>Public authorities (such as YVC) are exempt from requiring controlled activity approvals. In addition, the project does not involve works on waterfront land as defined by the *Water Management Act 2000*. Therefore, a controlled activity approval for works on waterfront land is not required for the project.<br>If groundwater is encountered at the site and extraction/dewatering is expected to be greater than three megalitres in 12 months, a water access licence will be required to be obtained in accordance with the *Water Management (General) Regulation 2025*. | Yes | No |

| Legislation | Applicability | Relevant? | Approval required? |
|---|---|---|---|
| *Fisheries Management Act 1994* (FM Act) | The FM Act is in place to conserve fish stocks, habitats and threatened species, populations and communities, to preserve fishery resources for future generations. Permits are required from the Minister under the FM Act for certain activities taken place on water land as defined within the Act. Permits may be required for:<br>• any dredging or reclamation works proposed in water land<br>• any works that cause the blockage of fish passage across or within a bay, river, inlet, or creek or across or around a flat.<br>The project does not propose to undertake any of the above activities within water land as defined in the FM Act and therefore a permit is not required for the project. | No | No |
| *Crown Land Management Act 2016* | Under the *Crown Land Management Act 2016*, consent from the Land Division, Department of Primary Industries (DPI) is required for works over Crown Land.<br>The site is not identified as Crown Land and as such, consent is not required. | No | No |
| *Roads Act 1993* | An approval is required under Section 138 of the *Roads Act 1993* to permit the erection of a structure or carry out a work in, on or over a public road.<br>No changes to the existing access road or surrounding road network are expected to be required for the project and therefore an approval under the *Roads Act 1993* is not expected to be required.<br>The exception to this may be for the proposed upgrades to the sewer and stormwater system which may impact on Cooks Hill Road depending on the construction method selected by the construction contractor. Should these activities involve work in or over the road, then an approval under the *Roads Act 1993* will be required. | No | No |

| Legislation | Applicability | Relevant? | Approval required? |
|---|---|---|---|
| *Dangerous Goods (Road and Rail Transport Act) 2008* | Dangerous goods transportation licences would be required under the *Dangerous Goods (Road and Rail Transport Act) 2008* for vehicles and drivers if more than 500 litres or 500 kilograms of dangerous goods are required to be delivered to the site.<br>Chemicals including chlorine gas, sodium hydroxide, sulfuric acid and sodium fluoride are classified as a dangerous good under *Australian Code for the Transport of Dangerous Goods by Road & Rail* (National Transport Commission, 2024). The project will receive deliveries of more than 500 litres or 500 kilograms of these chemicals. As such a dangerous goods transportation licence would be required to be held by the transporter. | Yes | Yes |
| *Heavy Vehicle National Law* | Permits under the *Heavy Vehicle National Law* would be required should the project require the transport of any infrastructure by OSOM vehicles.<br>OSOM vehicles would be required for the construction phase of the project and will require a permit. | Yes | Yes |
| *Contaminated Lands Management Act 1997* (CLM Act) | The CLM Act establishes a process for investigating and where appropriate, remediating land that the EPA considers to be contaminated significantly enough to require regulation under Division 2 of Part 3. Under Section 60, a person whose activities have contaminated land or a landowner whose land has been contaminated is required to notify the EPA when they become aware of the contamination.<br>Review of the NSW EPA Contaminated Land Register revealed the project does not contain land listed on the Contaminated Lands Register. Further consideration of land contamination is provided in **Section 6.3**. | Yes | No |
| *Soil Conservation Act 1938* | The *Soil Conservation Act 1938* allows for conservation of soil resources and erosion management. Notices can be issued under Section 15A to control erosion or degradation.<br>The construction of the project would follow best practice methods, and a management plan would be prepared to guide soil management during construction to minimise sedimentation of downstream waterways. Further detail of mitigation measures prescribed for the project to achieve soil conservation is provided in **Section 6.3**. | Yes | No |

| Legislation | Applicability | Relevant? | Approval required? |
|---|---|---|---|
| *Rural Fires Act 1997* | The *Rural Fires Act 1997* aims to prevent, mitigate and supress bush and other fires whilst protecting people, property and infrastructure from damage and having regard to the principles of ecological sustainable development.<br>The site is mapped as bushfire prone land, category three (State Govenment of NSW and NSW Department of Planning, Housig and Infrastructure, 2019). The project would be designed to comply with the *Planning for Bushfire Protection 2019* as legislated under the EP&A Act. An Asset Protection Zone (APZ) has been included within the site (refer to discussion in **Section 6.7**). | Yes | No |
| **State environmental planning policies** | | | |
| *State Environmental Planning Policy (Resilience and Hazards) 2021* (R&H SEPP) SEPP | <u>Contamination</u><br>Section 4.6 of the R&H SEPP requires a consent authority to consider land contamination prior to providing consent to the development. Although the project does not require consent, land contamination has been discussed in **Section 6.3**.<br><u>Hazardous and Offensive Development</u><br>Part 3 of Chapter 3, 'Hazardous and Offensive Development', applies to any development which falls under the policy's definition of 'potentially hazardous industry' or 'potentially offensive industry'. The project is not considered to be a potentially hazardous industry or potentially offensive industry however, the potential hazards and risks for the project are discussed in **Section 6.7**.<br><u>Coastal wetlands</u><br>The site is not within a mapped coastal wetland or other coastal area. | Yes | No |
| *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (B&C SEPP) | The B&C SEPP includes provisions for the protection of koala habitat. The applicability of the SEPP in relation to koala habitat is based on LGA and land use zone. The Yass Valley Council is included in Schedule 2 of the B&C SEPP. Part 4.2 of the B&C SEPP regulates the impacts on koala habitats during the granting of a development consent.<br>As the project is being assessed under Part 5 of the EP&A Act and therefore development consent requirements under Part 4 of the EP&A Act and the koala protection provisions under the B&C SEPP do not apply.<br>Potential impacts to koala habitat have been considered in **Section 6.1**. | Yes | No |

| Legislation | Applicability | Relevant? | Approval required? |
|---|---|---|---|
| **Commonwealth legislation** | | | |
| *Native Title Act 1993* | Under the *Native Title Act 1993*, native title claimants can make an application to the Federal Court to have their native title recognised by Australian law. A search of the National Native Title Tribunal (NNTT) Registers and Databases was conducted on 3 October 2025 and found that no claims, determinations or Indigenous Land Use Agreements overlap with the site. | No | No |

## 5.4 Summary of approvals and licences required

A summary of the approvals and licences required for the project is included in **Table 5-2**.

**Table 5-2: Summary of approval and licences required for the project**

| Approval/licence required | Legislation | Authority |
|---|---|---|
| Variation of EPL required | POEO Act | EPA |
| Approval is required under section 60 of the *Local Government Act 1933* | *Local Government Act 1933* | NSW DCCEEW |
| Approvals may be required for activities in or over Cooks Hill Road | *Roads Act 1993* | YVC |
| Dangerous goods transportation licences required | *Dangerous Goods (Road and Rail Transport Act) 2008* | Safe work NSW |
| Permit for OSOM vehicles | *Heavy Vehicle National Law* | National Heavy Vehicle Regulator |

## 5.5 Other matters for consideration

### 5.5.1 EP&A Act objectives

The project is consistent with the Section 1.3 objectives of the EP&A Act, which are:

a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
c) to promote the orderly and economic use and development of land,
d) to promote the delivery and maintenance of affordable housing,
e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,
f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
g) to promote good design and amenity of the built environment,
h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, to provide increased opportunity for community participation in environmental planning and assessment.

### 5.5.2 Section 171(2) of the EP&A Regulation

Assessment of the factors listed in Section 171(2) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), with respect to the potential impacts of the project on the natural and built environment is included in **Section 6**.

### 5.5.3 Local environmental plan

The relevant provisions of the *Yass Local Environmental Plan 2013* (NSW Government, 2013) for consideration include:

- Part 2 – Permitted or prohibited development - Land Use Table
- section 6.3 – Terrestrial biodiversity
- section 6.4 – Groundwater vulnerability
- section 6.7 – High erodible soils.

The requirements outlined in the above sections have been considered in the report in **Section 6.8**, **Section 6.1** and **Section 6.3** respectively.

## 5.6 Strategic context

Planning Priority 1 in the YVC Local Strategic Planning Policy (LSPP) is to secure additional water supply for Yass and Murrumbateman (Yass Valley Council, 2020). The LSPP states:

> "*In order to realise the growth envisioned in Yass and Murrumbateman - a new secure water supply is required. Two additional water supplies have been identified within the Settlement Strategy, a supply from ACT water infrastructure and Burrinjuck Dam. Of these two options supply from ACT water infrastructure is preferred. Existing ACT water infrastructure is already provided toward the north-west and could be extended to supply Yass and Murrumbateman*.".

The project is supportive of this objective.

# 6. Environmental assessment

## 6.1 Biodiversity

### 6.1.1 Assessment methodology

The project has been identified to result in a significant impact to a Threatened Ecological Community (TEC) listed under the BC Act. As such a BDAR is required to accompany the REF. A BDAR was completed by Australian Ecology Solutions (AES), provided in **Appendix 3**, to assess the potential impacts of the project. The following methodology was undertaken as part of the BDAR consistent with the Biodiversity Assessment Method (BAM) – Streamlined assessment module (small area):

- review of desktop information including:
  - landscape features
  - BioNet
  - Biodiversity values mapping
- site inspections by AES ecologist (Alex Pursche) on 31 July 2025 and 24 November 2025. This included Plant Community Type (PCT) mapping, Vegetation Integrity (VI) assessment, and fauna habitat assessment
- consideration of offset requirements.

As a site-based assessment, an assessment area buffer of 1500 metres has been used in the BDAR. The assessment area is approximately 540.53 hectares.

### 6.1.2 Existing environment

#### 6.1.2.1 Landscape features

A summary of the landscape features within the site is included in **Table 6-1**.

**Table 6-1: Summary of landscape features**

| Landscape feature | Details |
|---|---|
| Interim Biogeographic Regionalisation of Australia (IBRA) bioregions | The site is wholly within the NSW South Western Slopes bioregion, Murrumbateman subregion. Further detail is included in **Section 6.3.2.1** |
| Rivers, streams, estuaries and wetlands | There are no rivers, streams, estuaries or wetlands within the site. The most significant waterway within the assessment area is the Yass River. |
| Habitat connectivity | Remnant and planted woodlands may serve as movement corridors for threated species as shown in **Figure 6-1**. |
| Geological features | There are no Karst, caves, crevices, cliffs, rocks and other geological features of significance within the assessment area. |
| Areas of outstanding biodiversity value | There are no areas of outstanding biodiversity value identified under the BC Act within the assessment area. |
| NSW (Mitchell) Landscapes | The site is wholly within the Boorowa Volcanics NSW landscape. |

#### 6.1.2.2 Vegetation

Native vegetation within the site is shown in **Figure 6-1**. Native vegetation extent within the site primarily includes remnant *Eucalyptus blakelii* (Blakely's Red Gum), with occasional *Eucalyptus melliodora* (Yellow Box) and Eucalyptus bridgesiana (Apple Box). A native mid-storey is absent, and the ground layer includes grasses (*Microlaena stipoides*, *Themeda triandra*, and *Cyperus sp*.), forbs (*Rumex brownii, Wahlenbergia stricta*) and other (*Glycine tabacina, Hardenbergia sp*.), all at low cover. In the north-eastern corner of the site there are several *Eucalyptus globulus subsp. bicostata* (*Eurabbie*), and it is unclear if they are planted or not. The shrub and ground layer across the site is primarily not native.

Vegetation within the site has been assessed as aligning with the BioNet Vegetation Classification PCTs. The site is identified as PCT 3376 Southern Tableland Grassy Box Woodland which is consistent with the BC Act TEC White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland (BC Act Box Gum Woodland), which is a critically endangered ecological community (CEEC). It is not consistent with any TECs listed under the EPBC Act. Of the 0.45 hectares of this PCT within the site, impacts to native vegetation have been restricted to only those required for the development.

#### 6.1.2.3 Flora

There are no threatened flora records within the site.

#### 6.1.2.4 Fauna

Threatened fauna species with the potential to occur in the site include:

- Gang-gang Cockatoo (*Callocephalon fimbriatum*) – endangered under the BC Act and EPBC Act
- Key's Matchstick Grasshopper (*Keyacris scurra*) – endangered under the BC Act and EPBC Act
- Golden Sun Moth (*Synemon plana*) – vulnerable under the BC Act and EPBC Act.

None of the above species were observed during the site inspection. A significant impact criteria test for these species was undertaken and concluded that the project is unlikely to cause a significant impact to these species.

Three threatened fauna species were considered as candidate species for serious and irreversible impacts (SAII):

- *Anthochaera phrygia* (Regent Honeyeater) – Breeding habitat only
- *Lathamus discolor* (Swift Parrot) – Breeding habitat only
- *Miniopterus orianae oceanensis* (Large Bent-winged Bat).

The above species were considered unlikely to occur at the site due to absence of suitable habitat and therefore species credits are not required.

Impacts to Koala (*Phascolarctos cinereus*) or Koala habitat are considered unlikely.




Spatial reference: GDA2020 MGA
RAMBOLL AUSTRALIA - GIS MAP file : 318002339_GIS_P001_WTPupgradeREF | F006_VegetationMapping_V01 | 07

Figure 6-1 : Vegetation mapping

### 6.1.3 Assessment of potential impacts

By locating the development next to existing infrastructure, as opposed to in an alternate greenfield site, impacts to biodiversity have been minimised. The proposed development does not contain any components that are not necessary to the final development, and therefore the development footprint is as small as possible.

The residual direct impacts of the project are calculated after all avoidance and minimisation of biodiversity impacts has been considered and are summarised in **Table 6-3**. Areas of the proposed APZ have been included within the impact calculations, although the final impacts are likely to be less than total loss of native vegetation in this area.

**Table 6-2: Summary of residual direct impacts**

| Direct impact | BC Act status | EPBC Act status | SAII entity | Project phase/timing of impact | Extent (ha) |
|---|---|---|---|---|---|
| 3376 Southern Tableland Grassy Box Woodland | CEEC | Not listed | Yes | Construction | 0.41 |
| Planted non-native vegetation | Not listed | Not listed | No | Construction | 0.08 |
| Cleared land | Not listed | Not listed | No | Construction | 0.32 |
| **Total** | | | | | **0.82** |

Potential indirect impacts of the project on biodiversity include:

- inadvertent impacts on adjacent habitat or vegetation
- reduced viability of adjacent habitat due to edge effects, noise, dust or light spill
- transportation of weeds and pathogens from the site to adjacent vegetation
- degradation due to rubbish dumping, wood collection, or erosion and sedimentation impacts.

Based on the assessment, it is concluded that the project will not result in a SAII. A referral to the Commonwealth for impacts on MNES is not required.

Offsets are required for impacts to 3376 Southern Tableland Grassy Box Woodland. Based on an impact are of 0.41 hectares, eight ecosystem credits are required.

### 6.1.4 Management and mitigation

Proposed measures to manage and/or mitigate impacts to biodiversity from the project are detailed in **Table 6-3**.

**Table 6-3: Management and mitigation measures – biodiversity**

| ID | Management/mitigation measure | Timing |
|---|---|---|
| BD1 | Measures to mitigate impacts to biodiversity will be included in the CEMP. | Prior to construction |
| BD2 | All personnel working on the project will undertake an environmental induction as part of their site familiarisation. This will include procedures on biodiversity management. | Prior to construction |
| BD3 | Clearing protocols will be developed that identify vegetation to be retained, prevent inadvertent damage and reduce soil disturbance (e.g. removal of native vegetation by chainsaw instead of heavy machinery where only partial clearing is proposed). | Prior to construction |
| BD4 | Fencing (or other barriers as required) and signage will be placed around those areas of vegetation to be maintained to prevent any accidental construction damage and provide a permanent barrier between the development footprint and retained areas. | Prior to construction |
| BD5 | Pre-clearance surveys will be undertaken prior to tree clearing. A qualified ecologist/licenced wildlife handler will supervise tree removal in accordance with best practise methods. | Prior to construction |
| BD6 | Locations of active breeding or nesting identified during pre-clearance surveys will be avoided in August, September and October which is the breeding/nesting period for most fauna species. | During construction |
| BD7 | A procedure will be developed for the relocation of habitat features (e.g. fallen timber) to adjacent retained habitat. | During construction |
| BD8 | Construction works will generally be undertaken during daylight hours. If using night lights, they will be directional to avoid unnecessarily shining light into adjacent retained vegetation where possible. | Construction and operations |
| BD9 | Sediment barriers and water management will be required within the development site to prevent unwanted discharge into the environment. | During construction |
| BD10 | All machinery will be cleaned prior to entering and exiting the construction site to minimise the transport of weeds to vegetated areas to be retained. | During construction |
| BD11 | Revegetation will also be commenced as soon as practicable, in temporary disturbance areas, to minimise areas likely to create dust. Suitable species will be used as ground cover species in any revegetation areas. | During construction |

## 6.2 Aboriginal heritage

### 6.2.1 Assessment methodology

A Heritage Advice report was prepared by Eco Logical Australia (ELA) in 2019 for Lot 2 DP503319, which includes the expansion site. The report is summarised below and provided in full in **Appendix 4**. The assessment included the following methodology:

- review of reports on previous archaeological investigations in the area and within Lot 2 DP 503319
- review Aboriginal Heritage Information Management System (AHIMS) database
- determination of archaeological potential of the site
- consultation with the OEH South East Branch Conservation and regional Delivery Division
- review of relevant planning and heritage protection legislation and regulations
- review of site data held by the Office of Environment and Heritage (OEH) with respect to site no. 51-4-0001
- visual examination of the southern portion of Lot 2 DP 503391 by the ELA Archaeologist 'Alistair Grinbergs' and participating representatives of the Registered Aboriginal Parties (RAPs).

In addition to the Heritage Advice document, Ramboll completed a desktop review of the following:

- SCC websites heritage and history page (Yass Valley Council, 2025)
- NNTT spatial viewer (Commonwealth of Australia, 2025)
- updated review of AHIMS database (NSW Government, 2025).

### 6.2.2 Existing environment

#### 6.2.2.1 Context

The Ngunnawal people are the traditional custodians of the land (Yass Valley Council, 2020). The Onerwal Local Aboriginal Land Council (LALC) is the LALC for the site.

Two Aboriginal Places are within the town of Yass, NSW, the Oak Hill Aboriginal Reserve which is not within but adjacent to the south and south west of the site and the Yass Aboriginal Cemetery which is located in the town of Yass, approximately 2.5 kilometres southwest from the site (NSW Office of Environment and Heritage, 2019). The two sites are subject to plans of management to protect and conserve cultural values, empower the Aboriginal community in site management, facilitate stakeholder cooperation, and enhance regulatory outcomes (Yass Valley Council, 2025).

#### 6.2.2.2 Identified sites

A basic search of the AHIMS database was undertaken on 18 November 2025 around the site. The search found that there were 20 Aboriginal sites recorded in the search area and one Aboriginal place that had been declared in or near the site.

The ELA assessment identified the 'Ashby' site (AHIMS Site No. 51-4-0001), which had previously been recorded as consisting of several graves, was located approximately 100 metres downhill and southeast from the Yass WTP. Through ELA's visual examination and consultation with RAP representatives, the boundaries of AHIMS Site 51-4-0001 have been amended and do not encroach on the portion of Lot 2 DP 503391.

The ELA assessment concluded that there is unlikely potential for sub-surface deposits of Aboriginal cultural material, including human remains due to the disturbed nature of the site and the naturally occurring outcropping bedrock at the site suggests the soil is not well developed nor particularly deep. It was noted an AHIP should not be required for the upgrade works.

#### 6.2.2.3 Native title

A search of the NNTT native title map (Commonwealth of Australia, 2025) was conducted on 19 November 2025 and found that no claims, determinations or Indigenous Land Use Agreements overlap with the site.

### 6.2.3 Assessment of potential impacts

The project avoids identified sites and is unlikely to impact on Aboriginal cultural heritage. Unexpected finds may occur during construction and would be managed in accordance with the management and mitigation measures outlined in **Table 6-4**.

### 6.2.4 Management and mitigation

Proposed measures to manage and/or mitigate impacts to Aboriginal heritage from the project are detailed in **Table 6-4**.

**Table 6-4: Management and mitigation measures – Aboriginal heritage**

| ID | Management/mitigation measure | Timing |
|---|---|---|
| AH1 | An unexpected finds protocol will be developed for the project. As part of the protocol if suspected Aboriginal or heritage objects, are located during the works, works will cease in the affected area and an archaeologist called in to assess the finds.<br>If the finds are found to be Aboriginal objects, Heritage NSW must be notified under section 89A of the NP&W Act. Appropriate management and avoidance or approval under a section 90 AHIP should then be sought if Aboriginal objects are to be moved or harmed as set out in the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales. | Prior to and during construction |
| AH2 | All ground disturbing activities will be confined to the site boundary as shown in **Figure 1-1**. | Prior to and during construction |
| AH3 | In the extremely unlikely event that human remains are found, works shall immediately cease, and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, Heritage NSW may also be contacted at this time to assist in determining appropriate management. | During construction |

## 6.3 Soils and water

### 6.3.1 Assessment methodology

The geology, soils and water assessment included mapping exercises to assess:

- geology (Department of Regional New South Wales, 2024)
- NSW (Mitchell) landscapes (State Government of NSW and NSW Department of Climate Change, Energy, the Environment and Water, 2017)
- Australian soil classification (State Government of NSW and NSW Department of Climate Change, Energy, the Environment and Water, 2021)
- acid sulphate soils (NSW Department of Climate Change, Energy, the Environment and Water, 2020)
- land and soil capability (State Government of NSW and NSW Department of Cimate Change, Energy, the Environment and Water, 2021)
- a search of bioregions, including assessment of a map identifying Australia's bioregions and a review of the National Parks (2003) report on bioregions
- contamination looking at (NSW EPA, 2024) and aerial imagery
- ground water bore data (Commonwealth of Australia, 2026).

### 6.3.2 Existing environment

#### 6.3.2.1 Bioregions

The Interim Biogeographic Regionalisation of Australia (IBRA) describes the broadscale characteristics of regions within NSW. The site is in the Southern Eastern Highlands bioregion, within the Murrumbateman sub-bioregion as per the IBRA (Department of Agriculture, Water and the Environment, 2012). The Murrumbateman subregion is composed of fine grained Palaeozoic sedimentary and meta-sedimentary rocks, with minor areas of coarse acid volcanics. Tertiary alluvial terraces occur along main streams. The subregion consists of an undulating plateau with rounded hills and peaks, and entrenched meandering streams with chain of ponds tributaries. Mottled yellow and brown texture contrast soils occur with strongly bleached topsoils. Dark organic loams and clay loams are present on valley floors. Saline patches are also present. Blakely's red gum and yellow box occur on lower slopes, with red stringybark, bundy and white gum on ridges. Areas of apple box, and mottled gum also occur. Limited swampy flats and valley floor grasslands are present (Department of Agriculture, Water and the Environment, 2012).

#### 6.3.2.2 Geology

Review of the NSW 1:1,500,000 scale geology map indicates the site is underlain by Silurian S-type volcanics rocks. Volcanic rocks varying in composition from felsic to intermediate and associated with sedimentary rocks. Lithologies include pyroclastic flows (ignimbrite), tuff, sandstone, shale and minor limestone (Department of Regional New South Wales, 2024).

#### 6.3.2.3 Topography

The site is generally flat at approximately 550 metres Australian Height Datum (AHD).

#### 6.3.2.4 Soil landscapes and classification

The site is mapped as being located on the Binalong soil landscape (NSW Department of Climate Change, Energy, the Environment and Water, 2020). The Binalong soil landscape has a high water holding capacity and high erodibility.

Under the Australian soil classification, soils are classified as Chromosols. Chromosols have moderate to high water holding capacity in the topsoil due to their sandy loam to loam texture. The subsoil, which is typically clay, can have lower permeability. Chromosols vary in their salinity levels but generally have low to moderate salinity. The topsoil is lighter in texture so chromosols can be prone to erosion especially wind and water erosion, particularly if the vegetative cover is removed or disturbed.

#### 6.3.2.5 Acid Sulphate Soils

Review of desktop mapping indicates no acid sulphate soils are mapped within the site (State Government of NSW and NSW Department of Climate Change, Energy, the Environment and Water, 2021).

#### 6.3.2.6 Soil contamination

The site is not identified on YVC's Contamination Register or on the EPA's Contaminated Land Record (NSW EPA, 2024). The current use of the expansion site as a residential property presents a low risk for contamination to be present.

#### 6.3.2.7 Surface water

The Yass River is located approximately 500 metres southeast of the site, refer **Figure 1-2**. The Yass River is a perennial river that is part of the Murrumbidgee catchment within the Murray–Darling basin. Surface water is regulated under the Water Sharing Plan for the Murrumbidgee Unregulated River Water Sources 2012 within the Yass Lower Water Source.

#### 6.3.2.8 Groundwater

Groundwater at the site is regulated under the Water Sharing Plan for the Murray Darling Basin Fractured Rock Groundwater Sources 2020 within the Yass Catchment Groundwater Source. The site is mapped as a vulnerable groundwater resource under the LEP.

Auger drilling investigations undertaken by D&N Geotechnical (2020 and 2025) have not encountered groundwater at the site at the investigation depths. This does not preclude the possibility that perched water may occur in granular subsurface horizons following high rainfall events.

A search of the BoM groundwater explorer (Commonwealth of Australia, 2026) for registered groundwater bores within proximity (two kilometres) to the site was undertaken. A total of three groundwater bores were identified as being within close proximity to the site. The closest bores are shown in **Figure 6-2**. with details included in **Table 6-5**. The bores were drilled to depths at an average of 67.5 metres below ground surface (mbgs) providing an indication of the depth to groundwater in proximity to the site. However, groundwater levels can vary based on rainfall and localised hydrogeological conditions.

**Table 6-5: Groundwater bores within close proximity to the site**

| Bore ID | Bore depth (m) |
|---|---|
| GW415345.1.1 | 113 |
| GW402090.1.1 | 36 |
| GW402091.1.1 | 48 |




Spatial reference: GDA2020 MGA
RAMBOLL AUSTRALIA - GIS MAP file : 318002339_GIS_P001_WTPupgradeREF | F005_GWBores_V04 | 07

Figure 6-2 : Groundwater bores

#### 6.3.2.9 Water quality

Yass Dam water exhibits high variability depending on seasonal and climatic conditions. A main challenge faced by the Yass WTP is its ability to reliably and consistently treat raw water from Yass Dam, which can vary between:

- typical conditions (associated with moderate turbidity, dissolved organic carbon (DOC) concentration and UV absorbance (UVA), and relatively total alkalinity, pH and hardness.
- dirty water conditions (elevated raw water turbidity, DOC concentration and UVA, and lower pH and alkalinity)
- hard water conditions (associated with a significant elevation in total alkalinity, high pH, and moderate turbidity, DOC concentration and UVA).

Additionally, Yass Dam also experiences algae blooms and there has been records of potentially toxic algae at cell counts up to a maximum of approximately 10,000 cells per millilitre (Beca Hunter H2O, 2025), and the presence of taste and odour-causing algal metabolites (MIB and geosmin).

Treated water quality objectives for the upgrade have been set to manage the variability in the raw water quality. EPL 1805, condition L2.4 stipulates concentration limits for discharge to waters at the outlet of backwash sludge lagoon as presented in **Table 6-6.**

**Table 6-6: EPL 1805, condition L2.4 for water and/or land concentration limits**

| Attribute | Units of Measure | 100 percentile concentration limit |
|---|---|---|
| pH | - | 6.5-8.5 |
| Total suspended solids | milligrams per litre | 50 |

A water quality objectives (WQO) assessment has been undertaken by Beca Hunter H2O as required under Condition U3 of EPL 1805 and is included in **Appendix 5**. The objective of the assessment was to predict the concentrations of key toxicants in the receiving water as a result of discharging supernatant from the sludge lagoons under a range of flow conditions.

The key results of the WQO assessment are summarised as follows:

- In general, the predicted toxicant concentrations under fully mixed conditions does not appear to result in significant difference when compared with the concentrations measured at both upstream and downstream monitoring locations. This suggests that the discharge of supernatant does not result in a material change to toxicant concentrations within Yass River once achieving a fully mixed state.
- The predicted concentrations of Phosphorus, Copper, Manganese, Nickel, Zinc and Fluoride do not exceed the WQO trigger values under the range of flow conditions considered.
- The assessment predicts that Nitrogen, Aluminium and Iron would exceed the adopted WQO trigger values under fully mixed conditions in all flow conditions considered. However:
  - the predicted concentrations for Total Nitrogen and Total Aluminium do not appear to result in a material change to the concentrations measured at both upstream and downstream monitoring locations. This suggests the WTP does not have a material impact on the water quality of Yass River as it is consistent with background concentrations. The value of conducting a detailed dilution study is limited given the pre-existing concentrations of these toxicants were reported above the WQO trigger values in the receiving water.
  - the predicted Total Iron concentrations are generally consistent with the concentrations measured at the upstream monitoring location. The monitoring data shows that the average concentration of the supernatant reports Iron concentrations below the WQO trigger values.

In addition, the water quality monitoring program completed by YVC shows there is considerable dilution of Iron within the watercourse downstream of the discharge point, with the average Total Iron concentration reported to be approximately 35 to 40 percent of the concentration measured at the upstream monitoring location.

- Total Manganese exceeded the WQO at the upstream monitoring location. Total Manganese concentrations are predicted to remain near to slightly below the WQO trigger value under the range of flow conditions considered.

An improvement plan has been developed to improve the quality of discharge from the WTP backwash sludge lagoons to comply with the WQO outlined in the WQOs report (refer to Appendix D of **Appendix 5**). The improvement plan focuses on reducing the load of Aluminium, Nitrogen and Manganese in the sludge pond supernatant that is discharged to Yass Dam/River.

### 6.3.3 Assessment of potential impacts

The project would include disturbance of soils from earthworks during:

- clearing and site preparation
- ground disturbance work and excavation
- removal/demolition of large infrastructure
- construction of large infrastructure and roadways
- vehicle and machinery movements in unsealed areas of the site.

If uncontrolled, these activities may result in increased erosion and sedimentation that can enter waterways, including Yass River located approximately 500 metres south of where these works would occur. This could lead to changes in water quality such as increased turbidity, salinity, pH, nutrient levels, or temperature. It is expected potential impacts would be managed through the implementation of an erosion and sediment control plan.

In addition, there is potential for soil or water contamination as a result of:

- accidental spills and leaks of chemicals, fuel or oil
- inappropriate storage of hazardous materials
- poorly maintained vehicles, plant and equipment
- litter entering waterways.

The upgrade of the WTP aims to significantly enhance water quality for the Yass community by improving infrastructure to ensure reliable, high-quality potable water that meets long-term needs and supports regional growth. The upgrade is designed to comply with the EPL conditions regarding reduced sludge lagoon discharge (volume and mass) to Yass Dam (Beca Hunter H2O, 2023).

The groundwater bore information indicates the groundwater is an average of 67.5 mbgs. Generally, a large portion of expansion site will be subject to shallow excavation to provide level pads for construction of the new buildings and process units. The filtered water transfer tank will involve excavation estimated to be in the order of 1.5 to two meters and is expected to be partially buried. The chemical waste tank (10 kilolitres) and a small (two kilolitres) fluoride waste tank will be below ground as well. Services, such as power, sewer and stormwater pits, will also require shallow excavations. All other structures will be constructed above ground (above the finished surface/pad levels). At these depths, interaction with groundwater is not expected to occur at the site, however is dependent on local climatic and hydrogeological conditions.

### 6.3.4 Management and mitigation

Proposed measures to manage and/or mitigate impacts to soils and water from the project are detailed in **Table 6-7**.

**Table 6-7: Management and mitigation measures – soils and water**

| ID | Management/mitigation measure | Timing |
|---|---|---|
| SW1 | A soil and water management plan will be prepared as part of the CEMP. An erosion and sediment control plan (ESCP) will be prepared outline the erosion and sediment controls to be used in accordance with the *Blue Book - Managing Urban Stormwater Soil and Construction*.<br>The ESCP will include the following measures:<br>• erosion and sediment controls will be inspected after a rainfall event and maintained to ensure effective operation throughout the project Prior to construction<br>• erosion and sediment control measures will remain in place until after the project is completed and all machinery is removed from the project site<br>• any soil material storage areas or stockpiles will have appropriate erosion control devices installed to prevent erosion, control runoff and prevent sedimentation. | Prior to and during construction |
| SW2 | A contingency plan will be prepared and implemented for unexpected finds/contaminated soils within the CEMP and will include details of excavation, segregation, stockpiling, remediation, validation and disposal requirements for any contaminated matter. If any unidentified potential contamination (such a discoloured soil, strong chemical odour, refuse or leachate) is discovered during works, works must halt in the vicinity of the discovery, and not recommence in this area until an appropriate management strategy has been developed. | Prior to and during construction |
| SW3 | Disturbance areas will be minimised as much as practicable. | During construction |
| SW4 | Laydown areas on unsealed surfaces will be underlain with a geofabric and capping material layer to minimise contamination risks and avoid disturbance of the existing soils. | During construction |
| SW5 | If evidence of potential acid sulfate soils are encountered such as a sulphurous odour, and/or further testing indicates acid sulfate soils are present, an acid sulfate soils management plan should be prepared and implemented for the project. | During construction |
| SW6 | Any hazardous chemicals to be used during construction will be stored and handled in a manner consistent with their Material Data Sheet to minimise spill risk. No potentially hazardous materials such as chemicals, fuels, and/or waste will be stored within or adjacent to drainage lines or unsealed surfaces. | During construction |
| SW7 | Any groundwater encountered will be tested and monitored to demonstrate the water meets the reuse or discharge water quality objectives prior to discharge. Water quality will be managed in accordance with the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000* (ANZECC Guidelines). | During construction |

| ID | Management/mitigation measure | Timing |
|---|---|---|
| SW8 | A water access licence will be obtained in accordance with the *Water Management (General) Regulation 2025* if groundwater extraction/dewatering is expected to be greater than three megalitres in 12 months. | Prior to and during construction |
| SW9 | The preventative control measures outlined in the improvement plan included as Appendix D in the water quality objectives report (**Appendix 5**) will be implemented for the project. | Operations |

## 6.4 Noise and vibration

### 6.4.1 Assessment methodology

The noise and vibration assessment included the following:

- desk top review to identify key environmental Noise Catchment Areas (NCAs) and/or noise sensitive receptors from aerial photography
- noise monitoring conducted over seven days to determine long-term background noise
- description of existing acoustic environment in the vicinity of the project based on long-term background noise monitoring results
- establishment of project specific noise goals for the proposed construction works and operation with consideration to the relevant NSW noise policies and guidelines
- quantitative assessments of the proposed construction and operation utilising the TfNSW Construction Noise Estimator
- provision of noise mitigation/management measures, where required.

Consideration was given to the following standards and guidelines:

- ICNG (Department of Environment and Climate Change, 2009)
- *Noise Policy for Industry* (NSW Environment Protection Agency, 2017)
- *Environmental Noise Management Manual* (Roads and Traffic Authority, 2001)
- *Construction Noise and Vibration Guideline* (CNVG) (Transport for NSW, 2023).

### 6.4.2 Existing environment

#### 6.4.2.1 Sites and noise sensitive receptors

The nearest noise sensitive receptors identified by review of aerial images are summarised in **Table 6-8** and shown in **Figure 6-3**. The uninhabited dwelling on the site will not be used for residential accommodation in the future and is therefore not considered a sensitive receptor for the purposes of the noise assessment.

**Table 6-8: Sensitive receptor locations**

| Receptor ID | Easting (metres) | Northing (metres) | Receptor Address | Distance to the project[1] (metres) |
|---|---|---|---|---|
| SR1 | 675581 | 6144638 | 19 Cooks Hill Road | 90 |
| SR2 | 675627 | 6144763 | 1 Discovery Drive | 110 |
| SR3 | 675635 | 6144782 | 35 Cooks Hill Road | 130 |
| SR4 | 675590 | 6144421 | 67 Orion Street | 240 |

[1]distances taken from centre of primary equipment area




Figure 6-3 : Sensitive receptors

6.4.2.2 Rating background noise levels (RBL)

For the purpose of the background noise monitoring, two selected noise sensitive receptor locations have been identified from an examination of aerial photographs using Nearmap as well as a site inspection conducted in October 2025.

The long-term background noise monitoring was undertaken between 24 October 2025 and 3 November 2025. The monitoring results are presented in decibel (dB) in **Table 6-9**.

**Table 6-9: Background noise monitoring results**

| Address | Background Noise Level $L_{A90}$ (dB) | | | Ambient Noise Level $L_{Aeq}$ (dB) | | |
|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night |
| 1 Discovery Drive | 35 | 34 | 30 | 48 | 44 | 43 |
| 19 Cooks Hill Road | 37 | 36 | 33 | 47 | 45 | 45 |

- Day: 0700 – 1800 Monday to Friday, 0800 – 1800 Sundays & public holidays
- Evening: 1800 – 2200
- Night: 2200 – 0700 Monday to Friday, 2200 – 0800 Sundays & public holidays

Based on the background noise monitoring, the adopted RBLs for each NCA are presented in **Table 6-10**.

**Table 6-10: Rating Background Levels – representative residential receptors**

| Receptor ID | Receptor Address | Rating Background Level (RBL) $L_{A90}$ dB(A) | | |
|---|---|---|---|---|
| | | Day | Evening | Night |
| SR1 | 19 Cooks Hill Road | 37 | 36 | 33 |
| SR2 | 1 Discovery Drive | 35 | 34 | 30 |
| SR3 | 35 Cooks Hill Road | 35 | 34 | 30 |
| SR4 | 67 Orion Street | 37 | 36 | 33 |

- Day: 0700 – 1800 Monday to Friday, 0800 – 1800 Sundays & public holidays
- Evening: 1800 – 2200
- Night: 2200 – 0700 Monday to Friday, 2200 – 0800 Sundays & public holidays

### 6.4.3 Assessment criteria

#### 6.4.3.1 Construction

Construction hours

Main construction activities would be limited to within the hours described in **Table 6-11** consistent with the NSW ICNG (Department of Environment and Climate Change, 2009) and TfNSW CNVG (2023). The exception to this will be testing and commissioning of the WTP which would occur outside of standard construction hours over two periods of between five and 10 consecutive days.

**Table 6-11: Recommended construction hours**

| Construction hours | Monday to Friday | Saturday | Sunday / Public Holiday |
|---|---|---|---|
| Standard construction hours | 7.00 am to 6.00 pm | 8.00 am to 1.00 pm | No work |
| Construction activities with impulsive or tonal noise emissions | 8.00 am to 5.00 pm[1] | 9.00 am to 1.00 pm[1] | No work |
| Blasting | 9.00 am to 5.00 pm | 9.00 am to 1.00 pm | No blasting |

[1]Works may be carried out in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block. 'Continuous' includes any period during which there is less than a one-hour respite between ceasing and recommencing any of the work the subject of this condition.

Construction noise criteria

The ICNG (Department of Environment and Climate Change, 2009) provides procedures for determining project specific Noise Management Levels (NMLs) to assess construction noise emission levels at residential and other potentially sensitive receptors as presented in **Table 6-12**. These NMLs are to be calculated based on the measured or adopted RBL at sensitive or representative locations. These levels apply at the boundary of the most affected residences / offices, or within 30 metres from the residence where the property boundary is more than 30 metres from the residence.

**Table 6-12: Noise management levels**

| Time of day | NMLs | How to apply |
|---|---|---|
| Recommended standards hours<br><br>Monday to Friday<br>7.00 am to 6.00 pm<br><br>Saturday<br>8.00 am to 1.00 pm<br><br>No work on Sundays or public holidays | Noise affected<br>RBL + 10 dB | The noise affected level represents the point above which there may be some community reaction to noise.<br>• Where the predicted or measured LAeq (15 min) is greater than the noise affected level, the proponent should apply all feasible and reasonable work practices to meet the noise affected level.<br>• The proponent should also inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details. |

| Time of day | NMLs | How to apply |
|---|---|---|
| | | |
| | Highly noise affected<br>75 dBA | The highly noise affected level represents the point above which there may be strong community reaction to noise.<br>• Where noise is above this level, the relevant authority (consent, determining or regulatory) may require respite periods by restricting the hours that the very noisy activities can occur, taking into account:<br>1. times identified by the community when they are less sensitive to noise (such as before and after school for works near schools, or mid-morning or mid-afternoon for works near residences<br>2. if the community is prepared to accept a longer period of construction in exchange for restrictions on construction times. |
| Outside recommended standard hours | Noise affected<br>RBL + 5 dB | • A strong justification would typically be required for works outside the recommended standard hours.<br>• The proponent should apply all feasible and reasonable work practices to meet the noise affected level.<br>• Where all feasible and reasonable practices have been applied and noise is more than 5 dB(A) above the noise affected level, the proponent should negotiate with the community. |

A summary of the noise criteria that would apply to construction activities is provided in **Table 6-13**.

**Table 6-13: Construction noise criteria**

| Receptor ID | Receptor Address | Standard hours[1] $L_{Aeq,15min}$ dB(A) | | Evening[2] (1800 – 2200) $L_{Aeq,15min}$ dB(A) | Night[2] (2200 – 0700) $L_{Aeq,15min}$ dB(A) |
|---|---|---|---|---|---|
| | | Noise affected level | Highly noise affected level | | |
| SR1 | 19 Cooks Hill Road | 47 | 75 | 41 | 38 |
| SR2 | 1 Discovery Drive | 45 | 75 | 39 | 35 |
| SR3 | 35 Cooks Hill Road | 45 | 75 | 39 | 35 |
| SR4 | 67 Orion Street | 47 | 75 | 41 | 38 |

[1]Work would be 0700 – 1800 Monday to Friday, 0800 – 1300 Saturday. There would be no work on Sundays, public holidays.

[2]Outside recommenced standards hours.

Vibration criteria

The impacts associated with vibration during construction activities are generally assessed under the following categories:

- **human exposure** – refers to disturbance to the building occupants. This is assessed in accordance with *NSW Assessing Vibration – A Technical Guideline* (Department of Environment and Conservation, 2006) and the *Transport for NSW Construction Noise and Vibration Strategy* (2019).
- **cosmetic damage** – refers to vibration that may affect the structural integrity of a building or structure, or where the building contents may be impacted. This is assessed in accordance with *German Standard DIN 4150: Part 3-1999 Structural vibration – Effects of vibration on structures 1999* (DIN 4150).

Although intended for road developments, the Transport for NSW *Construction Noise and Vibration Guideline* (2024) can be used to provide guidance for minimum working distances for both cosmetic and human comfort. The recommended minimum safe working distances for vibration intensive plant from a sensitive receiver is reproduced in **Table 6-14** as relevant to the project.

**Table 6-14: Recommended minimum safe working distances for vibration intensive plant from a sensitive receiver (Transport for NSW, 2024)**

| Plant Item | Rating / Description | Minimum Distance Cosmetic Damage (Residential and Light Commercial (BS 7385)) | Minimum Distance Human Response (NSW EPA Guideline) |
|---|---|---|---|
| Vibratory Roller | <50 kN (1-2 tonnes) | 5 m | 15 m to 20 m |
| | <100 kN (2-4 tonnes) | 6 m | 20 m |
| | <200 kN (4-6 tonnes) | 12 m | 40 m |
| | <300 kN (7-13 tonnes) | 15 m | 100 m |
| | >300 kN (13-18 tonnes) | 20 m | 100 m |
| | >300 kN (>18 tonnes) | 25 m | 100 m |
| Small hydraulic Hammer | 300 kg (5 kg to 12 tonnes excavator) | 2 m | 7 m |
| Medium hydraulic Hammer | 900 kg (12 to 18 tonnes excavator) | 7 m | 23 m |
| Large Hydraulic Hammer | 1600 kg (18 to 34 tonnes excavator) | 22 m | 73 m |

| Plant Item | Rating / Description | Minimum Distance Cosmetic Damage (Residential and Light Commercial (BS 7385)) | Minimum Distance Human Response (NSW EPA Guideline) |
|---|---|---|---|
| Vibratory Pile Driver | Sheet Piles | 2 m to 20m | 20 m |
| Pile Boring | ≤ 800 mm | 2 m (nominal) | 4 m |
| Jack Hammer | Handheld | 1 m (nominal) | 2 m |

6.4.3.2 Operation

Operational noise criteria

NSW EPA's *Noise Policy for Industry* (2017) provides procedures to establish Project Noise Trigger Level (PNTL) to assess industrial operational noise emission levels at residential and other sensitive receptors.

**Table 6-15** presents the established PNTL based on the adopted RBL at each sensitive location.

**Table 6-15: Project trigger noise levels**

| Receptor ID | Receptor Address | PNTL, $L_{Aeq,15min}$ dB(A) | | |
|---|---|---|---|---|
| | | Day (0700 – 1800) | Evening (1800 – 2200) | Night (2200 – 0700) |
| SR1 | 19 Cooks Hill Road | 42 | 41 | 38 |
| SR2 | 1 Discovery Drive | 40 | 39 | 35 |
| SR3 | 35 Cooks Hill Road | 40 | 39 | 35 |
| SR4 | 67 Orion Street | 42 | 41 | 38 |

6.4.4 Assessment of potential impacts

A quantitative noise impact assessment has been undertaken to assess both construction and operational phases based on the calculation methods provided in the TfNSW Construction Noise Estimator (the Estimator). The Estimator works in two ways:

- the user to enter plant items or activities and the tool outputs distances at which receptors may be impacted
- the user to enter the distances between plant and a receptor, background noise levels and to select whether acoustic shielding has been provided. The output also provides a list of additional mitigation measures from the CNVG (Transport for NSW, 2023).

For the purposes of this assessment, the "Distance Based Scenario" method has been adopted to predict likely noise impacts of each proposed construction scenario and the proposed operation on the identified noise sensitive receptors.

#### 6.4.4.1 Construction

The following construction stages are proposed:

- Phase 1 – Detailed design and site investigations
- Phase 2 – Site preparation and temporary construction facilities
- Phase 3 – Main construction works
- Phase 4 – Commissioning.

Plant and equipment

**Table 6-16** presents the proposed construction equipment assumed in the calculation of worst-case scenario construction noise impacts. The final equipment and machinery to be used would be determined by the construction contractor.

**Table 6-16: Proposed construction equipment and sound power levels**

| Construction equipment | Sound power levels, $L_{Aeq,15min}$ dB(A) |
|---|---|
| Concrete pump truck | 108 |
| Concrete vibrator | 115 |
| Mobile crane | 104 |
| Forklift | 106 |
| Dump truck | 108 |
| Excavator | 110 |
| Water truck | 107 |
| Generator | 103 |
| Light vehicle, 4WD | 106 |
| Road saw | 117 |
| Jack hammer | 113 |
| Hand tools | 105 |
| Truck – delivery and removal of soil | 107 |
| Rock breaker | 118 |
| Welding machine | 105 |
| Asphalting machine | 108 |

Predicted construction noise levels

**Table 6-17** presents the predicted noise level range at the representative noise sensitive receptors.

**Table 6-17: Predicted noise levels at representative sensitive receptors (daytime)**

| Receptor ID | Noise Management Level (NMLs) $L_{Aeq,15min}$ dB(A) | | Predicted noise level $L_{Aeq,15min}$ dB(A) | Exceedance (dB) | |
|---|---|---|---|---|---|
| | Noise affected | Highly noise affected | | Above Noise-affected Level | Above Highly noise-affected Level |
| SR1 | 47 | 75 | 47 – 61 | Up to 14 | No |
| SR2 | 45 | 75 | 45 – 60 | Up to 15 | No |
| SR3 | 45 | 75 | 44 – 58 | Up to 13 | No |
| SR4 | 47 | 75 | 39 – 53 | Up to 6 | No |

The results of the construction noise assessment indicate that predicted noise levels would comply with the NMLs – Highly noise-affected at all receptor locations but would potentially exceed the noise-affected NMLs at some of the receptor locations.

It should be noted that the calculation of the predicted noise levels assumed that all equipment used for each stage operate simultaneously. Therefore, the actual noise emission levels affecting the sensitive receptors are expected to the lower than the predicted noise levels.

#### 6.4.4.2 Operation

Operational scenarios

The assessment assumes all equipment would operate throughout all periods of the day, evening and night (24/7). **Table 6-18** outlines the proposed operational scenarios for plant and equipment considered for calculating potentially worst-case scenario operational noise impacts, based on references from a similar WTP project. The final equipment and machinery to be used would be determined by the contractor.

Plant and equipment

**Table 6-18: Proposed operational equipment and sound power levels**

| Equipment / Noise source | Location | Equipment quantity | Sound power levels of each unit $L_{Aeq,15min}$ dB(A)[5] |
|---|---|---|---|
| Chemical dosing pumps | Outdoor | 2 | 72 |
| Amenities A/C units | Indoor | 5 | 69 |
| Mixers | Outdoor | 2 | 75 |
| Filtered water transfer pumps | Outdoor | 3 | 85 |
| Backwash pumps | Indoor | 3 | 85 |
| UV feed pumps | Indoor | 3 | 85 |
| Air scour blower with acoustic enclosure | Indoor | 1 | 75 |
| Air compressors with acoustic enclosure | Indoor | 2 | 75 |
| Generator with acoustic enclosure | Outdoor | 1 | 85 |
| Supernatant pump | Submersible in enclosed thank | 1 | 70 |
| Sludge pump | Submersible in enclosed thank | 1 | 80 |
| Chemical delivery truck with onboard chemical delivery pump | | 1 | 90 |

Predicted operational noise levels

**Table 6-19** presents the predicted noise level range at the identified noise sensitive receptors.

**Table 6-19: Predicted noise levels at sensitive receptors**

| Receptor ID | PNTL $L_{Aeq,15min}$ dB(A) | | | Predicted noise level $L_{Aeq,15min}$ dB(A) | Compliance with PNTL |
|---|---|---|---|---|---|
| | Day (0700 – 1800) | Evening (1800 – 2200) | Night (2200 – 0700) | | |
| SR1 | 42 | 41 | 38 | 32 – 37 | Yes |
| SR2 | 40 | 39 | 35 | 31 – 35 | Yes |
| SR3 | 40 | 39 | 35 | 29 – 34 | Yes |
| SR4 | 42 | 41 | 38 | < 30 | Yes |

The results of the operational noise assessment indicate the compliance with the PNTL at all NCAs. It should be noted that the calculation of the predicted noise levels assumed that all equipment used for each stage operate simultaneously and continuously. Therefore, the actual noise emission levels affecting the sensitive receptors are expected to be the lower than the predicted noise levels.

Given the distances between expected construction works and nearest sensitive receptors, the risk of vibration impacts is very low. Additionally, while significant vibration generating activities are not expected as part of the project, during construction it is recommend if any intensive vibration equipment is required to be used, the contractor use **Table 6-14** as a guide for when selecting equipment.

### 6.4.5 Management and mitigation

Proposed measures to manage and/or mitigate impacts to noise and vibration from the project are detailed in **Table 6-20**.

**Table 6-20: Management and mitigation measures – noise and vibration**

| ID | Management/mitigation measure | Timing |
|---|---|---|
| NV1 | A construction noise and vibration management plan (CNVMP) will be development and implemented as part of the CEMP. The CEMP must be regularly updated to account for changes in noise and vibration management issues and strategies. | Prior to and during construction |
| NV2 | Periodic notification (monthly letterbox drop/ email and website notification) detailing all upcoming construction activities delivered to sensitive receptors at least seven days prior to commencement of relevant works.<br>In addition to periodic notification, the following strategies may be adopted on a case-by-case basis:<br>• project-specific website<br>• project Infoline<br>• construction response line<br>• email distribution list<br>• web-based surveys<br>• social media<br>• community and stakeholder meetings<br>• community-based forums (if required by approval conditions). | Prior to and during construction |
| NV2 | Community will be notified of any works occurring outside of standards construction hours in accordance with the CNVG (Transport for NSW, 2023). | Prior to and during construction |
| NV3 | All employees, contractors and subcontractors are to receive an environmental induction. The induction must at least include:<br>• all project specific and relevant standard noise and vibration mitigation measures<br>• relevant licence and approval conditions<br>• permissible hours of work<br>• any limitations on high noise generating activities<br>• location of nearest sensitive receptors<br>• construction employee parking areas<br>• designated loading/unloading areas and procedures<br>• site opening/closing times (including deliveries)<br>• environmental incident procedures. | Prior to and during construction |

| ID | Management/mitigation measure | Timing |
|---|---|---|
| NV4 | Plant including the silencer will be well maintained. Vehicles will be fitted with a maintained original equipment manufacturer exhaust silencer or a silencer that complies with the National Transport Commission's National Stationary Exhaust Noise Test Procedures for In-service Motor Vehicles and any relevant reference standards. | During construction |
| NV5 | Where feasible and reasonable, construction will be carried out during the standard daytime working hours. Work generating high noise and/or vibration levels will not be scheduled during less sensitive time (evening and night-time) periods. Commissioning works may be undertaken outside of standard hours. | During construction |
| NV6 | Noise with special audible characteristics and vibration generating activities (including jack and rock hammering, sheet and pile driving, rock breaking and vibratory rolling) may only be carried out in continuous blocks, not exceeding three hours each, with a minimum respite period of one hour between each block. | During construction |
| NV7 | Use quieter and less vibration emitting construction methods where feasible and reasonable.<br>Plant and machinery will be selected to use only the necessary size and power. | During construction |
| NV8 | The operating sound power or sound pressure levels of the plant and equipment should be compared with the levels assumed in the REF. If significant discrepancies are identified, additional noise assessment will be required to confirm compliance. | During construction and operations |
| NV9 | Simultaneous operation of noisy plant within discernible range of a sensitive receptor will be avoided where practical. | During construction |
| NV10 | Traffic flow, parking and loading/unloading areas will be planned, where feasible, to minimise reversing movements within the site. | During construction |
| NV11 | Plant used intermittently to be throttled down or shut down. | During construction |
| NV13 | Schedule and route vehicle movements away from sensitive receptors and during less sensitive times where possible. | During construction |
| NV14 | Where possible noise from mobile plant will be reduced through additional fittings including:<br>• non-tonal reversing beepers (or an equivalent mechanism)<br>• ambient sensitive alarms that adjust output relative to the ambient noise level<br>• residential grade mufflers<br>• damped hammers such as 'City' Model Rammer Hammers<br>• air parking brake engagement is silenced. | During construction |

## 6.5 Air quality

### 6.5.1 Assessment methodology

The air quality assessment comprised a desktop review of:

- Bureau of Meteorology (BoM) climate data (Bureau of Meteorology, 2025)
- location of sensitive receptors
- potential dust sources associated with the project.

### 6.5.2 Existing environment

#### 6.5.2.1 Sensitive receptors

Sensitive receptors are shown in **Figure 6-3**. The closest sensitive receptor is located at 19 Cooks Hill Road, 90 metres to the west the site.

#### 6.5.2.2 Local meteorology

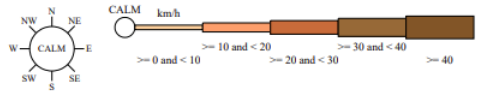
The closet meteorological station that provides long term climate statistics is the BoM Burrinjuck Dam (station ID 073007), located approximately 35 kilometres southwest of the site. The station provides climate data for 117 years (1908-2025).

Temperature data recoded by the BoM meteorological station indicates the site experiences a temperate climate with a highest mean maximum temperature of 29.8 degrees Celsius in January and a lowest mean minimum temperature of 3.0 degrees Celsius in July (Bureau of Meteorology, 2025).

Rainfall data recorded by the BoM meteorological station indicates the site experiences an average annual rainfall of 923.4 millimetres, with a maximum mean monthly rainfall of 100.0 millimetres in July and a minimum monthly rainfall of 56.3 millimetres in February (Bureau of Meteorology, 2025).

The annual 9am wind rose recorded at the BoM meteorological station is included as **Figure 6-4**. The prevailing winds are generally from the northeast in the morning period. Wind speeds are typically higher in the warmer months.

**Rose of Wind direction versus Wind speed in km/h (01 Jan 1965 to 06 Aug 2025)**
Custom times selected, refer to attached note for details
**BURRINJUCK DAM**
Site No: 073007 • Opened Jan 1908 • Still Open • Latitude: -34.9997° • Longitude: 148.5984° • Elevation 390m
An asterisk (*) indicates that calm is less than 0.5%.
Other important info about this analysis is available in the accompanying notes.




9 am
19697 Total Observations

Calm 22%

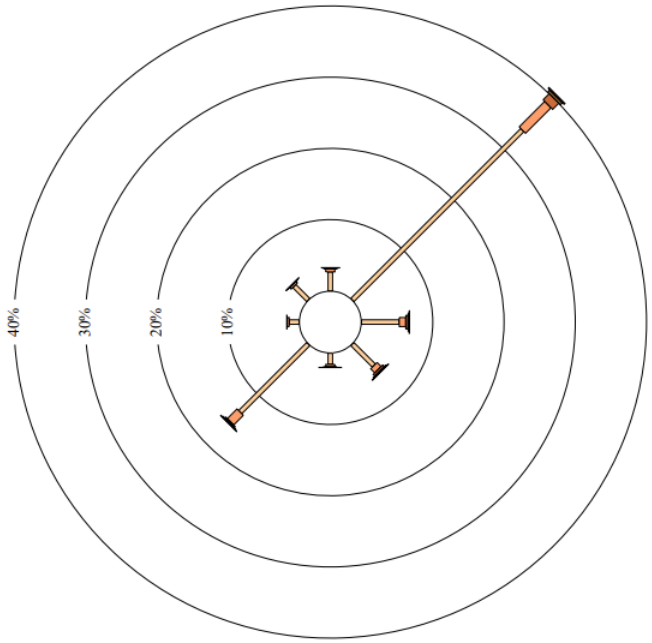



**Figure 6-4: Annual wind roses**

#### 6.5.2.3 Air catchment

No major dust generating activities were identified near the project. Existing air emissions would primarily be limited to:

- vehicle emissions on local roads
- windblown dust from any unsealed roads or other exposed surfaces near the project (such sources would be limited as roads and land surrounding the project are generally sealed or vegetated)
- nearby industrial and agricultural operations.

### 6.5.3 Assessment of potential impacts

Activities to affect air quality would likely be minimal with the implementation of the management and mitigation measures outlined in **Section 6.5.4**. Any potential emissions would be limited to construction activities. These would include emissions from construction vehicles, dust generation during vegetation clearing, excavation and backfilling, and dust generation from vehicle movements over access tracks. Additionally, dust emissions may occur if the uninhabited dwelling is to be demolished.

Based on the recorded prevailing winds, dust emissions would generally be transported to the southwest. Sensitive receptors are located approximately 200 metres away from the site in this direction. The closest sensitive receptor, located 90 metres to the west the site at 19 Cooks Hill Road, may be at risk of air quality impacts during unfavourable wind conditions. Implementation of the management and mitigation measures outlined in **Section 6.5.4** will help to minimise potential air quality impacts, including ceasing activities where excessive dust emissions occur.

Exhaust emissions would likely involve periodic localised emissions of carbon monoxide, particulate matter ($PM_{10}$ and $PM_{2.5}$), oxides of nitrogen (including nitrogen dioxide), sulphur dioxide, volatile organic compounds, and polycyclic aromatic hydrocarbons associated with the combustion of diesel fuel and petrol. These emissions have the potential to impact on human health as well as contribute to greenhouse emissions and leave residues on private properties. Impacts from combustion emissions would be minimal and temporary in nature as the use of heavy vehicles, equipment and machinery would be relatively small scale and localised and limited to the construction stage of the project.

Due to limited ground disturbance and requirements to operate heavy vehicles, equipment and machinery, the project is not anticipated to generate significant air quality impacts during operations.

### 6.5.4 Management and mitigation

Proposed measures to manage and/or mitigate impacts to air quality and odour from the project are detailed in **Table 6-21**.

**Table 6-21: Management and mitigation measures – air quality and odour**

| ID | Management/mitigation measure | Timing |
|---|---|---|
| AQ1 | An air quality management plan will be development and implemented as part of the CEMP and will include management measures to reduce dust emissions during construction. | During construction |

| ID | Management/mitigation measure | Timing |
|---|---|---|
| AQ2 | All site workers (including subcontractors and temporary workforce) will be made familiar with the potential for air quality impacts upon residents and encouraged to take all practical and reasonable measures to minimise dust emissions during their activities. | During construction |
| AQ3 | Exposed areas will be minimised where practical to reduce wind-blown dust emissions from the site. | During construction |
| AQ4 | Water trucks and/or spraying will be used for dust suppression along disturbed areas when required (i.e. if visible dust emissions are observed). | During construction |
| AQ5 | All vehicles and trailers will be covered when transporting materials and waste to and from site. | During construction |
| AQ6 | All plant and machinery will have emission control devices complying with Australian design standards. | During construction |
| AQ7 | Construction work will cease if excessive visible dust emissions are being generated and the prevailing winds are from the east or northeast. and cross the site boundary. | During construction |
| AQ8 | A community liaison phone number and permanent site contact will be established so that the air and odour related complaints, if any, can be received and addressed in a timely manner. | During construction and operation |
| AQ9 | Any complaints received will be investigated and controls will be implemented where necessary and practical. | During operation |

## 6.6 Traffic and access

### 6.6.1 Assessment methodology

The traffic and access included a review of:

- GoogleMaps of the local road network (Google, 2025)
- Transport for NSW traffic data (TfNSW) (Transport for NSW, 2025).

### 6.6.2 Existing environment

#### 6.6.2.1 Road network

The local road network is shown on **Figure 1-2**. The Hume Highway serves as the major transport connection for Yass, linking the region to Sydney, Canberra and Melbourne. From the Hume Highway, the site is accessed via Yass Valley Way, (Comur Street and Laidlaw Street if travelling from the south) Orion Street, then Cooks Hill Road.

#### 6.6.2.2 Existing traffic volumes

TfNSW records traffic volumes on the Hume Highway approximately 490 metres west of the intersection with Yass Valley Way (station number HHW006). The average daily traffic volumes recorded in 2025 are 9581 average daily vehicles movements, of which, 55 percent are light vehicles and 45 percent heavy vehicles.

#### 6.6.2.3 Road classification

The Hume Highway, Yass Valley Way, Comur Street, Laidlaw Street, Orion Street and Cooks Hill Road are approved OSOM vehicle routes according to the National Heavy Vehicle Network Map.

#### 6.6.2.4 Road, intersection and site access upgrades

Road and intersection upgrades are not expected to be required for the project. Site driveways would be upgrades as part of the project and are not expected to impact on the local road network.

The proposed upgrades to the sewer and stormwater system may impact on Cooks Hill Road depending on the construction method selected by the construction contractor. Should these activities involve work in or over the road, then an approval under the *Roads Act 1993* will be required. The contractor would be responsible for returning the road surface to the pre-disturbed condition following completion of any road impacting works.

### 6.6.3 Assessment of potential impacts

Traffic impacts from the project would primarily be during the construction stage and would include increased traffic movements associated with the activities of:

- delivery of materials and process equipment to site including heavy vehicle movements
- spoil and waste removal from site to licenced facilities
- removal and transport of construction equipment and machinery
- light vehicle movements by site personnel including contractors and workers.

Access to the site will be via Cooks Hill Road via the upgraded existing driveway on the northern lot during the primary construction period. The expected number of vehicle movements per day during construction would be:

- 30 light vehicles movements per day during peak periods, and will generally be around 20 light vehicles movements per day
- 20 heavy vehicle movements per day. This is expected to occur only one to two times during concrete deliveries and will generally be around 10 heavy vehicle movements per day
- three OSOM vehicle movements over the whole construction period.

These anticipated volume changes are not expected to have a significant impact on the local road network.

Operational traffic would include between five and 10 private vehicles, which is consistent with the current operation. Access to the site will be via Cooks Hill Road using an upgraded site entry on the existing WTP site. Exiting will be via a new point on the north-western side of the site. This will allow heavy vehicles to maintain a one-way flow of traffic within the site. Light vehicles will have two-way flow within the site.

The expected number of vehicle movements per day during operation would be:

- five light vehicles movements per day
- heavy vehicles for chemical deliveries generally on a two-weekly to two-monthly basis (up to 19 metre B-double in size)
- additional heavy vehicles (including cranes) will be required at the site infrequently for major maintenance purposes.

Parking within the site would accommodate up to:

- three to four utility vehicles
- two light trucks outside workshop
- two large sedans for visitor parking.

#### 6.6.4 Management and mitigation

Proposed measures to manage and/or mitigate impacts to traffic and access from the project are detailed in **Table 6-22**.

**Table 6-22: Management and mitigation measures – traffic and access**

| ID | Management/mitigation measure | Timing |
|---|---|---|
| TA1 | A traffic and access plan will be prepared for the project prior to commencement of works as part of the CEMP. The traffic and access plan will include:<br>• details on access to the project<br>• details of the measures that will be implemented to minimise traffic impacts during construction<br>• a driver's code of conduct. | |
| TA2 | Should activities involving work in or over the road be required, an approval under the *Roads Act 1993* will be obtained prior to commencing. | Prior to construction |
| TA3 | Road surfaces will be returned to the pre-disturbed condition following completion of any road impacting works. | Construction |

## 6.7 Hazards and risks

### 6.7.1 Assessment methodology

The hazards and risks assessment included consideration of:

- hazardous materials and dangerous goods
- bushfire mapping according to (State Government of NSW and NSW Rural Fire Service, 2024)
- flooding according to (GRC Hydro, 2022)
- human health (EPA, 2023).

### 6.7.2 Existing environment

#### 6.7.2.1 Chemicals and dangerous goods

Various chemicals would be required to dose the water at different stages of the treatment process. Chemical use for the project would be generally consistent with the previous operation, except for sodium hydroxide and sulfuric acid.

Chemical handling and storage are required to be undertaken in accordance with the applicable Safety Data Sheets (SDS), and relevant Australian Standards. Chemicals would be stored in dedicated concrete bunds to contain any spills and covered with protective coatings to prevent concrete corrosion.

Chemicals that would be used onsite are listed in **Table 6-23** with their storage type and the maximum dosage. The use of chlorine would be included in the process at the Yass WTP which is classed as a Class 3 dangerous good (Australian Government; Civil Aviation Saftey Authority, 2023). More detail on the chemicals is provided in Section 4 of the Beca Hunter H2O, Basis of Design report (2025).

**Table 6-23: Specific chemical dosing system design criteria**

| Chemical name | Storage type | Concentration (w/w) | Maximum storage (kg) |
|---|---|---|---|
| Aluminium sulphate ($Al_2(SO_4)_3.14H_2O$) | Bulk liquid tank(s) | 47% | 82,000 |
| Sodium hydroxide (NaOH) | Bulk liquid tank(s) | 25% | 80,000 |
| Sulfuric acid ($H_2SO_4$) | Bulk liquid tank(s) | 98% | 17,000 |
| Chlorine Gas ($Cl_2$) | Storage in delivered Drums (connected for use), and cylinders (stored for use elsewhere) | 100% | Stored: 4,000<br>Connected for use: 2,400 |
| Sodium fluoride (NaF) | Laydown area for 5 kg bottles | 97% | 500 |
| Powdered activated carbon (PAC) | Shelves for bulk bags, as well as intermediate batching hoppers | 100% | 7,000 |
| Polymer (Type TBC) | Laydown area for pallet of dry polymer bags, as well as intermediate batching hopper | 100% | 750 |
| Potassium permanganate ($KMnO_4$) | Storage area for 1 pallet in Pot Perm building (existing) | 100% | 500 |

#### 6.7.2.2 Bushfire

The site is identified as 'Category 3' bushfire prone based on review of the NSW Bush Fire Prone Land dataset maintained by the NSW Rural Fire Service (State Government of NSW and NSW Rural Fire Service, 2024). Category 3 land has a medium bushfire risk.

An APZ has been defined for the project and is included in the site. The APZ is a bushfire protection measure that is a buffer zone between the bushfire hazard and the site which is to be managed to minimise fuel loads and reduce potential fire risk elements. The land is owned by YVC which requires a Plans of Management (PoM) to establish APZs where there is no guaranteed commitment to future management for assurance that an APZ will be managed in perpetuity.

#### 6.7.2.3 Flooding

The site is not mapped as being flood prone under the LEP.

#### 6.7.2.4 Human health

Under the *Public Health Act 2010* YVC is required as a water authority to provide drinking water which is fit for human consumption. YVC must have a quality assurance program (YVC's Drinking Water Management Plan) which identifies YVC's role and responsibilities regarding drinking water quality such as health based and aesthetic limits to ensure customers can safety and comfortably drink the water provided. The project would be designed to achieve the target water quality for potable consumption as outlined in EPL 1805.

The project would aim to significantly enhance water quality for the Yass community by improving infrastructure to supply reliable, high-quality potable water that meets long-term needs and fosters regional development. Treated water for consumption would meet the ADWG (NHMRC, NRMMC, 2025).

### 6.7.3 Assessment of potential impacts

Improper storage or handling of hazardous materials, or accidental spills or leaks, can result in contamination of the soil and water sources. The risk of this occurring is considered minimal when following the SDS and relevant Australian Standards. If a spill does occur, the mitigation measures described in **Table 6-24** (relating to spill management) would be followed.

The site is identified as bushfire prone, which could result in damage to infrastructure, particularly electrical components during bushfire events. No hot works would be undertaken as part of the project. There is, however, a small risk for sparks to be generated from equipment and/or machinery during construction, and from electrical infrastructure at the WTP. Such risks would be managed through completing regular maintenance on equipment and machinery, ensuring construction personnel operate machinery in a safe manner and by having firefighting equipment on site.

Flooding is not expected to result in any significant impacts for the project.

The project would have a positive impact on potential human health impacts by providing a higher quality potable water supply for the community of Yass in contrast to the existing WTP facility. The project aligns with the multiple barrier approached endorsed by the ADWG at the treatment stage.

### 6.7.4 Management and mitigation

Proposed measures to manage and/or mitigate impacts to hazards and risks from the project are detailed in **Table 6-24**.

**Table 6-24: Management and mitigation measures – hazards and risks**

| ID | Management/mitigation measure | Timing |
|---|---|---|
| HR1 | The CEMP will include management measures regarding emergency response, human health and public safety (including chemicals and dangerous goods, flooding, and bushfire). | Prior to and during construction |
| HR2 | The CEMP will include an emergency evacuation plan that includes measures to monitor weather, flood and bushfire conditions and the triggers for emergency response and designated emergency evacuation routes. Emergency response will include temporary cessations of activities during adverse weather forecasts and relocating equipment and workers to safer areas. | Prior to and during construction |

| ID | Management/mitigation measure | Timing |
|---|---|---|
| HR3 | Any hazardous chemicals to be used during construction will be stored and handled in a manner consistent with their safety data sheet to minimise spill risk. No potentially hazardous materials such as chemicals, fuels, and/or waste will be stored within or adjacent to drainage lines or unsealed surfaces, and the location will consider potential bushfire hazards and human health issues. | During construction and operation |
| HR4 | A spill kit will be available on site. Personnel trained to respond to any spill incidences (should they occur) will always be available on site. Spills are to be cleaned up and the area remediated as soon as practicable. Any collected clean up material will be disposed of consistent with the material's waste classification. | During construction and operation |
| HR5 | Vehicles will be refuelled at either a service station, a designated refuelling location within the site or mobile refuelling. If mobile refuelling is to occur, the appropriate spill protection, such as a spill tray, will be used. | During construction |
| HR6 | Equipment and machinery will be regularly maintained to minimise the risk of sparks. | During construction |
| HR7 | Firefighting equipment will be always kept on site. Personnel will be trained to use the equipment. | During construction |
| HR8 | A Pollution Incident Response Management Plan (PIRMP) for the project will be developed and implemented during operations, which will include a description of:<br>• the chemical handling procedures, including how to respond to a chemical spill event<br>• the emergency response and evacuation procedures to be implemented for the project (as applicable) in response to a natural emergency (bushfire or flooding). | Prior to operation |
| HR9 | Employees and any contractors will be provided an induction prior to working at the site. This will include the potential chemicals and dangerous goods, flooding hazards, bushfire hazards and human health considerations and how to safely manage these risks upon induction to the site. | Prior to and during operation |

## 6.8 Social

### 6.8.1 Assessment methodology

The social Impact assessment included a review of:

- Australian Bureau of Statistics (ABS) census data to define social demographics of the area (Australian Bureau of Statistics, 2021)
- review of GoogleMaps to identify key community infrastructure (Google, 2025)
- identification and assessment of the potential social impacts (State Govenment of NSW and NSW Department of Planning, Housig and Infrastructure, 2019).

### 6.8.2 Existing environment

#### 6.8.2.1 Social context

Key social demographics of the Yass township (SAL14511) are listed in **Table 6-25** (Australian Bureau of Statistics, 2021). The median age in Yass is slightly higher at 42 compared to 39 in NSW, and households tend to have fewer people, averaging three per household versus 3.1 in NSW. Notably, Yass has a higher percentage of Indigenous residents, at 5.1 percent compared to NSW's 3.4 percent.

**Table 6-25: Social demographics for Yass**

| Attribute | Units | Yass (SAL14511) | NSW |
|---|---|---|---|
| **Population and people** | | | |
| Population | No. | 6763 | 8,072,161 |
| Median age | No. | 42 | 39 |
| People per household | No. | 3 | 3.1 |
| Indigenous status | % | 5.1 | 3.4 |
| Dwellings | No. | 2891 | 3,199,992 |
| **Labour and employment** | | | |
| Unemployment rate | % | 3.1 | 4.9 |
| In the labour force | % | 60.9 | 58.7 |
| Not in the labour force | % | 34 | 35.5 |
| **Income** | | | |
| Median household weekly income | $ | 1739 | 1829 |
| Median weekly rent | $ | 340 | 420 |
| Average monthly household mortgage | $ | 1773 | 2167 |
| **Occupations (top)** | | | |
| Professionals | % | 18.8 | 25.8 |
| Technicians and trade workers | % | 16.3 | 11.9 |
| Community and Personal Service Workers | % | 14.5 | 10.6 |
| Clerical and administrative workers | % | 13.3 | 13.0 |
| Managers | % | 12.9 | 14.6 |
| Labourers | % | 9.3 | 8.2 |
| Sales workers | % | 7.4 | 8.0 |
| Machinery operators and drivers | % | 5.5 | 6.0 |

#### 6.8.2.2 Social locality

The site is in a mixed land use area as presented in **Figure 1-2**. To the west, the land is zoned R1 for residential use containing low density residential development. To the east, the land is designated RU1 for primary production, commonly used for grazing purposes with native vegetation throughout. To the south, the land is zoned RE1 for public recreation and includes a non-perennial tributary of the Yass River.

### 6.8.3 Assessment of potential impacts

Social impacts of the project are expected to be positive as it would result in improvement of water management and supply. The upgrade of the WTP would support employment during construction and ongoing operation and maintenance of the facility.

During the construction stage it is predicted there may be some temporary negative impacts including noise, vibration and dust. These impacts are anticipated to be minor and mitigated, as discussed in **Section 6.4.5** (noise and vibration) and **Section 6.5.4** (air quality).

### 6.8.4 Management and mitigation

Proposed measures to manage and/or mitigate social impacts from the project are detailed in **Table 6-26**.

**Table 6-26: Management and mitigation measures – social**

| ID | Management/mitigation measure | Timing |
|---|---|---|
| SO1 | Notification will be provided to the community, affected residents, and businesses, of the project at least one week prior to works commencing and will include the nature and duration of the construction or maintenance activities, and their potential impacts. | Prior to construction |
| SO2 | Complaints will be managed in accordance with YVC's complaints management protocol. All nearby residences will be informed of the complaints management protocol prior to the commencement of works. A copy of the complaints register will be kept at the site. | During construction and operation |

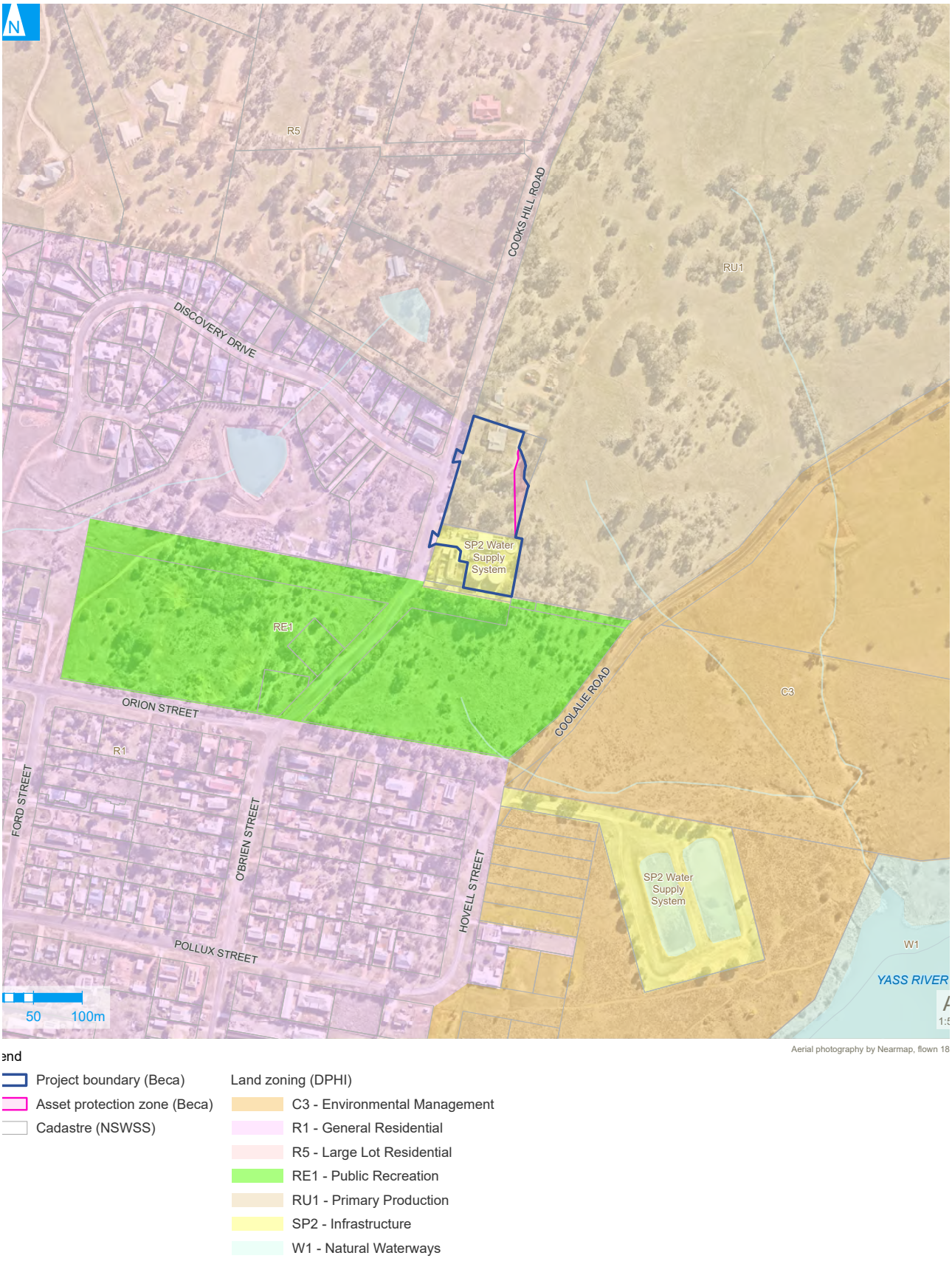



Figure 6-5 : Land zoning

## 6.9 Other issues

### 6.9.1 Assessment methodology

Other assessment included a desktop review of:

- local heritage search (State Givernment of NSW and NSW Department of Planning, Housing and Infrastructure, 2019)
- Yass WTP Upgrade – Reference Design Report (Beca Hunter H2O, 2025)
- LEP land zoning maps
- Google earth.

### 6.9.2 Assessment of potential impacts

An assessment of potential impacts for the other issues is included in **Table 6-27**.

**Table 6-27: Assessment of potential impacts – other issues**

| Matter | Existing environment | Potential impact/s |
|---|---|---|
| Historic heritage | There are no listed historic heritage sites within the site or within proximity to the site.<br>The closest listed historic heritage sites are located over 300 metres southeast of the site and are locally listed sites within the Yass township. | The project would not impact any known heritage items due to the distance between the site and the identified heritage items, coupled with the nature of the proposed works (limited vibration would be generated).<br>There is a low risk of heritage items to be present and encountered on the site, given the site's previous disturbance and lack of any recorded heritage items found in the search. |
| Visual | The site currently encompasses an operational WTP which includes a series of engineered structures. | Visual impacts are likely to be minimal given the proposed infrastructure is consistent with the existing adjacent land and the existing infrastructure on the site. Minor visual impacts may be perceived by nearby residents from the presence of construction equipment, machinery, infrastructure and personnel and would only occur temporarily. |
| Land use | The site is currently used as a water treatment plant and would be expanding onto land north which is currently vegetated and includes an uninhabited dwelling. The site is surrounded by low density residential development to the west and grazing area with native vegetation throughout to the east. To the south is a public recreation area which includes a non-perennial tributary of the Yass River.<br>The works would involve expansion of the site onto adjacent area. | Land use impacts are likely to be minimal given the existing Yass WTP. |
| Waste | The principal wastes expected to be generated during the construction phase are:<br>• domestic rubbish<br>• surplus topsoil and excavated material | The following potential environmental impacts were identified for the project in relation to waste:<br>• improper storage or transport of wastes could lead to contamination, cause windblown litter, odour or encourage pests or wildlife |

| Matter | Existing environment | Potential impact/s |
|---|---|---|
| | • packaging material<br>• excavated materials from the ground<br>• demolition wastes from the uninhabited dwelling if this is to be removed.<br><br>Most wastes would be classified as general solid waste in accordance with the *Waste Classification Guidelines* and the POEO Act. Any soil materials recovered during the construction phase would be tested for geotechnical properties to determine the suitability for reuse as general fill material. Additionally, further testing would be required to confirm classification of the soils in accordance with the *Waste Classification Guidelines*.<br><br>Waste would be likely sent to the Yass Transfer Station and Landfill located approximately 26 kilometres west of the site.<br><br>Operational waste would be managed generally consistent with the existing practices. | • inadequate classification and collection of waste could result in unnecessary waste disposal to landfill, which may reduce local or regional landfill capacity.<br>• waste from the sludge lagoons would likely be contaminated and would require disposal at a licenced facility. |
| Cumulative | No developments have been identified with the potential for cumulative impacts with the project. | Cumulative operational impacts would be negligible as the project is not anticipated to generate significant dust, odour or noise emissions, or traffic during operations. |

### 6.9.3 Management and mitigation

Proposed measures to manage and/or mitigate other impacts from the project are detailed in **Table 6-28**.

**Table 6-28: Management and mitigation measures – other issues**

| ID | Management/mitigation measure | Timing |
|---|---|---|
| | **Historic Heritage** | |
| HH1 | An unexpected finds protocol will be developed for the project as part of the CEMP. Works will cease where a suspected historic heritage item is encountered. | Construction |
| | **Visual** | |
| V1 | The site will be kept tidy. | Construction and operations |
| | **Land use** | |
| N/A | No mitigation and/or management measures are proposed for land use and planning. | N/A |
| | **Waste** | |
| WM1 | A construction waste management plan will be prepared prior to construction outlining details of all wastes that will be produced during construction (including, types, quantities and classifications) and demonstrating how these will be managed in accordance with the EPA's waste management hierarchy. | Prior to construction |
| WM2 | All construction personnel will be informed during the site induction of the waste management hierarchy and the measures to be implemented. | Prior to construction |
| WM3 | Wastes will be classified and managed in accordance with the EPA *Waste Classification Guidelines.* | During construction |
| WM4 | Wastes will be appropriately segregated, and waste storage areas must have sufficient capacity and protection to provide for the type and volume of waste generated. | During construction |
| WM5 | Any hazardous wastes will be appropriately sealed, labelled and stored in bunded areas prior to removal from the site. Disposal will be at an appropriately licensed waste facility. | During construction |
| WM6 | Trucks transporting waste materials from the site on public roads will be licensed (where required) and will be covered to minimise odour, spillage and spread of weeds. | During construction |
| WM7 | All materials will be removed from the site following completion of construction and the site will be left waste-free. | Post-construction |
| | **Cumulative** | |
| CU1 | Cease or modify construction where significant cumulative impacts with other operations, such as excessive dust or noise emissions, may occur. | Construction |

# 7. Summary of environmental management and mitigation measures

A summary of the proposed mitigation and/or management measures for the project have been provided in **Table 7-1.**

**Table 7-1: Summary of proposed environmental management and mitigation measures**

| ID | Management/ mitigation measures | Timing |
|---|---|---|
| | **Biodiversity** | |
| BD1 | Measures to mitigate impacts to biodiversity will be included in the CEMP. | Prior to construction |
| BD2 | All personnel working on the project will undertake an environmental induction as part of their site familiarisation. This will include procedures on biodiversity management. | Prior to construction |
| BD3 | Clearing protocols will be developed that identify vegetation to be retained, prevent inadvertent damage and reduce soil disturbance (e.g. removal of native vegetation by chainsaw instead of heavy machinery where only partial clearing is proposed). | Prior to construction |
| BD4 | Fencing (or other barriers as required) and signage will be placed around those areas of vegetation to be maintained to prevent any accidental construction damage and provide a permanent barrier between the development footprint and retained areas. | Prior to construction |
| BD5 | Pre-clearance surveys will be undertaken prior to tree clearing. A qualified ecologist/licenced wildlife handler will supervise tree removal in accordance with best practise methods. | Prior to construction |
| BD6 | Locations of active breeding or nesting identified during pre-clearance surveys will be avoided in August, September and October which is the breeding/nesting period for most fauna species. | During construction |
| BD7 | A procedure will be developed for the relocation of habitat features (e.g. fallen timber) to adjacent retained habitat. | During construction |
| BD8 | Construction works will generally be undertaken during daylight hours. If using night lights, they will be directional to avoid unnecessarily shining light into adjacent retained vegetation where possible. | Construction and operations |
| BD9 | Sediment barriers and water management will be required within the development site to prevent unwanted discharge into the environment. | During construction |
| BD10 | All machinery will be cleaned prior to entering and exiting the construction site to minimise the transport of weeds to vegetated areas to be retained. | During construction |
| BD11 | Revegetation will also be commenced as soon as practicable, in temporary disturbance areas, to minimise areas likely to create | During construction |

| ID | Management/ mitigation measures | Timing |
|---|---|---|
| | dust. Suitable species will be used as ground cover species in any revegetation areas. | |
| | **Aboriginal heritage** | |
| AH1 | An unexpected finds protocol will be developed for the project. As part of the protocol if suspected Aboriginal or heritage objects, are located during the works, works will cease in the affected area and an archaeologist called in to assess the finds.<br>If the finds are found to be Aboriginal objects, Heritage NSW must be notified under section 89A of the NP&W Act. Appropriate management and avoidance or approval under a section 90 AHIP should then be sought if Aboriginal objects are to be moved or harmed as set out in the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales. | Prior to and during construction |
| AH2 | All ground disturbing activities will be confined to the site boundary as shown in **Figure 1-1**. | Prior to and during construction |
| AH3 | In the extremely unlikely event that human remains are found, works shall immediately cease, and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, Heritage NSW may also be contacted at this time to assist in determining appropriate management. | During construction |
| | **Soils and water** | |
| SW1 | A soil and water management plan will be prepared as part of the CEMP. An erosion and sediment control plan (ESCP) will be prepared outline the erosion and sediment controls to be used in accordance with the *Blue Book - Managing Urban Stormwater Soil and Construction*.<br>The ESCP will include the following measures:<br>• erosion and sediment controls will be inspected after a rainfall event and maintained to ensure effective operation throughout the project Prior to construction<br>• erosion and sediment control measures will remain in place until after the project is completed and all machinery is removed from the site<br>• any soil material storage areas or stockpiles will have appropriate erosion control devices installed to prevent erosion, control runoff and prevent sedimentation. | Prior to and during construction |
| SW2 | A contingency plan will be prepared and implemented for unexpected finds/contaminated soils within the CEMP and will include details of excavation, segregation, stockpiling, remediation, validation and disposal requirements for any contaminated matter. If any unidentified potential contamination (such a discoloured soil, strong chemical odour, refuse or leachate) is discovered during works, works must halt in the vicinity of the discovery, and not recommence in this area until an appropriate management strategy has been developed. | Prior to and during construction |

| ID | Management/ mitigation measures | Timing |
|---|---|---|
| SW3 | Disturbance areas will be minimised as much as practicable. | During construction |
| SW4 | Laydown areas on unsealed surfaces will be underlain with a geofabric and capping material layer to minimise contamination risks and avoid disturbance of the existing soils. | During construction |
| SW5 | If evidence of potential acid sulfate soils are encountered such as a sulphurous odour, and/or further testing indicates acid sulfate soils are present, an acid sulfate soils management plan should be prepared and implemented for the project. | During construction |
| SW6 | Any hazardous chemicals to be used during construction will be stored and handled in a manner consistent with their Safety Data Sheet to minimise spill risk. No potentially hazardous materials such as chemicals, fuels, and/or waste will be stored within or adjacent to drainage lines or unsealed surfaces. | During construction |
| SW7 | Any groundwater encountered will be tested and monitored to demonstrate the water meets the reuse or discharge water quality objectives prior to discharge. Water quality will be managed in accordance with the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000* (ANZECC Guidelines). | During construction |
| SW8 | A water access licence will be obtained in accordance with the *Water Management (General) Regulation 2025* if groundwater extraction/dewatering is expected to be greater than three megalitres in 12 months. | Prior to and during construction |
| SW9 | The preventative control measures outlined in the improvement plan included as Appendix D in the water quality objectives report (**Appendix 5**) will be implemented for the project. | Operations |
| | **Noise and vibration** | |
| NV1 | A construction noise and vibration management plan (CNVMP) will be development and implemented as part of the CEMP. The CEMP must be regularly updated to account for changes in noise and vibration management issues and strategies. | Prior to and during construction |
| NV2 | Periodic notification (monthly letterbox drop/ email and website notification) detailing all upcoming construction activities delivered to sensitive receptors at least seven days prior to commencement of relevant works.<br>In addition to periodic notification, the following strategies may be adopted on a case-by-case basis:<br>• project-specific website<br>• project Infoline<br>• construction response line<br>• email distribution list<br>• web-based surveys<br>• social media<br>• community and stakeholder meetings | Prior to and during construction |

| ID | Management/ mitigation measures | Timing |
|---|---|---|
| | • community-based forums (if required by approval conditions). | |
| NV2 | Community will be notified of any works occurring outside of standards construction hours in accordance with the CNVG (Transport for NSW, 2023). | Prior to and during construction |
| NV3 | All employees, contractors and subcontractors are to receive an environmental induction. The induction must at least include:<br>• all project specific and relevant standard noise and vibration mitigation measures<br>• relevant licence and approval conditions<br>• permissible hours of work<br>• any limitations on high noise generating activities<br>• location of nearest sensitive receptors<br>• construction employee parking areas<br>• designated loading/unloading areas and procedures<br>• site opening/closing times (including deliveries)<br>• environmental incident procedures. | Prior to and during construction |
| NV4 | Plant including the silencer will be well maintained. Vehicles will be fitted with a maintained original equipment manufacturer exhaust silencer or a silencer that complies with the National Transport Commission's National Stationary Exhaust Noise Test Procedures for In-service Motor Vehicles and any relevant reference standards. | During construction |
| NV5 | Where activities are proposed outside of standard daytime working hours compliance with the relevant noise criteria identified in Section 6.4.3 will be achieved. Work generating high noise and/or vibration levels will not be scheduled during less sensitive time (evening and night-time) periods. Commissioning and testing works may be undertaken outside of standard hours. | During construction |
| NV6 | Noise with special audible characteristics and vibration generating activities (including jack and rock hammering, sheet and pile driving, rock breaking and vibratory rolling) may only be carried out in continuous blocks, not exceeding three hours each, with a minimum respite period of one hour between each block. | During construction |
| NV7 | Use quieter and less vibration emitting construction methods where feasible and reasonable.<br>Plant and machinery will be selected to use only the necessary size and power. | During construction |
| NV8 | The operating sound power or sound pressure levels of the plant and equipment should be compared with the levels assumed in the REF. If significant discrepancies are identified, additional noise assessment will be required to confirm compliance. | During construction |
| NV9 | Simultaneous operation of noisy plant within discernible range of a sensitive receptor will be avoided where practical. | During construction |
| NV10 | Traffic flow, parking and loading/unloading areas will be planned, where feasible, to minimise reversing movements within the site. | During construction |

| ID | Management/ mitigation measures | Timing |
|---|---|---|
| NV11 | Plant used intermittently to be throttled down or shut down. | During construction |
| NV13 | Schedule and route vehicle movements away from sensitive receptors and during less sensitive times where possible. | During construction |
| NV14 | Where possible noise from mobile plant will be reduced through additional fittings including:<br>• non-tonal reversing beepers (or an equivalent mechanism)<br>• ambient sensitive alarms that adjust output relative to the ambient noise level<br>• residential grade mufflers<br>• damped hammers such as 'City' Model Rammer Hammers<br>• air Parking brake engagement is silenced. | During construction |
| | **Air quality** | |
| AQ1 | An air quality management plan will be development and implemented as part of the CEMP and will include management measures to reduce dust emissions during construction. | During construction |
| AQ2 | All site workers (including subcontractors and temporary workforce) will be made familiar with the potential for air quality impacts upon residents and encouraged to take all practical and reasonable measures to minimise dust emissions during their activities. | During construction |
| AQ3 | Exposed areas will be minimised where practical to reduce wind-blown dust emissions from the site. | During construction |
| AQ4 | Water trucks and/or spraying will be used for dust suppression along disturbed areas when required (i.e. if visible dust emissions are observed). | During construction |
| AQ5 | All vehicles and trailers will be covered when transporting materials and waste to and from site. | During construction |
| AQ6 | All plant and machinery will have emission control devices complying with Australian design standards. | During construction |
| AQ7 | Construction work will cease if excessive visible dust emissions are being generated and the prevailing winds are from the east or northeast. and cross the site boundary. | During construction |
| AQ8 | A community liaison phone number and permanent site contact will be established so that the air and odour related complaints, if any, can be received and addressed in a timely manner. | During construction and operation |
| AQ9 | Any complaints received will be investigated and controls will be implemented where necessary and practical. | During operation |
| | **Traffic and access** | |
| TA1 | A traffic and access plan will be prepared for the project prior to commencement of works as part of the CEMP. The traffic and access plan will include:<br>• details on access to the project | Prior to construction |

| ID | Management/ mitigation measures | Timing |
|---|---|---|
| | • details of the measures that will be implemented to minimise traffic impacts during construction<br>• a driver's code of conduct. | |
| TA2 | Should activities involving work in or over the road be required, an approval under the *Roads Act 1993* will be obtained prior to commencing. | Prior to construction |
| TA3 | Road surfaces will be returned to the pre-disturbed condition following completion of any road impacting works. | Construction |
| | **Hazards and risks** | |
| HR1 | The CEMP will include management measures regarding emergency response, human health and public safety (including chemicals and dangerous goods, flooding, and bushfire). | Prior to and during construction |
| HR2 | The CEMP will include an emergency evacuation plan that includes measures to monitor weather, flood and bushfire conditions and the triggers for emergency response and designated emergency evacuation routes. Emergency response will include temporary cessations of activities during adverse weather forecasts and relocating equipment and workers to safer areas. | Prior to and during construction |
| HR3 | Any hazardous chemicals to be used during construction will be stored and handled in a manner consistent with their safety data sheet to minimise spill risk. No potentially hazardous materials such as chemicals, fuels, and/or waste will be stored within or adjacent to drainage lines or unsealed surfaces, and the location will consider potential bushfire hazards and human health issues. | During construction and operation |
| HR4 | A spill kit will be available on site. Personnel trained to respond to any spill incidences (should they occur) will always be available on site. Spills are to be cleaned up and the area remediated as soon as practicable. Any collected clean up material will be disposed of consistent with the material's waste classification. | During construction and operation |
| HR5 | Vehicles will be refuelled at either a service station, a designated refuelling location within the site or mobile refuelling. If mobile refuelling is to occur, the appropriate spill protection, such as a spill tray, will be used. | During construction |
| HR6 | Equipment and machinery will be regularly maintained to minimise the risk of sparks. | During construction |
| HR7 | Firefighting equipment will be always kept on site. Personnel will be trained to use the equipment. | During construction |
| HR8 | A Pollution Incident Response Management Plan (PIRMP) will be developed and implemented for the project during operations, which will include a description of:<br>• the chemical handling procedures, including how to respond to a chemical spill event<br>• the emergency response and evacuation procedures to be implemented for the project (as applicable) in response to a natural emergency (bushfire or flooding). | Prior to operation |

| ID | Management/ mitigation measures | Timing |
|---|---|---|
| HR9 | Employees and any contractors will be provided an induction prior to working at the site. This will include the potential chemicals and dangerous goods, flooding hazards, bushfire hazards and human health considerations and how to safely manage these risks upon induction to the site. | Prior to and during operation |
| | **Social** | |
| SO1 | Notification will be provided to the community, affected residents, and businesses, of the project at least one week prior to works commencing and will include the nature and duration of the construction or maintenance activities, and their potential impacts. | Prior to construction |
| SO2 | Complaints will be managed in accordance with YVC's complaints management protocol. All nearby residences will be informed of the complaints management protocol prior to the commencement of works. A copy of the complaints register will be kept at the site. | During construction and operation |
| | **Historic Heritage** | |
| HH1 | An unexpected finds protocol will be developed for the project as part of the CEMP. Works will cease were a suspected historic heritage item is encountered. | Construction |
| | **Visual** | |
| V1 | The site will be kept tidy. | Construction and operations |
| | **Land use** | |
| N/A | No mitigation and/or management measures are proposed for land use and planning. | N/A |
| | **Waste** | |
| WM1 | A construction waste management plan will be prepared prior to construction outlining details of all wastes that will be produced during construction (including, types, quantities and classifications) and demonstrating how these will be managed in accordance with the EPA's waste management hierarchy. | Prior to construction |
| WM2 | All construction personnel will be informed during the site induction of the waste management hierarchy and the measures to be implemented. | Prior to construction |
| WM3 | Wastes will be classified and managed in accordance with the EPA *Waste Classification Guidelines.* | During construction and operations |
| WM4 | Wastes will be appropriately segregated, and waste storage areas must have sufficient capacity and protection to provide for the type and volume of waste generated. | During construction and operations |
| WM5 | Any hazardous wastes will be appropriately sealed, labelled and stored in bunded areas prior to removal from the site. Disposal will be at an appropriately licensed waste facility. | During construction and operations |

| ID | Management/ mitigation measures | Timing |
|---|---|---|
| WM6 | Trucks transporting waste materials from the site on public roads will licensed (where required) and will be covered to minimise odour, spillage and spread of weeds. | During construction and operations |
| WM7 | All materials will be removed from the site following completion of construction and the site will be left waste-free. | Post-construction |
| | **Cumulative** | |
| CU1 | Cease or modify construction where significant cumulative impacts with other operations, such as excessive dust or noise emissions, may occur. | Construction |

# 8. Environmental matters and checklists

## 8.1 Ecologically Sustainable Development

Consideration of the principles of ecological sustainable development (ESD) is required. ESD aims to ensure the needs of the current generations are met without compromising the needs of future generations. Decision making processes therefore require effective integration of economic environmental, social and equity considerations. The principles of ESD are considered in **Table 8-1** in relation to the project.

**Table 8-1: Ecologically sustainable development consideration**

| Principle | Considerations for the project |
|---|---|
| Precautionary principle | The project would not pose serious or irreversible environmental damage. The impacts associated with the project as considered in the REF will result in generally minor, localised and temporary potential degradation of the quality of the environment with the implementation of the mitigation/management measures summarised in **Section 7**. |
| Intergenerational equity | The impacts with associated with the project are minor, localised and temporary in nature and would therefore not impact the health, diversity or productivity of the environment. Future generations residing in the Yass Valley region would benefit via the improved capacity to deliver quality potable water to the area. |
| Conservation of biological diversity and ecological integrity | Conservation of biological diversity and ecological integrity has been considered within the REF. The construction works would remain within the site and only disturb the land necessary to facilitate the project. No vegetation outside the site boundary would be cleared for the project. Management and mitigation measures to conserve biological diversity and ecological integrity are summarised in **Section 6.1**. |
| Improved valuation, pricing and incentive mechanisms | Environmental, social and residual impacts were considered within the planning and design of the project. YVC's commitment to development planning, environmental assessments and implementation of management measures to avoid or minimise impacts wherever practicable reflects the value placed on environmental factors. |

## 8.2 Section 171(2) checklist

The following **Table 8-2** provides consideration to the factors listen in Section 171(2) of the EP&A Regulation, assessing the potential impacts of the project on the natural and built environment.

**Table 8-2: Section 171(2) checklist**

| Factor | Risk of impact? Yes / No | Comment | Degree and duration of impact | Where addressed |
|---|---|---|---|---|
| (a) Any environmental impact on a community? | Yes | The project would result in minor amenity impacts to the community during construction activities such as noise, air quality and visual impacts. The project would have improved social outcomes for the community through the provision of improved water treatment capacity. | Minor, temporary | **Section 6.5** (air quality)<br>**Section 6.4** (noise and vibration)<br>**Section 6.8** (social) |
| (b) Any transformation of a locality? (increased traffic, visitation) | No | The existing land use comprises the Yass WTP. The project would result in upgrades to the existing WTP and therefore be consistent with the locality. | No impact | N/A |
| (c) Any environmental impact on the ecosystems of the locality? | Yes | The project would have a minor impact on the local ecosystem during construction activities. | Minor, temporary | **Section 6.1** (biodiversity) |
| (d) Any reduction in the aesthetic, recreational, scientific or other environmental quality or value of a locality? | No | The project would not reduce the aesthetic, recreational, scientific or other environmental quality of value of the locality as it is consistent with existing infrastructure in place. | No impact | N/A |

| Factor | Risk of impact? Yes / No | Comment | Degree and duration of impact | Where addressed |
|---|---|---|---|---|
| (e) Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations? | No | The project is located at the existing Yass WTP and would involve the construction of new infrastructure to upgrade the existing WTP and is therefore consistent with current land use, aesthetic, and cultural significance. | No impact | N/A |
| (f) Any impact on the habitat of protected fauna (within the meaning of the *National Parks & Wildlife Act 1974*)? | Yes | The project is unlikely to significantly impact on protected habitat as determined by the flora and fauna assessment. | Minor, permanent | **Section 6.1** (biodiversity) |
| (g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air? | Yes | Clearing of approximately 0.41 hectares of 3376 Southern Tableland Grassy Box Woodland is required for the project. However, the project is unlikely to endanger any species of animal, plant or other form of life as determined by the flora and fauna assessment. | Minor, permanent | **Section 6.1** (biodiversity) |
| (h) Any long-term effects on the environment? | No | Potential impacts associated with the project include construction activities which are considered minor and temporary in nature. | No impact | N/A |
| (i) Any degradation of the quality of the environment? | No | The potential impacts associated with the project as considered in the REF would result in only minor, localised and temporary degradation of the quality of the environment. However, with the implementation of the mitigation | No impact | N/A |

| Factor | Risk of impact? Yes / No | Comment | Degree and duration of impact | Where addressed |
|---|---|---|---|---|
| | | and management measures described in the REF the project is unlikely to result in the degradation of the quality of the environment. | | |
| (j) Any risk to the safety of the environment? | Yes | There is a risk that the project could result in the contamination of soils and surface waters from spills of chemicals, fuels, and oils. This risk is considered minor with the implementation of proposed management and mitigation measures described in the REF. | Minor, temporary | **Section 6.3** (soils and water) |
| (k) Any reduction in the range of beneficial uses of the environment? | No | The project involves the construction of upgrades to the existing Yass WTP and therefore represents a beneficial use of the environment. | No impact | N/A |
| (l) Any pollution of the environment? | Yes | Pollution to the environment has the potential to arise from air emissions from vehicles and machinery or dust from ground disturbance works and potential | Minor, temporary | **Section 6.3** (soils and water)<br>**Section 6.5** (air quality) |
| (m) Any environmental problems associated with the disposal of waste? | Yes | The management of waste is considered in **Section 6.9** of the REF. Waste from the sludge lagoons would likely be contaminated and would be disposed of at a licensed waste management facility in | Minor, temporary | **Section 6.9** (other issues) |

| Factor | Risk of impact? Yes / No | Comment | Degree and duration of impact | Where addressed |
|---|---|---|---|---|
| | | accordance with a waste management plan. | | |
| (n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply? | No | No resources likely to become in short supply are required for the project. | No impact | N/A |
| (o) Any cumulative environmental effect with other existing or likely future activities? | No | No cumulative impacts have been identified that cannot be adequately managed, such as noise, air and traffic impacts. Cumulative impacts are considered in **Section 6.9**. | No impact | N/A |
| (p) Any impact on coastal processes and coastal hazards, including those under predicted climate change conditions? | No | The project does not impact on any coastal management areas. | No impact | N/A |
| (q) Any impact on applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1. | No | No impacts on local strategic planning statements, regional strategic plans or district strategic plans are identified for the project. | No impact | N/A |
| (r) Any impact on other relevant environmental factors? | No | No other environmental impacts are identified for the project. | No impact | N/A |

## 8.3 Matters of National Environmental Significance

The following **Table 8-3** provides consideration to the project and its potential impacts to MNES and Commonwealth land as required by the EPBC Act.

**Table 8-3: MNES**

| Factor | Risk of impact? Yes/ No | Comment | Degree and duration of impact |
|---|---|---|---|
| (a) Any impact on a World Heritage property? | No | The project is not located near a World Heritage property. | N/A |
| (b) Any impact on a National Heritage place? | No | The project is not located near a National Heritage place. | N/A |
| (c) Any impact on a wetland of international importance? | No | There are four Wetlands of International Importance (Ramsar Wetlands) connected to the catchment, with the Hattah-Kulkyne Lakes being the closest (500 – 600 kilometres downstream form the site).<br>The project is not anticipated to impact on a wetland of international importance. | N/A |
| (d) Any impact on a listed threatened species or communities? | Yes | Clearing of approximately 0.41 hectares of 3376 Southern Tableland Grassy Box Woodland is required for the project. However, the project is unlikely to significantly impact on threatened species or communities as determined by the flora and fauna assessment. | Negligible, temporary |
| (e) Any impacts on listed migratory species? | No | The project is unlikely to lead to significant impact on migratory species given the existing developed nature of the site as assessed by the flora and fauna assessment. | Negligible, temporary |
| (f) Any impact on Commonwealth marine areas? | No | The project is not located near a Commonwealth marine area. | N/A |
| (g) Any impact on the Great Barrier Reef Marine Park? | No | The project is not located near the Great Barrier Reef Marine Park. | N/A |
| (h) Does the Proposal involve a nuclear action (including uranium mining)? | No | The project does not involve a nuclear action. | N/A |
| (i) Additionally, any impact (direct or indirect) on a | No | The project does not impact on a water resource in relation | N/A |

| Factor | Risk of impact? Yes/ No | Comment | Degree and duration of impact |
|---|---|---|---|
| water resource, in relation to coal seam gas development and large coal mining development | | to coal seam gas development and large coal mining development | |

# 9. Conclusion

YVC proposes to upgrade the Yass WTP to address the deteriorating water quality of the water source, the Yass River, ensuring the provision of reliable, high-quality potable water and supporting future community growth and housing needs. This REF has been prepared in accordance with Part 5 of the EP&A Act and Section 171 of the EP&A Regulation. Potential impacts to the following matters have been considered, and associated measures to mitigate potential impacts have been described in the REF for the project:

- biodiversity
- Aboriginal heritage
- soils and water
- noise and vibration
- air quality
- traffic and access
- hazards and risks
- social
- other issues (historic heritage, visual, waste, cumulative).

Due to the project site's previous disturbance and the distance between identified sensitive receptors and heritage items, it is expected that the proposed works would create minor impacts on the local environment and community, which can be sufficiently managed with the prescribed management and mitigation measures within this REF.

Key potential impacts of the project identified in this REF would mainly occur during the construction period and include the following:

- clearing of up to 0.41 hectares of 3376 Southern Tableland Grassy Box Woodland and indirect impacts to biodiversity. These impacts are proposed to be offset
- increased erosion and sedimentation due to disturbance of soils from earth works
- amenity impacts during construction (noise, dust, odour, and visual)
- contamination of soil and water sources due to improper storage or handling of hazardous materials, or accidental spills or leaks.

This REF has concluded that the project is unlikely to have a significant effect on the environment with the implementation of the identified management and mitigation measures. It has also been concluded that the project does not require an Environmental Impact Statement, or a Referral under the EPBC Act.

# 10. Limitations

Ramboll Australia Pty Ltd (Ramboll) prepared this report in accordance with the scope of work as outlined in our proposal to Beca Hunter H2O provided on 12 December 2024 and in accordance with our understanding and interpretation of current legislative and regulatory standards.

Site conditions may change over time. This report is based on conditions encountered at the site at the time of the report and Ramboll disclaims responsibility for any changes that may have occurred after this time.

The conclusions presented in this report represent Ramboll's professional judgment based on information made available during the course of this assignment and are true and correct to the best of Ramboll's knowledge as at the date of the assessment.

Ramboll did not independently verify all of the written or oral information provided to Ramboll during the course of this investigation. While Ramboll has no reason to doubt the accuracy of the information provided to it, the report is complete and accurate only to the extent that the information provided to Ramboll was itself complete and accurate.

This report does not purport to give legal advice. This advice can only be given by qualified legal advisors.

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## Proposed15T Load Limit Back Creek Road Gundaroo - Submissions

**Submission 1**

DocId 909873

yass valley council
the country the people

**Yass Valley Council**

209 Comur Street, Yass
PO Box 6 YASS NSW 2582
Telephone 02 6226 1477
Web www.yassvalley.nsw.gov.au

**Request: 2603501**
**To:**
**Attn: Terry Cooper**

**Deadline: 27/04/26 - 13.24**

**Caller Information**

**Name** [redacted]
**Address**
**Phone**
**Email**

**Request**

**Received by** Thomas Doig
**Recd date/time** 20/04/26 - 13.23
**How received** Email
**Incident date/time** -
**Action required** For Action
**Type** General Enquiry
**Details** As a resident of Gundaroo I write to express my concern over the proposal to introduce a load limit of 15 tonnes for users of Back Creek Road in Gundaroo. If this proposed load limit is introduced, then heavy vehicles needing to access properties to the west and north west of Gundaroo from the south, will be forced to drive through the village of Gundaroo up to Yass River Road. Cork Street in Gundaroo already sees a significant increase in heavy vehicle traffic as a result of land development on the northern outskirts of the village of Gundaroo and farther north. To have the number of these heavy vehicle traffic movements increased by this proposal, is neither appreciated nor acceptable, especially in the light of the Council s inability to properly maintain the quality of the existing road surface of the main through road system, Sutton Road-Cork Street-Gundaroo Road. Please use your influence and vote to reject this proposal for a 15T load limit on Back Creek Road.

**Location**

**Details** Back Creek Road

**Submission 2 –**

DocId 910162

**To:** Jo Shipley <jshipley@yass.nsw.gov.au>
**Subject:** [NOTE SENDER [redacted] completed Load Limit Change – Back Creek Road

**[EXTERNAL]** Please exercise caution when clicking on links or attachments from external sources.

[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

Yes

---

**Where do you live?**

Gundaroo village

---

**Please provide any additional comments here:**

There needs to be a large new sign put up on the corner of Cork Street and Rosamel Street , commonly referred to as "Tip Road " as trucks are constantly , illegally racing along historic Rosamel Street to get through to Federal Hwy These trucks are creating environmental pollution , noise pollution and moving in very close proximity to parked vehicles , families with young children cycling and walking and native wild life. Our true essence of adored Village life is being unrelentingly challenged by these thoughtless. drivers of over the load limit trucks unloading copious amounts of diesel into our precious atmosphere . This needs to be addressed and stopped and policed

**Submission 3**

DocId 910161

**To:** Jo Shipley <jshipley@yass.nsw.gov.au>
**Subject:** [NOTE SENDER] [redacted] completed Load Limit Change – Back Creek Road

**[EXTERNAL]** Please exercise caution when clicking on links or attachments from external sources.

[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

No

---

**Where do you live?**

Gundaroo village

---

**Please provide any additional comments here:**

Back Creek Road is in better condition than the road running through Gundaroo Village so it is much more able to handle 15-tonne vehicles than the road through the Village. Cork Street, the main street through Gundaroo, is regularly (as in each and every day) traversed by the Village children, young parents with babies in prams, older residents, people walking their dogs and riding their bikes. One of the things that residents love about living in Gundaroo is that it is a safe place for residents, especially children, to walk and bike-ride. This safety will be severely compromised if large 15-tonnes truck use the road on a regular basis. Absolutely against this change. It is not fair to the residents who live in the Village. If Back Creek Road is not suitable for these trucks, Cork Street is definitely not.

**Submission 4**

DocId 910160

**Sent:** Monday, 20 April 2026 3:55 PM
**To:** Jo Shipley <jshipley@yass.nsw.gov.au>
**Subject:** [NOTE SENDER] Christine completed Load Limit Change – Back Creek Road

**[EXTERNAL]** Please exercise caution when clicking on links or attachments from external sources.

[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

No

**Where do you live?**

Gundaroo village

**Please provide any additional comments here:**

I'm concerned about the route that the heavy vehicle traffic that will be diverted from Back Creek Road will need to travel to get to their destination. Closing BCR to heavy vehicles will see an increase in heavy vehicles travelling through Gundaroo village - where there are many houses, driveways, roadside parking, and most concerning - pedestrian activity. I'm worried about the impact on a large number of residents, and the implications for safe active travel - kids safety in walking to/from school and the safety of residents crossing the road to the local shop/post office, pharmacy etc as well as the impact on hospitality and other businesses on Cork street. I believe it would be better for heavy vehicle traffic to remain using BCR, where it is safer and away from pedestrian activity, and the associated impact to the community greatly reduced. The new road surface and reduced speed limits on BCR makes is a safer and more viable route than that traffic travelling through the village.

**Submission 5**

DocId 910159

**From:** Your Voice Counts <yourvoicecounts@yass.nsw.gov.au>
**Sent:** Tuesday, 21 April 2026 10:40 AM
**To:** Jo Shipley <jshipley@yass.nsw.gov.au>; Terry Cooper <TCooper@yass.nsw.gov.au>
**Subject:** [NOTE SENDER] [redacted] completed Load Limit Change – Back Creek Road

**[EXTERNAL]** Please exercise caution when clicking on links or attachments from external sources.

[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

Yes

---

**Where do you live?**

Back Creek Road, Gundaroo

---

**Please provide any additional comments here:**

Please reduce the limit, our road is so dangerous now as the trucks using back creek road to dump dirt on dicks Creek road do not adhere to the speed limit and drive in the middle of the road. I have had 2 cracked windscreens from these trucks and almost beeb run off the road.

**Submission 6**

DocId 910158

yass valley council
the country the people

**Yass Valley Council**
209 Comur Street, Yass
PO Box 6 YASS NSW 2582
Telephone 02 6226 1477
Web www.yassvalley.nsw.gov.au

**Request: 2603521**
**To:**
**Attn: Terry Cooper**

**Deadline: 28/04/26 - 09.48**

**Caller Information**

| | |
|---|---|
| **Name** | [redacted] |
| **Address** | |
| **Phone** | |
| **Email** | |

**Request**

| | |
|---|---|
| **Received by** | Thomas Doig |
| **Recd date/time** | 21/04/26 - 09.48 |
| **How received** | Email |
| **ıcident date/time** | - |
| **Action required** | For Action |
| **Type** | General Enquiry |
| **Details** | I just read the proposal for the 15-tonne limit for Back Creek Road. I think it would be amazing to stop the tip trucks. Just wanted to clarify, if it is put in place: My husband on occasion needs to bring a heavy then 15 tonne truck home (handful of times a year). Reading the proposal he would be able to do so without any issues. Is that correct? |

**Location**

| | |
|---|---|
| **Details** | Back Creek Road |

**Submission 7**

DocId 910232




[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

No

---

**Where do you live?**

In the vicinity of Back Creek Road - i.e. Yass Valley Way, Sutton Road

---

**Please provide any additional comments here:**

I live off Dicks Ck Road (Whites Road), and own a 16T tipper used for on farm work that I also use for stock transport. The arbitrary 15T limit directly affects me as a local resident and will force me to go through the village which is surely counter to the needs of that growing community. I suspect Gundaroo residents will be concerned about likely increased truck traffic due to these limits imposed (if they were actively consulted). It is astounding that the road was sealed (and not the much shorter Yass River section) in the first place, then the speed limit reduced without consultation (this now means I am restricted to 80km/h all the way to Queanbeyan), now when using my truck I am effectively banned from using the road at all. We are still a rural community, not a residential one - and restricting this for others now further impacts me as a local resident of some 25 years. There seems to be a vast issue to appease some at the expense of long time local residents. I only accidentally found this notice, no direct request to local residents clearly impacted by these decisions. I hope some consideration of the impact on long term local residents such as myself is taken into account.

**Submission 8**

DocId 912233




**[EXTERNAL]** Please exercise caution when clicking on links or attachments from external sources.

[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

Yes

---

**Where do you live?**

Gundaroo village

---

**Please provide any additional comments here:**

This road is constantly filled with speeding vehicles and large trucks it is no longer a quiet rural road.

**Submission 9**

DocId 912232




[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

No

---

**Where do you live?**

Gundaroo village

---

**Please provide any additional comments here:**

As a heavy vehicle owner and operator, it's ridiculous that people think that heavy vehicles are willingly travelling onto Yass river road unless it's for a delivery as that unsealed road is barely car worthy at the best of times. So with deliveries excempt it's not going to stop the movements of these vehicles, it's just going to increase the complaints made to council and police from whinging people that have zero idea. The same people though that will order 22000litres of water to be delivered via these roads and that's ok. Also, sending more trucks through the village unnecessarily is far more of a hazard. Young child with little road sense in the Main Street and drivers overtaking as you exit the village because they don't want to be stuck behind a truck on the way to gunning. That alone will increase complaints. Seems ridiculous to cater to a minority yet again. If Yass river road is ever sealed then why shouldn't back creek road be used as a thoroughfare as it will take traffic away from the village. Dropping the load limit now doesn't support future progression.

**Submission 10**

DocId 913675




**[EXTERNAL]** Please exercise caution when clicking on links or attachments from external sources.

[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

Yes

---

**Where do you live?**

In the vicinity of Back Creek Road - i.e. Yass Valley Way, Sutton Road

---

**Please provide any additional comments here:**

This is a ridiculous proposal without a similar weight restriction on Yass River Road. All you will create by placing this restriction is a situation where trucks will simply enter Yass River Road via Gundaroo Road, effectively bypassing Back Creek road but leaving the vast majority of residents who live on Yass River Road without a similar restriction. The trucks are frequent and dangerous and destroy the dirt and sealed roads. You propose to introduce a weight limit on a short, 80kmh sealed road, but don't propose the same limit on a 100kmh unsealed road. Why you would do this only for Back Creek road beggars belief.

**Submission 11**

DocId 913674




**[EXTERNAL]** Please exercise caution when clicking on links or attachments from external sources.

[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

Yes

---

**Where do you live?**

Back Creek Road, Gundaroo

---

**Please provide any additional comments here:**

The limit will reduce noise and disruption to residents on Back Creek Road and limit damage to the road

**Submission12**

DocId 914141




**[EXTERNAL]** Please exercise caution when clicking on links or attachments from external sources.

[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

Yes

---

**Where do you live?**

Back Creek Road, Gundaroo

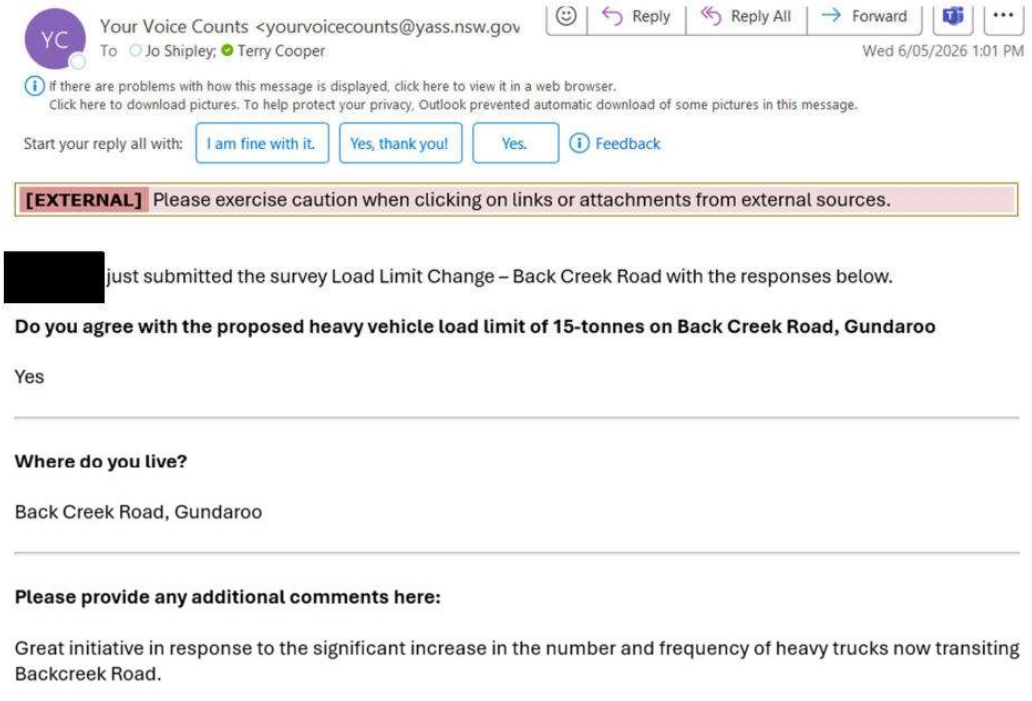
---

**Please provide any additional comments here:**

Far too many large truck and dogs using to road to dump illegal dirt causing damage to the road and danger the the residents, more than on truck has run off the road

**Submission 13**

DocId 914471



YC Your Voice Counts <yourvoicecounts@yass.nsw.gov
To Jo Shipley; Terry Cooper
Reply | Reply All | Forward
Wed 6/05/2026 1:01 PM

If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Start your reply all with: I am fine with it. | Yes, thank you! | Yes. | Feedback

**[EXTERNAL]** Please exercise caution when clicking on links or attachments from external sources.

[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

Yes

---

**Where do you live?**

Back Creek Road, Gundaroo

---

**Please provide any additional comments here:**

Great initiative in response to the significant increase in the number and frequency of heavy trucks now transiting Backcreek Road.

**Submission 14**

DocId 914854




**[EXTERNAL]** Please exercise caution when clicking on links or attachments from external sources.

[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

Yes

---

**Where do you live?**

Back Creek Road, Gundaroo

---

**Please provide any additional comments here:**

There are two main reasons I think it is appropriate to have 15 tonnes limit on Back Creek Road. 1. The trucks cause damage to the road 2. There is a safety issue as there is approximately 35 driveways entering Back Creek Road as well as 4 roads. The trucks can be travelling fast on the road so care has to be taken when entering Back Creek Road from driveways.

**Submission 15**

DocId 915923

**Request: 2604018**
**To:**
**Attn: Terry Cooper**

**Deadline: 19/05/26 - 10.46**

**Caller Information**

**Name** [redacted]
**Address**
**Phone**
**Email**

**Request**

**Received by** Thomas Doig
**Recd date/time** 12/05/26 - 10.43
**How received** Email
**Incident date/time** -
**Action required** For Action
**Type** General Enquiry
**Details** To Yass Valley Council, I write in response to the proposed 15-tonne load limit on Back Creek Road, Gundaroo, ahead of the 18 May 2026 closing date. I support the intent of this consultation and do not oppose the proposed load limit in principle. The safety concerns raised by residents are legitimate, and it is appropriate that Council has responded to them. However, I think this consultation presents an opportunity to reflect on something broader; and I offer this observation as a ratepayer with an interest in how Council makes decisions across the LGA, not simply as someone with a local concern. Back Creek Road was recently upgraded at significant public expense; full sealing and replacement of a creek crossing, at an estimated cost of $2.5 million. A load limit is now being proposed for the same road because heavy vehicle volumes are causing the very problems the upgrade was intended to address. Both decisions are consequential. Both appear to have been made without a formal, documented evidence base no traffic count, no demand assessment, no condition data, no cost-benefit analysis that has been made available to the community. I want to be clear: I am not suggesting the upgrade was the wrong decision, or that the people who raised safety concerns are wrong to do so. What I am observing is that without documented evidence, it is very difficult to know whether either decision was the right one. Alos, very difficult to learn from the outcome either way. In a period of genuine financial pressure, that matters. Decisions made on the basis of convention, internal judgement, or reactive pressure rather than measured data carry a real risk: investing in the wrong priorities, missing grant eligibility requirements that demand evidence, and being unable to defend outcomes if they are later questioned. This is not a problem unique to Back Creek Road. It reflects a pattern that, if left unaddressed, will continue to produce the same cycle: infrastructure is changed, unintended consequences emerge, and management responses follow. Each step disconnected from an evidence base that would have made the whole sequence more predictable and defensible. I raise Tallagandra Lane, Sutton (where I live) simply as a local example I know well. It carries traffic volumes inconsistent with its current

**Submission 15 (cont.)**

**Details cont..**

classification, a high proportion of heavy vehicles, and has deteriorated rapidly between maintenance cycles for years. Council deployed traffic counters on the lane in early 2024. That data has not been released to residents despite multiple requests. Without it, there is no basis for a classification review, no foundation for a grant application, and no way to assess whether the current maintenance model is appropriate for the load being carried. It is, in miniature, the same situation as Back Creek Road. Except the investment hasn't happened yet, which means there is still an opportunity to get the sequence right. I respectfully ask Council to consider three things: That Council make transparent what documented evidence informed both the Back Creek Road upgrade decision and the proposed load limit not to relitigate either decision, but to demonstrate that the process is defensible and to establish a model for future decisions. That the Tallagandra Lane traffic count data collected in early 2024 be released, as the most immediate step toward evidence-based management of a road showing similar indicators of stress. That Council consider adopting minimum evidence standard for significant road infrastructure and policy decisions. Not as a bureaucratic burden, but as a foundation for sound investment, stronger grant applications, and decisions the community can understand and trust. I make this submission constructively, and I am happy to discuss any of it further.

**Submission 16**

DocId 917150



**Sutton & District Community Association Inc.**

PO Box 7404
SUTTON NSW 2620

Yass Valley Council
council@yass.nsw.gov.au

**Proposed Change to Heavy Vehicle Load Limit – Back Creek Road, Gundaroo**

I write in response to the survey currently being conducted into the proposed change to the heavy vehicle load limit on Back Creek Road Gundaroo. The Sutton & District Community Association (SDCA) has placed the link to the survey on its Facebook page for the attention of our local community and trust that individuals will respond directly to Council via the survey link. I do note however, to undertake the survey requires the establishment of an account with a password for log in purposes. Such a process, with a possible perceived lack of confidentiality and unknown security of the survey responses, may limit the number of people providing feedback for fear of having their personal responses and even details, more widely known.

This written submission is on behalf of the SDCA.

We believe that a change to the load limit on Back Creek Road will have little or no impact on residents of Sutton or likely any impact on the number road users in and around Sutton Village, on Sutton Road or Camp, Victoria and Bywong Streets, as any trucks re directed from Back Creek Road to Sutton/Gundaroo Road, to travel through Gundaroo Village will likely still travel through Sutton Village and adjoining roads, including Mulligans Flat Road to or from their intended destination/pick up point.

Our major concern for some time, has been the size and number of heavy vehicles on both Mulligans Flat Road, Tallagandra Lane and East Tallagandra Lane. Anecdotal observations from locals living on those roads indicate that there continues to be a large number of heavy vehicles using those roads and we have previously sought changes to load limits which have never been endorsed by Council or Transport for NSW. We believe that the decision to not act on changes to load limits on those roads should be reviewed as a matter of urgency.

While the impact of the proposed change to load limits on Back Creek Road will likely have a significant impact on the residents of Gundaroo Village, and their views will be vital in the current survey, the SDCA notes that there appears to have not been any recent formal traffic counts on Back Creek road, even, it appears, in the lead up to the decision to expend some $2.5m to upgrade that road. We also note that Back Creek Road was not amongst the numerous local roads in the Sutton/Gundaroo area that had traffic counts conducted by Council in June/July/August 2024.

**Submission 16 (cont.)**

A formal traffic count on Back Creek Road prior to its upgrade, may have identified if a heavy vehicle problem existed on that road that may have been able to be averted within the upgrade works.

We believe there is a strong argument to conduct a further series of traffic counts, particularly identifying heavy vehicles, on Back Creek Road, East Tallagandra Lane, Tallagandra Lane and Mulligans Flat Road. This will identify the volume of heavy vehicles using those roads in our area on a regular basis. To confirm concerns about Back Creek Road and heavy vehicles that might therefore be diverted onto Sutton/Gundaroo Road, it would likely also be appropriate to conduct an up to date traffic count on Cork Street Gundaroo at the same time as the Back Creek Road traffic count.

I would be happy to further discuss this submission with whomever appropriate from Council.

Yours sincerely

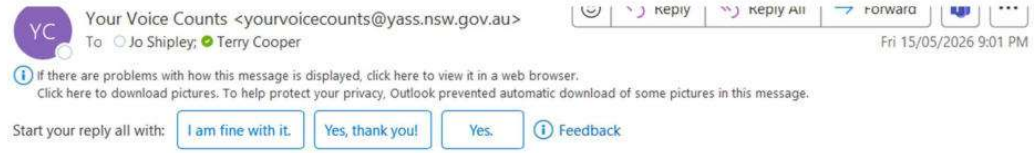
[redacted]

Mark Burgess
President
Sutton & District Community Association

18 May 2026

**Submission 17**

DocId 916986




[redacted] just submitted the survey Load Limit Change – Back Creek Road with the responses below.

**Do you agree with the proposed heavy vehicle load limit of 15-tonnes on Back Creek Road, Gundaroo**

Yes

---

**Where do you live?**

Back Creek Road, Gundaroo

---

**Please provide any additional comments here:**

It appears that the heavy trucks/truck-and-dogs using Back Creek Road may be doing so in order to dump fill from housing development sites in the ACT, otherwise it is difficult to think why so many truck journeys (and they are not stock trucks) would be made. However, diverting these trucks from Back Creek Road will mean they will use Cork St, adversely affecting Gunda-roovians particularly along that street, which is bordered by heritage buildings - I am in one of them for an hour on Tuesday mornings when trucks rumble through, causing vibration of the window frames. So while I'd like to see big trucks banned from Back Creek Road, re-routing them through the historic village is not the answer. I suspect the root problem which Council needs to tackle is the illegal dumping of landfill. My observation is that fill (legal or otherwise) may also being going into to a property on Mulligan's Flat Road, where trucks turning in and out of that property damage the road surface. Getting back to Back Creek Rd, as well as being a car user as far as our property, I also ride horses further up the road from time to time. Truck drivers have been alert to my presence in hi-viz vest, for which I am grateful, but it would be even better not to have the trucks. Separately, I applaud and appreciate YVC's introduction of the 80kph limit on the road.

**Submission 18**

DocId 918584

yass valley council
the country the people

**Yass Valley Council**
209 Comur Street, Yass
PO Box 6 YASS NSW 2582
Telephone 02 6226 1477
Web www.yassvalley.nsw.gov.au

**Request: 2604161**
**To:**
**Attn: Terry Cooper**

**Deadline: 26/05/26 - 15.22**

**Caller Information**

**Name** [redacted]
**Address**
**Phone**
**Email**

**Request**

| | |
|---|---|
| **Received by** | Thomas Doig |
| **Recd date/time** | 19/05/26 - 15.21 |
| **How received** | Email |
| **Incident date/time** | - |
| **Action required** | For Action |
| **Type** | General Enquiry |
| **Details** | Attention: Mr Terry Cooper (Engineering Services) Submission by: [redacted] We would like to support the proposal to apply a 15T Load Limit on Back Creek Road _Gundaroo. Our main concern is the safety risk associated with heavy transport using Back Creek Road as a through route. Heavy vehicles have been regularly using this road, dated back to October 2025 and on several occasions, we have encountered these vehicles traveling at excessive speeds around tight bend to the extent where we have had to stop prior to entering the corner to avoid possibly collision. The majority of these heavy vehicles are using Back Creek Road to carry out illegal dumping of soil from Canberra construction sites to properties off Yass River Road. We also have concerns of the acceleration of road degradation as a consequence of these ongoing activities. |

**Location**

**Details** N/A

| Submission Number | DocId | How Received YVC=Your Voice Counts | Do you Agree | | | Where do you live | | | | | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Yes | No | Other | Back Creek Road | Gundaroo village | In vicinity of Back Creek Road | Yass Valley LGA | Outside LGA | |
| 1 | 909873 | Service Request | | X | | | X | | | | increased heavy vehicle traffic through village |
| 2 | 910162 | YVC | X | | | | X | | | | Safety concerns for residents on Back Creek Road |
| 3 | 910161 | YVC | | X | | | X | | | | increased heavy vehicle traffic through village |
| 4 | 910160 | YVC | | X | | | X | | | | increased heavy vehicle traffic through village |
| 5 | 910159 | YVC | X | | | X | | | | | Reduce damage to and increase safety on to Back Creek Road |
| 6 | 910158 | Service Request | X | | | X | | | | | confirmation for access for heavy vehicels on Back Creek Road |
| 7 | 910232 | YVC | | X | | | | X | | | reduced ready access to the road network |
| 8 | 912233 | YVC | X | | | | X | | | | Safety concerns for residents on Back Creek Road |
| 9 | 912232 | YVC | | X | | | X | | | | increased heavy vehicle traffic through village |
| 10 | 913675 | YVC | X | | | | | X | | | Load limit should be placed on Yass River Road |
| 11 | 913674 | YVC | X | | | X | | | | | Will reduce noise and disruption and increase safety on Back Creek Road |
| 12 | 914141 | YVC | X | | | X | | | | | Reduce damage to and increase safety on to Back Creek Road |
| 13 | 914471 | YVC | X | | | X | | | | | Reduce damage to and increase safety on to Back Creek Road |
| 14 | 914854 | YVC | X | | | X | | | | | Reduce damage to and increase safety on to Back Creek Road |
| 15 | 915923 | Service Request | | | X | | | | X | | Did not provide a position in relation to the load limit.<br>However raised concerns about Council overall decision making processes and the tranparency of decsions and and risks considered as part of the decision making process using the upgrade of Back Creek Road and proposed load limit as examples |
| 16 | 917150 | Service Request | | | X | | | | X | | Did not provide a position in relation to the load limit.<br>However raised concerns about heavy vehicles using East Tallagandra Lane, Mulligans Flat Road and Tallagandra Lane, Requested updated traffic counts for these road plus Back Creek Road and Cork Street. |
| 17 | 916986 | YVC | X | | | X | | | | | Suggested the issue is created by fill being dumped out of Canberra and resolving this would a better solution |
| 18 | 918584 | Service Request | X | | | X | | | | | Safety concerns for residents on Back Creek Road due to trucks carrying fill |
| **18** | **18** | **18** | **11** | **5** | **2** | **8** | **6** | **2** | **2** | **0** | |

**Local Government Remuneration Tribunal**

# Annual Determination

Report and determination
under sections 239 and 241 of the
*Local Government Act 1993*

23 April 2026

NSW GOVERNMENT

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# Executive Summary

## Functions of the Tribunal

1. Section 241 of the *Local Government Act 1993* (**the Act**) requires the Local Government Remuneration Tribunal (**the Tribunal**), by 1 May each year, to determine for each of the categories of Councils determined under s 239, the maximum and minimum fees to be paid to Mayors and Councillors in the following year. As well as those of Chairpersons and members of County Councils: s 400. The Tribunal may also amend a determination it has made for fees to be paid to the appointed Chairperson and appointed Councillors of a council designated as a Rural and Remote Council: c 12(c), sch 11.

2. Section 239(1) of the Act requires the Tribunal to determine the categories of Councils and mayoral offices at least once every three years. It must then also place each Council and mayoral office into one of those categories. There are presently 135 Councils in the State, including County Councils, which are allocated into 15 different categories, with Central Darling Council being the subject of a 2025 Special Determination.

3. The Tribunal must also report its determination to the Minister within seven days: s 244. The Tribunal's Annual Determination takes effect from 1 July each year.

4. All of the Tribunal's functions must be undertaken in accordance with the purposes of the Act, specified in s 7 to be:

   *(a) to provide the legal framework for the system of local government for New South Wales,*

   *(b) to set out the responsibilities and powers of Councils, Councillors and other persons and bodies that constitute the system of local government,*

   *(c) to provide for governing bodies of Councils that are democratically elected, or for certain rural and remote Councils, part elected and part appointed,*

# Executive Summary

*(d) to facilitate engagement with the local community by Councils, Councillors and other persons and bodies that constitute the system of local government,*

*(e) to provide for a system of local government that is accountable to the community and that is sustainable, flexible and effective.*

## Fees

5. For reasons explained below, the Tribunal has determined that from 1 July 2026 there must be a **3.7%** increase in the current minimum and maximum fees applicable to each category of Council, as well in the fees of the appointed Chairperson and appointed Councillors of Central Darling Shire Council. That reflecting increases in the cost of living. Relevant indicators since the 2025 adjustment, including:

- Consumer Price Index for the 12 months to February 2026 of 3.7%;
- Wage Price Index for the 12 months to December 2025 of 3.4%;
- Full-time average weekly ordinary time earnings for the 12 months to November 2025;
- NSW Public Sector Salaries increases for FY 2025/26 of 3%;
- Local Government State Award increases for FY 2025/26 of 3%;
- IPART Rate Peg Base Cost Change for FY 2025/26 of 3.6%;
- The 2025 Public Service Senior Executive remuneration determinations of the Statutory and Other Offices Remuneration Tribunal; and
- The 2025 State Members of Parliament Basic Salary remuneration determination of the Parliamentary Remuneration Tribunal.

6. The Tribunal has also taken note of the current war in the Middle East, which is likely having an adverse impact on the cost of living. But takes the view that its effects and their potential impact on fee adjustment, cannot reliably be determined at this point.

# Executive Summary

7. What was advanced in submissions included that not only should there be a cost of living increase in 2026. But that there should be a much more significant increase in fees, to reflect that current fees no longer adequately reflect the challenging work which Mayors and Councillors must undertake in their important elected offices. With the result that fees should be increased to reflect those determined by the Tribunal for the Chairperson and appointed Councillors of the Central Darling Council in its 2025 Special Determination. As well as the remuneration and allowances paid to Mayors and Councillors in Queensland and Victoria.

8. The Tribunal accepts that it has the discretion to determine that fees should justly be increased, by more than a cost of living adjustment, as was urged. That permitting its consideration of the adequacy of current fees, given the work which Mayors and Councillors are elected to perform and how that has changed over time.

9. That is because while s 242A of the Act requires the Tribunal to give effect to the same policies on increases in remuneration as those that the Industrial Relations Commission is required to give effect to under s 146C of the *Industrial Relations Act 1996* (NSW) when making or varying awards or orders relating to the conditions of employment of public sector employees. That section has now been repealed, that removing the prior fetter on the Tribunal's discretion to adjust fees in the way urged on this review.

10. The Tribunal also accepts that a greater increase than that which it has determined, may be warranted. But has concluded that the amount of any such increase requires further consideration in light of changes which have taken place over time. Not merely in the amount of the fees fixed by past Determinations, but also in the work Mayors and Councillors have to perform in their elected offices.

11. Understandably, some submissions sought to draw comparisons with the fees fixed by the 2025 Special Determination for the appointed Councillors and Chairperson for the Central Darling Shire Council and those fixed for other Mayors, as well as with payments made to Councillors and Mayors in other States.

# Executive Summary

12. When such comparisons are drawn, consideration can not only be given to the amount of such fees and remuneration. It must also be given to matters such as the nature of the appointments, the work required and the hours and nature of the work performed as a result. As well as to how that compares to what is required of Mayors and Councillors of Local and County Councils in this State and the fees which they receive, as a result. That also requiring an understanding of the applicable statutory schemes and the reasons for the past fixation of the fees and remuneration relied on.

13. The Tribunal was provided with little information or submissions about such matters and so is unable to come to conclusions about whether increases based on the comparisons sought to be drawn, can be entertained.

14. Other submissions about desirable fee adjustment depend on the NSW Parliament amending the Act, to provide for Mayors and Councillors to receive remuneration or salary, rather than a fee for office.

15. Even if such comparisons are presently available to be made, the differences in the statutory regimes, which were not addressed, as well as similarities and differences in the work being compared, would have to be considered. Conclusions about such matters cannot rest merely on opinions advanced in submissions.

## Categories

16. In its 2026 Annual Review, as it has done in past three yearly reviews, the Tribunal undertook a s 239 determination, having invited and received submissions about proposed changes. As a result, it has concluded that it is necessary to rectify a criteria anomaly identified in the Regional Strategic category established by the 2023 Annual Determination, as well as adjusting the population criteria for the Major Strategic Area category, from 300,000 to 200,000.

# Executive Summary

17. The Tribunal also identified that Dungog Shire Council has met the population threshold and Councillor to population ratio criteria for Rural Large and will, as a result, be placed in the Rural Large category.

18. The Tribunal also concluded that in 2026 there should be no other change to the present categories, which will thus continue to be:

| Metropolitan | Non-Metropolitan | County Councils |
|---|---|---|
| Principal CBD | Major Regional City | Water |
| Major CBD | Major Strategic Area | Other |
| Metropolitan Major | Regional Strategic Area | |
| Metropolitan Large | Regional Centre | |
| Metropolitan Medium | Regional Rural | |
| Metropolitan Small | Rural Large | |
| | Rural | |

## 2027 Annual Review

19. For reasons explained further below, in the 2027 Annual Review the Tribunal will invite further submissions from every Council, Local Government NSW and the Minister, about the current categories, criteria and fee structure and whether they remain fit for their statutory purpose. That will provide an opportunity for reliable information and submissions to be provided about claimed changes and available comparisons.

20. The Tribunal will then give further consideration to the current structure of the categories by reference to which it must fix minimum and maximum fees. That consideration may also have an impact on further fee adjustment in 2027, given that the submissions advanced on this review have raised the question of whether the current system of categories and the criteria by which Councils are allocated to them, remain fit for their purpose.

# Executive Summary

21. The new structure and criteria will reflect the requirements of the Act, as will the new criteria adopted and Councils' allocation to the revised categories. The Tribunal will also determine which criteria individual Councils satisfy, which they will have an opportunity to address, having been invited to provide the Tribunal with the relevant, reliable information.

# Section 1 – Introduction

## Methodology

22. The Tribunal's inquiries are regulated by s 243 of the Act, which permit it to make such inquiry as it thinks necessary, before making a determination.

23. Section 248 requires Councils to pay Councillors fees which are fixed by reference to the minimum and maximum fees determined by the Tribunal. Section 239 also requires the Tribunal, at least once every 3 years, to determine categories for Councils and mayoral office and to place Councils into those categories.

24. The Tribunal's 2026 Annual Review commenced in October 2025 with the assistance of its Secretariat, when all Councils and the Association were invited to provide submissions about fees and categorisation. Its invitation asked that submissions be endorsed by Councils. All submissions received from Councils were endorsed. The Tribunal also received a submission from some individual Councillors and the Association.

25. Some twenty-five submissions were received from Councils, only some of which addressed fee increases. In its submissions the Association addressed proposed fee increases, as well as problems with the Determination flowing from the operation of the Act, proposed alterations to Council categories and the criteria by which they are allocated.

26. The Tribunal later met with representatives of 19 Councils, seven Councillors and the Association, who addressed written submissions and, in some cases, provided further data to support the submissions advanced. Not all of that provided was sourced from publicly available sources such as the Australian Bureau of Statistics and its reliability was thus not able to be assessed.

27. The Tribunal also had regard to the other information referred to in this report.

# Section 1 – Introduction

## Summary of submissions

28. Most of the submissions received focused on the inadequacies of the fees and the statutory system which requires them to be fixed as they are. Issues raised including that:

- The remuneration which the fees generate being grossly inadequate, not adequately compensating for the skills, knowledge and responsibilities the Act requires Councillors and Mayors in urban, regional and rural contexts to have and exercise;
- There has been significant, increasing complexity in the work which has to be undertaken, as well as an increase in the time it requires, without a change in remuneration to compensate for these changes;
- That including as the result of changes to the Code of Meeting Practice which Councils have to observe, which has resulted in increased expenses having to be born, for which there is no compensation;
- There is a need for a Deputy Mayor fee to be implemented, to reflect what this role now requires;
- That the current fee structure and meeting requirements act as a barrier to desirable skilled representation in local government, as well as to desirable diversity in that representation;
- It has also driven the loss of able and experienced representatives;
- The existing differences in fees received by Councillors and Mayors in Metropolitan Councils, by comparison to those received by those in Regional and Rural Councils, did not reflect the similarities in their roles and responsibilities. Nor the additional responsibilities which have to be undertaken in Regional and Rural Councils;
- The Determination drives politicisation of Councils, by requiring them to set their own fees within the minimum and maximum set by the Tribunal, which also put them into an undesirable position of conflict: ss 239 and 248; and

# Section 1 – Introduction

- Fees were out of step with those which are paid to Board members and those who accept appointments to advisory committees, with which comparisons were also sought to be drawn, but no concrete information was provided about.

29. On this review the Tribunal was urged to undertake a similar assessment of fees to that undertaken in 1995 and not to limit its consideration of what fee increase a cost of living adjustment would warrant. It was also urged to also consider the range of factors it has taken into account in the past, in determining what a cost of living adjustment should be.

30. Various submissions also urged the desirability of various other proposed legislative changes. For example:

- Introducing a new model of remuneration for Mayors and Councillors to replace the current fee based structure;
- Removing the Tribunal's obligations to fix maximum and minimum fees for Mayors and Councillors;
- Introducing a separate fixed fee for the Deputy Mayor position;
- Deputy Mayors receiving mayoral fees while acting as Mayor, but Mayors still continuing to be paid their Mayoral fees;
- Indexed pro rata remuneration; and
- Recognition that the work of Mayors and Councillors involves a full time job. As to which, it must be noted, no information provided to the Tribunal established this to be the case.

31. These matters are not within the Tribunal's control, but they will be drawn to the attention of the Minister.

32. The Tribunal accepting the importance of the various views raised by Councils, Councillors and the Association and as a result, will draw them to the attention of the Minister. But that

# Section 1 – Introduction

it has power to act on some of them on this review, has not been established, given the current statutory scheme.

33. The Tribunal also notes that consideration of future expected developments when Councils are categorised was also urged by some submissions. While others expressed satisfaction with the Council's current categorisation, as the basis for fixing its fees, while not addressing whether it still satisfied the applicable criteria. This will have to be revisited in the 2027 Annual Review.

34. If further submissions are then advanced, which provide a basis for different conclusions being arrived at about any of the above matters, they will of course be considered by the Tribunal. And if the Act is amended in response to what has been urged, the Tribunal will then undertake whatever statutory tasks it is given.

# Section 2 – 2025 Determinations

## 2025 Annual Determination

35. In 2025, the Tribunal received sixteen written submissions, which included two requests for re-categorisation. As a result, it reviewed population and other data relating to those Councils, to ensure categorisation was consistent with the applicable criteria.

36. The Tribunal found that the then current allocation of the Councils remained appropriate, with the exception of Mid Coast Council. As a result of it meeting the population benchmark, it was re-categorised from Regional Centre to Regional Strategic Area: 2025 Annual Determination report at [58]-[59].

37. The Tribunal also determined that the minimum and maximum fees applicable to each category would increase by 3% from 1 July 2025.

## 2025 Special Determination

38. The Tribunal also made a Special Determination in 2025, following the introduction of the *Local Government Amendment (Rural and Remote Councils) Act 2024* and the *Local Government (General) Amendment (Rural and Remote Councils) Regulation 2025*. Having on 6 June 2025 received a direction from the Minister for Local Government under s 242 of the Act, to determine the maximum and minimum fees for Appointed Councillors and the Chairperson for Central Darling Shire Council.

39. The effect of the legislation was to insert Schedule 11 into the Act, cl 3 permitting a Council to be designated as a Rural and Remote Council by regulation, as the Central Darling Shire Council was, when the Minister recommended that it met criteria specified by the regulation: cl 3(2). The Regulations now provide that a Council may be designated as a Rural and Remote Council if, at the time of designation, its area has a population of 5,000 persons or fewer as recorded in data series 1410.0–Data by Region published by the Australian Bureau of Statistics: r 413F.

# Section 2 – 2025 Determinations

40. Central Darling Shire Council is designated as a Rural and Remote Council for 10 years: r 413G. With the result that it must have six Councillors, one elected from each ward, as well as three appointed by the Minister r 413G(3).

41. The Minister must also appoint an appointed Councillor as chairperson of the Council: cl 10(1) sch 11. The Tribunal's determinations under s 241 do not apply to appointed Councillors: cl 12(2)(a) sch 11. But it must determine their maximum and minimum fees and may at any time amend such a determination: cl 12(2)(b) and (c) sch 11.

42. In its Special Determination the Tribunal determined a minimum fee of $13,830 and a maximum of $13,930 for appointed Councillors and a minimum of $72,080 and a maximum of $72,180 for the appointed Chairperson.

43. This Determination was relied on in this review to advance the Association's submissions that the functions of the appointed chairperson of Central Darling Shire Council are substantially the same as those of Mayors of other Rural Councils. With the result that their fees should be increased to similar amounts. That was supported by submissions advanced by some Councils.

# Section 3 – 2026 Review

## The relevant history

44. The submissions advanced require not only a consideration of the current fees and what the statutory scheme provides for, but also of the history by which they have been arrived at. As well as the impact of changes which have occurred.

45. The history was not addressed by the submissions advanced.

46. Relevantly, it includes that in 1994 the Tribunal undertook wide ranging consultations to establish what was then involved in the roles and functions of elected representatives of local government, conducting public hearings to obtain a representative cross section across the State.

47. It then examined matters such as Councillors' backgrounds and experience; community activities engaged in before and after election; time spent on meetings as well as preparation time; Council's functions and the issues and problems they had to deal with. As well as remuneration levels and ratios between Councillors and Mayors. The Tribunal having received submissions from 66 Councils, 7 County Councils, associations and the public: at page 3 – 5 of the 1994 Determination.

48. The functions of Councils and the roles of their elected officials under the Act were explained, with contrasts drawn with the predecessor 1919 legislation. Under which members of Councils "*were regarded in effect, as performing honorary community roles, with some provision for recompense for prescribed incurred expenses*": at 11 of the 1995 Determination.

49. Existing fees were then found not to adequately recompense those elected for the performance of their duties at regular Council meetings, special community and committee meetings, communication with the community and representing Council at functions: at 11

# Section 3 – 2026 Review

of the 1995 Determination. That requiring lengthy periods to be spent on Council business and associated interviewing, reading and preparation: at 12 of the 1995 Determination.

50. The Tribunal had regard to all such activities in setting fees under the 1993 Act, at a time when they were performed in addition to Mayors and Councillor's normal occupations: at 12 of the 1995 Determination. It then being the common experience that the substantial majority of Councillors and Mayors were involved in some other employment or engagement, either full-time or part-time.

51. The fees then fixed were based on an assumption that Councillors would also be recompensed for expenditure reasonably incurred in relation to their Council duties. That being a matter of discretion for each Council, according to the particular circumstances of that Council. That allowing them to determine the extent of any absorption of expenses in fees: at 16 of the 1995 Determination.

52. The minimum fees were determined on the basis that Councillors and Mayors were *"performing a community service in addition to their normal occupations"*: at 16 of the 1995 Determination. The usual practice being "*to programme the attendance of councillors and mayors outside normal business hours for meetings and other activities to accommodate their other time commitments. Their duties not requiring continuous attendance during the course of each working day."*: at 16 – 17 of the 1995 Determination.

53. And that *"The duties performed as mayor attract an additional fee for extra delegated duties and functions actually performed":* at 17 of the 1995 Determination. It was further explained at 19 of the 1995 Determination:

*"The minimum fees determined provide the statutory minimum payment for councillors and mayors. They are based on an assessment of the average council in each category. As - with any averaging, the fees may be generous for some councils but modest for others. The maximum fees provide the necessary ambit of discretion to enable each council to assess its performance compared with other councils in its category. Such discretion*

# Section 3 – 2026 Review

*enables each council to determine whether its performance as a whole compared with the other councils justifies a payment in excess of the minimum to its councillors and/or mayor. It is conceivable that because of significant delegations by a council to the mayor, this situation may warrant a fee greater than the minimum for the mayor, but not for councillors. The reverse situation could also apply."*

54. What was then being evaluated by the Tribunal being *"the knowledge, skills and community interests of councillors and mayors"*: at 19 of the 1995 Annual Determination.

55. This Determination also explained, in detail, how the categories were then arrived at. With various distinctions drawn between Metropolitan and Non-metropolitan Councils, with consideration of matters such as their size, population, assets and expenditure, amongst other factors. Consideration also then being given to the unique position of the Council of the City of Sydney.

56. It also explained how this related to the fees determined, given the relevant history. Which included a change from the original position under the 1919 Act, that Local Government elected officials had traditionally been seen as civic minded citizens providing a voluntary service to the community, being born in mind. As well as what had been recognised when the *Local Government (Payment of Fees) Amendment Act 1993* (NSW) was introduced. It recognising payment of a fee for attending to Council business, i.e., meetings, inspections, etc, which did not involve the payment of salaries: at 64-66 of the 1995 Annual Determination.

57. Consideration was also given to the statutory roles and responsibilities of Councils in other States and overseas, as well as of comparisons then sought to be drawn with members of Parliament.

58. It was not then accepted that local government representation had progressed to the status of an independent career. Even though some elected officers chose to spend their time, full time, on Council duties: at 69-70 of the 1995 Determination.

# Section 3 – 2026 Review

59. It was also explained that the minimum and maximum fee range fixed required Councils to each evaluate the functions and responsibilities which were actually performed by their Councillors: at 76 of the 1995 Determination.

60. After 1995, over time the fees fixed by the Determination have been increased by the Tribunal, to reflect changes it made to the categories of Councils which the Act required it to review regularly, in order to fix appropriate maximum and minimum fees.

61. In 2017 the Tribunal noted that what the Act required was "a categorisation model in which Councils with the largest number of features in common can be grouped together for remuneration purposes. This is not straightforward, as each Council has challenges and issues which are unique": at [16].

62. It then found that while the then existing criteria continued to provide an equitable and transparent model by which to differentiate Councils for the purposes of determining remuneration, there was some scope to refine the criteria to address a number of anomalies and to better reflect the composition of Councils after amalgamations: at [18] – [19] 2017 Annual Report.

63. It also sought to improve consistency and transparency in the allocation of Councils into categories, with the result that a number were either recategorised into an existing category, or a new category: at [19].

64. Fees were determined for the new categories, having regard to relativities between the existing groups: [54].

65. Fees were later increased to reflect not only cost of living increases, but also changes which the Tribunal made to Council categories and the applicable criteria. But for a time, the Tribunal's powers to increase fees were frozen and at other times available fee increases were capped, as the result of steps taken by Governments.

# Section 3 – 2026 Review

66. These changes to its discretions were explained in the Tribunal's various Annual Determinations. They help explain the complaints received on this review about the current fees, which it must be accepted, as a result, do not reflect all increases in the cost of living over time.

67. On the Association's approach, this has resulted in fees which no longer accurately reflect what the Tribunal first assessed, independently, in 1995.

68. In 2020 the Tribunal considered recategorisation proposals it received in 2019, about which it sought and received submissions: at [13]-[19] 2020 Annual Report. Then creating the new category of Regional Centre; renaming Regional City to Major Regional City and also adopting some changed criteria. As well as reordering the Regional Strategic Area criteria, considering that it warranted further differentiation.

69. It also altered the criteria for Metropolitan Medium and Metropolitan Large categories, with resulting changes for other categories: at [23]-[30]. In some cases, additional criteria being significant enough to warrant some Councils' categorisation into a group with a higher population: at [30]. Fees were set to reflect resulting activities: at [69].

70. In 2023 the Tribunal sought to improve consistency of the criteria and also adopted non-resident population criteria for some categories, with resulting reclassification of some Councils: at [23]-[25] 2023 Annual Report. As well as creating two new categories, Rural Large and Metropolitan Major, to bridge identified gaps: [26]-[36].

## 2026 Annual Review process - Fees

71. As explained, this year's submissions pursued various concerns about the current fees. They not being considered to adequately compensate for the skills and knowledge Councillors and Mayors are required to exercise, or the time they have to spend in performing the duties of their offices, given considerable changes over time. In

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considerable part this having been driven by population increases and changes introduced by Governments.

72. The view repeatedly urged being that current fees result in a considerable barrier to desirable diversity in representation in local government, as well as problems in attracting and retaining suitably qualified people to stand for and remain in office, when elected.

73. The Tribunal accepts that there are such problems, given the information and submissions it has received.

74. There were various submissions that an increase was necessary, given the increased cost of living. But few submissions addressed the quantum of the increase. Narrabri Council urging a 10% increase and Lake Macquarie a 3-4% increase. Another that fees should be doubled. Other submissions urging that Mayoral fees be increased substantially to reflect the 2025 Special Determination. The Association and some Councils also seeking increases which resulted in fees similar to the remuneration paid in Queensland and Victoria.

75. The City of Sydney Council did not seek such increase in the fees payable to the Lord Mayor, but urged very substantial increases for Councillors. Some Councillors also providing, late, further information which the Tribunal did not have the opportunity to give adequate consideration to, given all they have raised and the time frame in which this review must be completed.

76. Some submissions also urged an increase in fees of rural and regional Councillors and Mayors, to assist in addressing low candidature numbers.

77. The Association also urged that a significant increase in fees was needed to:

*"1. Ensure that Councillors and Mayors in New South Wales do not continue to experience fee erosion flowing from the former NSW Public Sector Wages Policy;*

# Section 3 – 2026 Review

*2.Reflect the current economic climate in New South Wales and adjust fees according to recent and relevant economic data; and*

*3. Recognise the increasing demands and time commitment required of elected local government representatives."*

78. The Association noting that the repeal of s 146C of the *Industrial Relations Act 1996* (NSW) had the result that the Tribunal is no longer constrained by a cap when awarding fee increases. And urging that the Tribunal accept that current fees were manifestly inadequate, not properly reflecting as they needed to, the current responsibilities and role of elected Council officials. That preventing Councils' financial stability and also deterring quality candidates, of all backgrounds, pursuing civic office, which was not in the public interest.

79. It also submitting that fees should now be assessed on the basis that the work of elected officials was valued at more than 8 hours per week, at the rate of the national minimum wage. It also advanced economic and wage data to support these arguments

80. The submissions thus drew comparisons with:

- The salary paid to members of parliament under the *Parliamentary Remuneration Act 1989* (NSW);
- Remuneration which Mayors and Councillors of Queensland Councils are paid under the *Local Government Act 2009* (QLD) and the *Local Government Regulation 2012* (QLD); and
- Allowances which Victorian Mayors and Councillors receive, fixed by the Victorian Independent Remuneration Tribunal under s 39 of the *Local Government Act 2020* (VIC).

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81. Specific examples were also relied on. Including, for example, that Councillors in Townsville are paid a maximum remuneration of $135,123, while those in Liverpool are paid a maximum fee of only $34,820. While in the case of Mayors the comparison was $225,206 to $136,290.

82. The difficulty with such comparisons is that the other legislative schemes relied on, do not provide for a fee based structure of the kind for with the Act provides for NSW Mayors and Councillors.

83. Parliamentarians in this State, for example, receive a basic salary and an electoral allowance payable as compensation in respect of all incidents of the performance of their parliamentary duties (other than those compensated or reimbursed by other additional entitlements): s 4 and 10(2B) of the *Parliamentary Remuneration Act 1989* (NSW).

84. Still, some submissions relied on an observation in the 2024 Parliamentary Remuneration Tribunal Annual Report, where I, in my capacity as Parliamentary Remuneration Tribunal, said at [28] that:

*"Not only should Members of Parliament be fairly remunerated for their important and challenging work, within the State's means, but it must also be remembered that such remuneration and the other conditions and entitlements provided by the Determination play a real role in attracting people of high intellect, integrity and vigour to stand for election to the Parliament. People who have the necessary skills to perform such work well and who are prepared to devote their time to serving the public interest, rather than only their own interests. Appropriate salary and conditions also help to ensure that such people are also prepared to continue seeking re-election in order to continue performing the important work of their offices."*

85. The view urged being that those observations also apply to NSW Councillors and Mayors, given the valuable, time consuming and challenging work which their roles now require them to perform.

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86. While the Tribunal was not provided with information which would provide a basis for the acceptance of these opinions, support for them can be found in s 232 of the Act, which explains the important roles which Councillors play. As well as in s 233A, which specifies the oath of office which they must take after election. By which they promise to undertake the duties of their office in the best interests of the people of their Council area and that they will faithfully and impartially carry out their functions, powers, authorities and discretions.

87. Despite this and no matter how earnestly held, it is not presently apparent how these views can be acted on by the Tribunal, given the current legislative scheme. All of them seeming to depend on the Parliament amending this State's Act, to provide for Mayors and Councillors to receive remuneration or salary, rather than a fee for office.

88. As has been explained in past Annual Determinations, that is not a matter within the Tribunal's control.

89. The 20 May 1993 Second Reading speech to the Act explains how its terms were arrived at. As the result of a lengthy bipartisan reform process, following enquiry into changes required to be made to the then frequently amended predecessor 1919 legislation: Hansard p 2414. The Tribunal's 1994 Determination explains the process by which it initially fixed fees and the subsequent Annual Determinations, how they have been increased over time.

90. Tribunal Determinations have thus explained that Mayors and Councillors are paid a fee for the services which they volunteer to provide when they are elected, not a salary. Section 241 still obliges the Tribunal to fix such a fee. It follows that it does not have the power to determine that they should be paid a salary, or remuneration.

91. Little Information was provided on this review to support the submissions which urged the view that the current statutory fee model is no longer appropriate. The significantly increased and more responsible work which it is widely considered now falls to Councils

# Section 3 – 2026 Review

to perform and what that requires of its Mayor and Councillors, helps explain why it is also widely considered that legislative change is now desirable.

92. Such information is relevant to the determination of an increase in fees. But the Tribunal has no power to act on the view that the current statutory fee based model no longer remains appropriate. Nor to determine that a remuneration based model such as that contained in the Queensland and Victorian legislation should be adopted in this State. Nor what such remuneration should be.

## Conclusions about general fee increase in 2026

93. The Tribunal has considered all it has received, together with the other matters referred to in this report, having been assisted by its two assessors: s 236. Meeting with them to consider their views about the submissions the Tribunal received and the exercise of its functions on this review.

94. The result is the Tribunal's conclusions that:

- All fees should be adjusted from 1 July 2026 by **3.7%** to reflect changes in the cost of living, in the expectation that there will be further increases in those costs, driven by the consequences of the war in the Middle East, which is already having adverse impacts on the entire Australian community;
- To make no other adjustments to fees on this review, but to invite the submissions further explained below, in the 2027 Annual Review. The Tribunal accepting that changes have occurred which ought to be reflected in the fees fixed by the Determination. But also considering that further information and consideration is required, before conclusions can be arrived at about how those changes can be fairly reflected by a further fee adjustment.

# Section 3 – 2026 Review

95. The Tribunal thus accepts that it is time to undertake a review of the kind the Association proposed, but has concluded that it cannot be undertaken in this review. That explaining the process which the Tribunal proposes to undertake in 2027, explained in section 4.

## The same fee structure for all Mayors and Councillors

96. Remuneration for a Mayor or Councillor not being based on geographical location was also urged by submissions advanced. A number contending that the role of a Mayor and Councillor was fundamentally the same, requiring the same skills, knowledge, experience and responsibilities regardless of location. With the result that the fees of Regional and Rural Mayors should be increased to that of their Metropolitan colleagues.

97. These submissions cannot be accepted. The Act requiring the Tribunal to fix appropriate categories of Council, having regard to specified criteria. The Determination's history and criteria helping to explain differences recognised by the categories. Which the Tribunal must reflect in the minimum and maximum fees fixed for each category.

98. These submissions did not pay necessary regard to these statutory requirements, which are not for the Tribunal to ignore or abandon.

99. The Act does not permit the Tribunal to fix the same fees for all Mayors and Councillors, irrespective of their category. If it were to be found that the fees for Mayors and Councillors of different categories ought to be completely the same, that would necessarily reflect that those Councils ought to fall within the same category.

## Fees for Deputy Mayors

100. The Act also does not permit the Tribunal to fix a separate fee for Deputy Mayors. Despite which the issue of a distinct fee within the Determination for the role of Deputy Mayor was once again pressed, as it has been on past reviews. That being supported on this review

# Section 3 – 2026 Review

by reports of Mayors being unable to perform the functions of their offices, which had to be taken on by Deputy Mayors, without receiving any resulting additional fees.

101. One submission was that Deputy Mayors undertake significant responsibilities, which the Act fails to adequately recognise or remunerate. Another that a Deputy Mayor must also step in to represent the Mayor when unavailable, chairs committees and plays a pivotal role in decision making and advocacy.

102. The submissions thus urged that the fee structure recognise the additional workload and responsibility that comes with the role of Deputy Mayor.

103. The issue of fees for the role of Deputy Mayor was explained in the 2024 Annual Determination at [53]-[55] and in the 2025 Annual Determination at [62]- [65]. What was there explained was not addressed in the submissions.

104. Section 249 (5) still permits a Council to "pay the Deputy Mayor (if there is one) a fee determined by the Council for such time as the Deputy Mayor acts in the office of the Mayor. The amount of the fee so paid must be deducted from the Mayor's annual fee." That requires a decision of Council and cannot be dictated by either the Mayor or a Deputy.

105. The submissions advanced reveal that some Councils have chosen not to exercise this power. With the result that the Deputy Mayor who took on functions the Mayor was unable to perform for a period, received no additional fees to reflect the increased duties taken on. That is an available outcome under the Act and remains a matter for each Council to determine. It is not within the control of Mayors.

106. Still, there having been no change to the Act which would permit the Tribunal to determine a distinct fee for the position of Deputy Mayor, must result in the submissions advanced being rejected. It will, however, draw the issues raised to the Minister's attention.

# Section 3 – 2026 Review

## Setting of Fees by Councils

107. Concerns regarding the setting of minimum and maximum fees by Councils, still required by s 241, was also again raised by some submissions. A number calling on the Tribunal to set only one mandatory fee for each category. Another suggesting that the Tribunal could increase the minimum fees to the same amount as the maximum fee level. Another, advocating repeal of s 241 of the Act.

108. Such change was urged because it was considered that this would result in desirable equality of fees and remove the potential for politicisation of fee setting, and potential conflicts of interest. That also enhancing relationships with the community.

109. In the same way as the Court of Appeal recently explained in *Director of Public Prosecutions (NSW) v President of the Legislative Council of New South Wales* [2026] NSWCA 20 [57], the Tribunal is satisfied that it cannot do indirectly, what the Act does not permit it to do directly.

110. It follows that these submissions must also be rejected. But this issue will also be drawn to the Minister's attention.

111. In the 2027 Annual Review, submissions will be invited about the appropriate range between the minimum and maximum fees for the categories then determined.

## 2026 Annual Review process – category review

112. In determining Council categories, the Tribunal is required to have regard to the matters specified in s 240 of the Act, namely:

- The size of areas;
- The physical terrain of areas;

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- The population of areas and the distribution of the population;
- The nature and volume of business dealt with by each Council;
- The nature and extent of the development of areas;
- The diversity of communities served;
- The regional, national and international significance of the Council;
- Such matters as the Remuneration Tribunal considers relevant to the provision of efficient and effective local government; and
- Such other matters as may be prescribed by the regulations.

113. The categories of County Councils also require regard be paid to the functions of County Councils: s 240(2). They are specified in s 394 of the Act to be any one or more of the functions of a Council under the Act or any other Act, in accordance with a proclamation made for the purpose of Part 5 of the Act.

114. The Tribunal last reviewed the categories of Councils and mayoral offices in 2023. The current categories in 2026 attracting the increased minimum and maximum fees earlier explained. With the result that some of them continue to overlap considerably, others being but little different and some not readily able to be reconciled.

115. This helps explain why the Tribunal has concluded that limited change is warranted on this review, without the more extensive review of categories, criteria and resulting appropriate fees which will be undertaken in 2027. In order to ensure that the statutory intent is achieved by the Determination. On that review all Councils will be asked to provide reliable, comparable and publicly available data, on which the Tribunal's decisions can then fairly be made.

116. The purpose of the categories and the specified criteria is to enable the Tribunal to annually determine the maximum and minimum amounts of fees to be paid to Mayors and Councillors in each of the categories it determines: s 239.

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117. They having no other statutory purpose, it is difficult to see the reason for a number of current categories attracting overlapping fees; there being limited differences between the fees attracted by other categories, while fees for the Chairperson of the Darling Shire Council are very substantially higher than those paid to very many Mayors.

118. This and the submissions advanced also raise the question of whether the categories and criteria provided by the 2023 Annual Determination, adjusted in the limited way explained by this Determination, adequately reflect the requirements of the Act. As well as whether they continue to remain appropriate and fit for purpose or require further review.

119. The matters specified in s 240(1) driving the need to take into account relevant statistical and demographical data, such as that sourced from the Australian Bureau of Statistics and the Office of the Local Government and Planning NSW, to which regard has been paid in the past. As well as to data provided by Councils about their particular areas and operations, which also have to be taken into account.

120. One of the difficulties on this review was that the Tribunal had no up to date data about the position of the majority of Councils, which would enable it to determine whether the current category and criteria continue to be fit for purpose, given the requirements of s 240. As well as whether the categories into which Councils are currently placed, remain appropriate.

121. The history of the categories established by past Determinations began in 1994, when there were more Councils in existence and fees were fixed having regard to past history. In 1995, 5 categories were established, with three special categories then also continuing, S1 – Sydney City Council, S2 Newcastle and Wollongong City Councils and S3 – County Councils.

122. In the Tribunal's ongoing 3 yearly reviews since then, categories have been altered, merged and increased for various reasons, including to reflect Council mergers. A new model being adopted in 2017 when the number of Councils was reduced to 128. That

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having established 5 Metropolitan categories and 4 Non Metropolitan categories. In 2020 criteria for some categories were altered, two new categories created and one renamed.

123. In 2023 a further two new categories were created, three Councils which met the criteria thresholds for existing categories were reclassified and criteria consistency improved by the inclusion of the non-resident population, for a number of categories. A consideration permitted by s 240(1), which enables the Tribunal to have regard to such matters as it considers relevant to the provision of efficient and effective local government. The County Council categories remaining unchanged.

124. Submissions advanced in 2026:

- Sought the creation of 2 new categories;
- Proposed recategorisation of 7 Councils - Parramatta, Lake Macquarie, Murray River, Port Macquarie-Hastings, Randwick, Shellharbour and Willoughby Councils;
- Sought that one category revert to a previous name;
- questioned the suitability of current criteria; and
- Urged the Tribunal to take into account other matters which Council now consider to be relevant to the determination of categories and their categorisation. Visitor numbers, being the best example.

125. If accepted, these submissions require consideration of how these aims could properly be reflected in the category criteria, which the submissions did not address.

126. It also appears that there may, in 2026, be further Council demergers, which will also necessitate consideration of the categories and Council allocations, in order that appropriate fees are fixed for their Councillors and Mayors in 2027.

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127. This all helped drive the Tribunal's conclusion that further change is required to current categories and criteria. But that the submissions and information it has received on this review, did not enable final views to be formed about what those changes should justly be. That will be revisited in the 2027 Annual Review.

## Correction of an identified anomaly

128. The current category allocations and criteria appear in the 2025 Annual Determination at Section 5 and Appendix 1 respectively.

129. One required change which has been identified results from an anomaly. The criteria for the category Regional Strategic contains the following sentence:

*Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of Council operations will be greater than Regional Centre Councils.*

130. This is incorrect. There currently being 5 Councils classified as Regional Strategic: Lake Macquarie, Maitland, Mid-Coast, Shoalhaven, and Tweed. As a result, this erroneous statement has been removed from Appendix 1 of the 2026 Annual Determination.

## Proposed renaming of "Principal CBD" as the "Principal City"

131. This change in name was urged in order to revert to a prior category name, the Council submitting that this would properly recognise its regional, national and international significance, which extended beyond the Sydney CBD. As well as reflecting significant increases in the roles and responsibilities of its Councillors, in Australia's only global city and to ensure that fees they receive appropriately reflect their responsibilities.

132. The submission explained alterations, over time, to the area which the Council covers. It now having eight distinct economic precincts, as the result of the area added to the City in

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2004: the Harbour, City North, Pyrmont, City South, Eastern Creative, Tech Centre West, Entertainment and Recreation and Southern Enterprise. That having had an impact on representation and other matters relied on to advance a proposed significant increase in Councillors' fees.

133. It was in 2017 that the name change from Principal City to Principal CBD was introduced as part of a restructure which reflected the evolving shape of local government in the State. That retaining the Council of the City of Sydney in its own category, while recognising the emergence of the second CBD in Sydney at Parramatta.

134. The Tribunal can see no disadvantage from the proposed name change. But is still not persuaded that it should now be adopted, without consideration being given to such a change within the wider review proposed for 2027.

135. No change having been proposed to either the criteria which apply to this category, or to the Major CBD category into which only the Council of the City of Parramatta falls. It recognising Parramatta to be the secondary CBD, which some submissions urged was no longer appropriate.

## Proposed reclassification of City of Parramatta Council from Major CBD to Principal CBD

136. Council sought to be recategorised from the Major CBD to Principal CBD category, to better reflect its size, rate of growth, economic influence, operational budget and strategic and geographical importance.

137. Council also submitting that it plays a leading role in Greater Sydney's advancement. With factors relied on including:

- 30% of Australia's top 500 companies have offices located in Paramatta;

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- The city is accessible to 2.3 million people within 45 minutes, by car or public transport;
- Creative and cultural institutions such as Riverside Theatre, Olympic Park and the upcoming Powerhouse Paramatta museum are located there;
- As is a large Health and research precinct which includes six (6) universities and Westmead Hospital;
- The Engineering and Innovation Hub, as well as Western Sydney Startup Hub also being located within the LGA; and
- It having the second largest economy, which generates a gross regional product of $32.88 billion, and 33,000 businesses with over 202,000 jobs.

138. What was advanced did not accord with submissions advanced by some other Councils.

139. The Tribunal is not persuaded that the City of Parramatta Council is incorrectly categorised or satisfies the criteria of Principal CBD, which reflect the unique position of the Council of the City of Sydney. Nor did it advance any changed criteria which would fairly capture both its position and that of the Council of the City of Sydney. That the two can fairly be equated, has also not been established.

140. The Determination has long recognised the distinct role which the Council of the City of Sydney plays, with the result the higher fees its Mayor and Councillors receive, which is reflected in the current criteria:

*The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.*

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*The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of Metropolitan Sydney's hotels.*

*The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other Councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.*

141. The submission and data advanced did not establish that Parramatta satisfies these criteria. Nor a basis for the conclusion that its Mayor and Councillors should receive the same fees as those received by the Mayor and Councillors of the City of Sydney.

142. The criteria which apply to its category, Major CBD, being:

*The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.*

*As a secondary CBD to Metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.*

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*The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.*

*The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.*

143. The assumptions reflected in these criteria were challenged by other Councils as no longer being correct. Blacktown Council relying, for example, on data which showed that its residential population in 2024 was considerably greater than that of Parramatta, 274,956 to 438, 843. As was its total population, including workers not residing within its area.

144. The data received helped drive the conclusion that the current criteria may no longer be fit for purpose. And that further consideration needs to be given to what appropriate categories now are and what criteria should apply to them.

145. But the reclassification proposed on this review, cannot be accepted.

## Proposed new Metropolitan Major – High Growth Category

146. Blacktown City Council sought the creation of a new category, Metropolitan Major – High Growth, for which it did not advance either criteria, or proposed fees.

147. It is now classified as a Metropolitan Major Council, together with Canterbury Bankstown. They having both last been assessed as falling below the Major CBD category, into which only the City of Parramatta falls. The current criteria for the Metropolitan Major category are:

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*Councils categorised Metropolitan Major will typically have a minimum residential population of 400,000.*

*Councils may also be categorised Metropolitan Major if their residential population combined with their non-resident working population exceeds 400,000. To satisfy this criteria the non-resident working population must exceed 50,000.*

*Other features may include:*

- *total operating revenue exceeding $300M per annum*
- *the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities*
- *significant industrial, commercial and residential centres and development corridors*
- *high population growth.*

*Councils categorised as Metropolitan Major will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.*

148. Blacktown contended that the proposed new category would recognise larger, more complex Councils which exceed the criteria of Metropolitan Major. It being relevant that it would continue to outstrip Parramatta in various respects, given its current and expected ongoing growth. This new category thus facilitating fair and appropriate adjustments to the remuneration payable to Mayors and Councillors.

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149. The Council relying on data such as population, budget and asset growth, as well as 'transformational' projects and ongoing developments which had driven further change and challenges for it and its officers, reflective of its strategic planning and economic sphere of influence. It claiming now to be the fourth largest economy in NSW, with significant plans for further growth to 2041.

150. It also relied on comparisons which it sought to draw with Canterbury-Bankstown, from which it said it is now differentiated by a range of factors, which it is not necessary to explain.

151. What was not advanced was either proposed criteria for the new category sought, nor fees which might fairly attach to it. The Council placing reliance on what parliamentarians are paid in NSW, a reliance which I have explained is not available under the current statutory scheme.

152. The difficulty with what was proposed is also revealed by the limited difference between the maximum and minimum fees for the existing categories, which reflects an assessment that the work involved cannot be significantly differentiated.

153. Nor can it be accepted that it is appropriate for criteria to be based on anticipated growth in population, infrastructure, assets or budgets, as this and some other submissions urged. That is not embraced by s 240 of the Act. Nor can anticipated developments be accepted to be a reliable basis on which decisions can fairly be made about categories or criteria, depending as they do on assumptions.

154. The basis of what is anticipated at a particular point in time being unlikely to be able to be established by independent, reliable and publicly available data, which will allow relevant comparisons to be drawn. And the adoption of such criteria giving rise to the difficulties which will result, if what is anticipated, does not come to pass.

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155. It may also not be overlooked that when the submissions were received, Major CBD Mayoral fees ranged from $44,840 to $126,320, while those in Metropolitan Major Councils ranged from $44,840 to $114,300. This helps explain why the view has to be taken that there is little purpose to be served by the adoption of the proposed new category, which would sit between the existing categories.

156. Particularly without identification of criteria which reflect its true differentiation from the existing categories. That such differentiation does not exist, is reflected in the current small differences in fees for the existing categories.

157. The result is that the Tribunal has not been persuaded that the proposed new category can be established.

158. If in the 2027 review the establishment of new categories is pursued, the Tribunal should be provided with a proposal which addresses not only the name of the proposed category, but also appropriate criteria, together with the maximum and minimum fees which are proposed. They will have to have appropriate relationships with other categories, which will also have to be explained by the submission.

159. As will the consequences of their adoption for other Councils which may be affected. Such Councils will also have to be given an opportunity to be heard, before the Tribunal comes to any conclusions about proposed new categories. That will be achieved by service of the proposed change on other affected Councils.

## Metropolitan Major

160. No Council sought any alteration to the criteria or recategorisation to this category.

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## Metropolitan Large

161. Both Randwick and Willoughby Councils sought to be recategorised as Metropolitan Large Councils, currently being categorised as Metropolitan Medium. Despite neither satisfying the population threshold, although Randwick does satisfy the revenue criteria. Their total populations as at 1 July 2025 being, 176,656 and 133,052 respectively, including non-resident workers.

162. Randwick City Council sought to be reclassified from Metropolitan Medium to Metropolitan relying on:

- Population estimates as at 1 July of 201,000, comprising of 156,000 residents and 45,000 non- resident working population;
- A high population growth that regularly exceeds the Sydney average;
- An operating revenue of $221 million;
- A Gross Regional Product of $10.55 billion for the year ending June 2024;
- The provision of reginal services, including major education, health, sporting, recreation and cultural facilities; and
- Significant industrial, commercial and residential centres and development corridors.

163. Willoughby City Council contending that it exceeded the functions of a typical Metropolitan Medium Council, relying on:

- A population as at 30 June 2024 of 79,634 with a growth rate of 5.47% between 2022 and 2024;
- A forecast for continued population growth due to the planned construction of additional dwellings, the likely impact being an increase of 15,000 to 20,000 people in coming years;

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- A high daily visitation rate driven by the employment and commercial hub of Chatswood with opal data showing in excess of 50,000 entries and exits per day at Chatswood station;
- Total revenue of $187.9 million for the 2025/2026 financial year;
- A Gross Regional Product of $13.11 billion for the year ending June 2024; and
- The provision of regional services in health, education, culture, transport and two (2) large retail precincts.

164. The current criteria are:

*Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.*

*Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.*

*Other features may include:*

*• total operating revenue exceeding $200M per annum*

*• the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities*

*• significant industrial, commercial and residential centres and development corridors*

*• high population growth.*

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*Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.*

165. It follows that the recategorisation sought by Randwick and Willoughby Councils cannot be accepted, given the current population requirements.

166. The data also suggested that the Inner West Council may no longer satisfy the applicable criteria, it having been reclassified in 2020 from Metropolitan Medium, but having in 2024 non-resident workers of only 43,100 and a residential population of 193,125. In the 2027 review this Council will thus be invited to establish which criteria it then satisfies.

167. The data also shows that Campbelltown Council has a total population over the threshold for the Metropolitan Large category, but that it does not satisfy the non-resident working population criteria and so it also cannot be reclassified.

## Metropolitan Medium

168. No changes were sought to the criteria, which are:

*Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.*

*Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.*

*Other features may include:*

- *total operating revenue exceeding $100M per annum*

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*• services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities*

*• industrial, commercial and residential centres and development corridors • high population growth.*

*The sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Large Councils.*

169. Canada Bay, a Metropolitan Small Council, does satisfy the revenue criteria and has a total population of over 100,000, but it does not satisfy the non-resident working population criteria and so also cannot be recategorised.

## Proposed new Metropolitan Small – Fast Growing category

170. Burwood Council, categorised as a Metropolitan Small Council**,** proposed the creation of this new category, in which it sought to be included. It proposing that it be 'aligned' to the Metropolitan Medium category, to recognise its scope, scale and strategic importance, given the challenges of rapid population growth and increasing service demands it faced.

171. The criteria for the Metropolitan Small Council are:

*Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.*

*Other features which distinguish them from other Metropolitan Councils include:*

*• total operating revenue less than $150M per annum.*

*While these Councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium Councils the overall sphere of economic*

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*influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Medium Councils.*

172. Burwood Council pointed to the criteria for Metropolitan Major, Large and Medium categories, which were considered to have regard to population growth, economic influence and impact of services, as well as considerations such as strategic importance. While Metropolitan Small criteria were confined to population size and operating revenue. It contending that its inclusion in the proposed new category was warranted due to:

- Its recognition by the NSW Government as a designated strategic centre;
- Increased complexity in planning, service delivery, and intergovernmental coordination;
- A population that is expected to double in the next 10 years due to major developments in the town centre and in close proximity to the new metro station; and
- Its economic growth and influence across Greater Sydney, specifically its night time economic initiatives.

173. The Tribunal has not concluded that the creation of this proposed new category is warranted, given the existing criteria and the resulting fees which the current categories attract.

174. Given the existing overlap in the fees of the Metropolitan Small and Medium categories and how their criteria are structured, the Tribunal is not persuaded that an intervening category is needed.

175. These submissions did help shed light on the inherent difficulties of the existing fee structures. Which has to be considered in light of the overlaps and small differences in the fee ranges between the differing categories. But that still precludes the adoption of this proposed new category.

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## Metropolitan Small

176. No change to the criteria was proposed. They are:

*Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.*

*Other features which distinguish them from other Metropolitan Councils include:*

- *total operating revenue less than $150M per annum.*

*While these Councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium Councils the overall sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Medium Councils.*

## Major Regional City

**177.** This category applies to Newcastle and Wollongong, and no change was sought to the criteria, which are:

*Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These Councils:*

- *are metropolitan in nature with major residential, commercial and industrial areas*
- *typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development.*

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*• provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region*

*• have significant transport and freight infrastructure servicing international markets, the capital city and regional areas*

*• have significant natural and man-made assets to support diverse economic activity, trade and future investment*

*• typically contain ventures which have a broader State and national focus which impact upon the operations of the Council.*

## The proposed change to the Major Strategic Area criteria

178. Lake Macquarie Council proposed a change to the criteria of this category, which would result in its reclassification from Regional Strategic Area to the Major Strategic Area category. By reducing the population threshold from 300,000 to 200,000. That proposal not impacting any other Council.

179. The submissions it advanced were one of the few which directed required attention to matters which have to be considered by the Tribunal, when considering change to categories and criteria. Including the relevant history, the consequences of changes earlier made, relevant comparisons between positions of Councils in the affected category and the consequences of the proposed further change.

180. The current criteria for the two categories are:

***Major Strategic Area***

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*Councils categorised as Major Strategic Area will have a minimum population of 300,000. To satisfy this criteria the non-resident working population can be included. Other features may include:*

- *health services, tertiary education services and major regional airports which service the surrounding and wider regional community*
- *a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres*
- *total operating revenue exceeding $250M per annum*
- *significant visitor numbers to established tourism ventures and major events that attract state and national attention*
- *a proximity to Sydney which generates economic opportunities.*

*Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other Non-metropolitan Councils. Central Coast Council is also a significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.*

***Regional Strategic Area***

*Councils categorised as Regional Strategic Area are differentiated from Councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 100,000. To satisfy this criteria the non-resident working population can be included. Other features may include:*

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*• health services, tertiary education services and major regional airports which service the surrounding and wider regional community*

*• a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres*

*• total operating revenue exceeding $250M per annum*

*• significant visitor numbers to established tourism ventures and major events that attract state and national attention*

*• a proximity to Sydney which generates economic opportunities.*

*Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of Council operations will be greater than Regional Centre Councils.*

181. In 2023 the Tribunal determined that the population criteria threshold for the Regional Strategic Area had to be adjusted from 200,000 down to 100,000, that resulting in Lake Macquarie Council no longer being the only Council in this category. Council reiterated its views, urged in 2024 and 2025, that this change had distorted the distinction between the Major Strategic Area and Regional Strategic Area categories, given the other Councils which now also fell into the Regional Strategic category.

182. The Council's population statistics in 2024 were of 221,859 residents, plus a non-resident working population of 23,769, totalling 246,095. It drew a comparison with that of the Central Coast Council, which has 354,803 residents, plus a non-resident working population of 11,043, totalling 365,846. While of the four other Councils categorised as Regional Strategic Areas, the greatest total population was Shoalhaven, which has 115,435.

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183. The Council also relied on it having similar gross regional product to Wollongong Council, a Major Regional City. As well as more than double that of the other Councils now in the Regional Strategic category. Its case that the population threshold for Major Strategic Area should be revised from 300,000 down to 200,000 also being supported by:

- Its population, now making it the second largest Non-metropolitan Council after Central Coast with proximity to Sydney and tourist numbers similar to that Council;
- Its density of some 338/sqm, being considerably more than Maitland at 245, Tweed and 76 and Shoalhaven only 24, while Central Coast was 211 and even Wollongong 324;
- Its predicted population growth to 2046, with resulting ongoing building demand;
- The impact of major NSW Government projects within its LGA, including the Low and Mid-rise Housing reform announced in February 2025;
- The Renewable energy zone and Transport Oriented Development Program;
- An annual economic output of $30.03 billion, (approximately 20% of the Hunter economy);
- 14,768 active businesses;
- A Gross Regional Product of $17.39 billion;
- A tourism industry that sees 1.65 million tourists per year; and
- University, shopping, airport and art facilities, as well as Australia's largest power station.

184. The Council thus urged acceptance that its output and scale of operations were now significantly greater than that of other Councils in its category and more akin to Central Coast Council, with the result that the population threshold for the Major Strategic Area category should be reviewed.

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185. The Tribunal has concluded that the Council's submissions should be accepted. The 2023 changes having had unintended consequences, which ought now to be addressed, rather than awaiting the 2027 further review.

186. The submissions which this Council and some others made, also drew attention to the considerable impact of significant daily visitor numbers, not taken into account by the criteria. This is a matter which should be addressed in the 2027 Annual Review, so that the Tribunal can consider whether and how that might sensibly be reflected in category criteria.

## Regional Strategic Area

187. No change to the criteria was proposed.

188. Port Macquarie-Hastings and Shellharbour sought to be recategorised as Regional Strategic Areas, but neither satisfy the population criteria. Having populations in 2024 respectively of only 92,772 and 89,967 respectively, including non-resident workers. They both still satisfying the criteria for their current category, Regional Centre, which are:

*Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.*

*Other features may include:*

- *a large city or town providing a significant proportion of the region's housing and employment*
- *health services, tertiary education services and major regional airports which service the surrounding and wider regional community*

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*• a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres*

*• total operating revenue exceeding $100M per annum • the highest rates of population growth in regional NSW*

*• significant visitor numbers to established tourism ventures and major events that attract state and national attention*

*• a proximity to Sydney which generates economic opportunities.*

*Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.*

189. Port Macquarie-Hastings Council contended that it met the criteria for Regional Strategic Area, relying on:

- An expectation that Council did exceed the population threshold when non-resident working population was included;
- A projected total operating revenue of $276 million in 2025/26;
- Gross Regional Product of $13.287 million;
- An economic output this is underpinned by healthcare, retail, construction, education and training, tourism, professional and technical services;
- Tier 1 regional health services that services a catchment area beyond their LGA boundary;
- Four (4) tertiary education institutions;
- The Council operated Port Macquarie regional airport that services Sydney, Brisbane and Lord Howe Island and a total of 5,013 flights annually;

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- A tourism industry that attracts over 1.7 million visitors per annum and contributing $540 million to the economy; and
- Regional commercial and cultural services that include a performing arts theatre, an art gallery, courthouse and major hospitality, entertainment and conference venues.

190. Shellharbour City Council's proposal relied on:

- A residential and non-residential working population in 2024 of approximately 90,000, with expectations that the residential population will hit 100,000 by 2035;
- An annual population growth rate in excess of 1.8%;
- An expected operating revenue of $262 million in 2025/26;
- A Council owned and operated regional airport;
- A Council owned marina;
- A Tertiary training campus; and
- Construction of the new Shellharbour Hospital which will deliver improved health facilities for the Illawarra Shoalhaven Local Health District.

191. The criteria do not encompass categories being allocated on the basis of anticipated growth in population and revenues and so the recategorisations sought must be refused.

192. It also appears that Armidale Council does not meet the population threshold, but in earlier reviews the Tribunal concluded that it should remain in this category, for specified reasons. In the 2027 Annual Review it will be invited to make a submission about its appropriate categorisation, given the criteria which it then satisfies.

## Regional Centre

193. No change to the criteria was proposed. They are:

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*Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.*

*Other features may include:*

- *a large city or town providing a significant proportion of the region's housing and employment*
- *health services, tertiary education services and major regional airports which service the surrounding and wider regional community*
- *a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres*
- *total operating revenue exceeding $100M per annum*
- *the highest rates of population growth in regional NSW*
- *significant visitor numbers to established tourism ventures and major events that attract state and national attention*
- *a proximity to Sydney which generates economic opportunities.*

*Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.*

## Regional Rural

194. Broken Hill Council also no longer satisfies the criteria of this category, which it submitted it should maintain, its population in 2024 only being 17,839. In the 2027 Annual Review it

# Section 3 – 2026 Review

will be invited to address its appropriate categorisation, to ensure that it is then placed into the appropriate category, given the criteria which it then satisfies.

195. The applicable criteria for this category being:

*Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. To satisfy this criteria the non-resident working population can be included.*

*Other features may include:*

*• a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages*

*• health services, tertiary education services and regional airports which service a regional community*

*• a broad range of industries including agricultural, educational, health, professional, government and retail services*

*• large visitor numbers to established tourism ventures and events.*

196. Murray River Council sought to be recategorised as Regional Rural, it being currently classified as Rural Large, despite not satisfying the population criteria, its population in 2025 still only totalling 16,042. It relied on large visitor numbers to support its submissions, which had increased over time, as well as other changes. Referring to matters such as:

- An annual population growth rate of 8-11% in the main centre of Moama, with predicted population numbers reaching over 18,000 by 2046;
- A growing tourism, accommodation and food industry that supports 14.1% of the employment figures in their LGA;

# Section 3 – 2026 Review

- Tourist visitation growing on average by 10% per annum, with the average number of visitors in 2023 and 2024 of 481,595; and
- Significant growth in education, training, health and retail service employment categories.

197. Despite this, the Tribunal has concluded that this submission cannot be accepted. Population is an important aspect of the categorisation system which cannot routinely be overlooked when Councils are categorised. The Act not contemplating subjective categorisation.

## Rural Large

198. No changes were proposed to the criteria, which are:

*Councils categorised as Rural Large will have a residential population greater than 10,000, and a Councillor to resident ratio of at least 1 to 1200.*

*Other features may include:*

*• one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre*

*• a limited range of services, facilities and employment opportunities compared to Regional Rural Councils*

*• local economies based on agricultural/resource industries.*

199. The Tribunal has identified that Dungog Shire Council now has a residential population greater than 10,000 and a Councillor to resident ratio greater than 1 to 1,200. As a result,

# Section 3 – 2026 Review

Dungog Shire Council will be classified as a Rural Large Council in the 2026 Annual Determination.

## Rural

200. No changes were proposed to these criteria, which are limited to "Councils categorised as Rural will typically have a residential population less than 10,000".

201. Although Glenn Innes Severn Council observed that this review provided an opportunity to "recalibrate the remuneration and categorisation system to ensure its contemporary, fair, capable of supporting the expectation and responsibilities placed on elected representatives."

## County Councils

202. A summary of County Council functions produced by the Tribunal Secretariat is:

*Castlereagh Macquarie County Council*

*A local government authority for weed management control in the Walgett, Coonamble, Waren, Gilgandra and Warrumbungle Shire Council areas.*

*Central Tablelands Water*

*Central Tablelands Water is the trading name adopted by Central Tablelands County Council, a water supply authority constituted under NSW Local Government Legislation.*

*Central Tablelands County Council was first proclaimed in 1944. The county area embraces the Shires of Blayney, Cabonne and Weddin. Bulk water is also supplied to Cowra Shire Council to service rural consumers and the villages of Woodstock and Gooloogong.*

# Section 3 – 2026 Review

*Goldenfields Water*

*It is responsible for water supply functions within the local government areas of Bland, Coolamon, Junee, Temora, and parts of Cootamundra-Gundagai, Hilltops and Narrandera.*

*It also supplies water in bulk to Hilltops and Cootamundra-Gundagai Councils, which distribute the water directly to residents in parts of their local government area.*

*Approximately 11, 974 properties are connected directly to its drinking water supply network in Bland, Coolamon, Junee, Temora and parts of Cootamundra-Gundagai and Narrandera.*

*The facilities it owns and operate include:*

- *34 water pumping stations (including river extraction and Jugiong Water Treatment Plant Pumping Station)*
- *72 water supply reservoir sites with approximately 115 reservoirs*
- *Eight bores*
- *Six re-chlorination stations*
- *2100 km of water mains*

*Western Sydney Weeds Authority (formerly Hawkesbury River County Council)*

*Western Sydney Weeds Authority (formally Hawkesbury River County Council) is a special purpose Council, its goal being to administer the Biosecurity Act 2015 (NSW) throughout our Council areas of Blacktown, Hawkesbury, Penrith and the Hills Shire. That involving*

# Section 3 – 2026 Review

*weed management, detection of new incursions and containment of high-risk plant species that impact on biodiversity, agriculture, and property.*

*Riverina Water County Council*

*It is responsible for the provision of safe, reliable water at the lowest sustainable cost. over an area of approximately 15,400 square kilometres with a population of more than 77,000 people.*

*Rous County Council*

*Its experts and advisors supply the Northern Rivers with water, weed biosecurity, and rural flood mitigation. It sources, stores, treats and supplies water to the Ballina, Byron, Lismore and Richmond Valley Councils, which on-sell water to their communities.*

*Protecting the region's biodiversity by managing and eradicating high-risk weed species. Working closely with communities and Councils in Ballina, Byron, Lismore, Richmond Valley, Kyogle and Tweed Shire regions.*

*And also managing the rural flood mitigation for the Richmond River floodplain. Including monitoring and managing an 80km network of levees, 750 floodgates, and 180km of drains to reduce inundation and divert flood waters.*

*Upper Hunter County Council*

*It is the registered trading name of Upper Hunter County Council a single purpose Council which is a Local Control Authority for invasive plants under the NSW Biosecurity Act, 2015 (NSW).*

*Its present area of operation is the local government areas of Upper Hunter, Muswellbrook and Singleton located at the northern end of the Hunter Valley, New South Wales.*

# Section 3 – 2026 Review

*It provides weed management systems utilizing technology to prevent, contain or reduce the biosecurity risk of invasive plants to the environment, economy and community within the area of operation of the County Council.*

*Upper Macquarie County Council*

*It is a local control authority for the Biosecurity Act 2015. Two Councillors are delegated from each of four constituent Councils to form an eight Member Central Tablelands Weeds Authority Council. Its core function being to detect priority weeds and actively encourage landholders to correctly manage the identified priority weed in accordance with the Central Tablelands Local Lands Services Strategic Weed Management Plan.*

*It carries out its functions across Bathurst Regional Council, City of Lithgow Council, Blayney Shire Council and Oberon Council.*

## County Councils – Water

203. No change was proposed for the criteria, which are "County Councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems."

204. The current list of these Councils is accurate.

## County Councils – Other

205. No change was proposed for the criteria which are "*County Councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the Biosecurity Act 2015 (NSW)*."

206. Two County Councils – Other have been removed from the 2026 Annual Determination, being the Central Murray and the New England Tableland County Councils. The New

# Section 3 – 2026 Review

England Tableland County Council was dissolved on 16 June 2025, by the *Local Government (Dissolution of New England County Council) Proclamation 2025*. The Central Murray County Council was dissolved on 1 July 2019, by a proclamation made under s 397 of the *Local Government Act*, as noted in NSW Government Gazette No 65-2205 of 27 June 2019.

207. The result is that only four Councils now fall into this classification.

# Section 4 – The 2027 Annual Review

## Structure and fee considerations

208. In the 2026 Annual Review, it has come to light that:

- There has been considerable change which has affected the work of those elected or appointed to Council offices, in part driven by Government decisions which have affected Councils over time. Including in the case of Metropolitan Councils those explained in the Governments draft 2026 Sydney Plan and in the case of Non-metropolitan Councils, by various regional plans;
- They and submissions advanced raise for consideration whether the current number of categories remain necessary. Reliance having been placed on Victoria, for example, where there are only 4 categories;
- The current criteria, first fixed in 2017 and amended since then in various Annual Determinations, do not accord entirely with the requirements of s 240, which specifies the matters by which the Tribunal **must** determine the categories of Councils and Mayors;
- Some of the current criteria could better assist transparent classification of Councils into categories;
- There has not for some time been an overall assessment of whether Councils continue to satisfy the criteria of the categories into which they have been placed over time;
- Changes in the fee structure, over time, have resulted in a considerable overlap between the maximum and minimum fees payable in various categories, which may no longer be appropriate, given submissions advanced;
- Some light on which was also shed by the conclusions arrived at in the 2025 Special Determination, in relation to the Central Darling Shire Council, on which reliance has been placed.

# Section 4 – The 2027 Annual Review

209. The results are best explained by the following snapshot of the current categories, fees, overlaps and ratios. It having to be understood that Mayors and Chairpersons are paid both the Councillor fee, as well as the separate fee fixed for their offices. This also helps explain the Tribunal's decision to undertake the further review in 2027.

**Table 1 – Table of Councillor and Mayoral fees, by Council categories**

| | **Mayoral/Chairperson Additional Fees (Effective 1 July 2025)** | | **Councillor Fees (Effective 1 July 2025)** | | **Ratio (Mayor: Councillor)** | |
|---|---|---|---|---|---|---|
| **Category** | **Min** | **Max** | **Min** | **Max** | **Min** | **Max** |
| Principal CBD | $193,650 | $254,810 | $31,640 | $46,420 | 6.1:1 | 5.5:1 |
| | | | | | | |
| Central Darling Shire Council - Appointed Chairperson | $72,080 | $72,180 | $13,830 | $13,930 | 5.2:1 | 5.2:1 |
| | | | | | | |
| Major CBD | $44,840 | $126,320 | $21,120 | $39,100 | 2.1:1 | 3.2:1 |
| | | | | | | |
| Metropolitan Major | $44,840 | $114,300 | $21,120 | $36,970 | 2.1:1 | 3.1:1 |
| Major Regional City | $44,840 | $114,300 | $21,120 | $36,690 | 2.1:1 | 3.1:1 |
| Major Strategic Area | $44,840 | $114,300 | $21,120 | $36,690 | 2.1:1 | 3.1:1 |
| | | | | | | |
| Metropolitan Large | $44,840 | $101,470 | $21,120 | $34,820 | 2.1:1 | 2.9:1 |

# Section 4 – The 2027 Annual Review

| | Mayoral/Chairperson Additional Fees (Effective 1 July 2025) | | Councillor Fees (Effective 1 July 2025) | | Ratio (Mayor: Councillor) | |
|---|---|---|---|---|---|---|
| Regional Strategic Area | $44,840 | $101,470 | $21,120 | $34,820 | 2.1:1 | 2.9:1 |
| | | | | | | |
| Metropolitan Medium | $33,630 | $78,480 | $15,830 | $29,550 | 2.1:1 | 2.7:1 |
| | | | | | | |
| Regional Centre | $32,940 | $68,800 | $15,830 | $27,860 | 2.1:1 | 2.5:1 |
| | | | | | | |
| Regional Rural | $22,420 | $50,680 | $10,530 | $23,220 | 2.1:1 | 2.2:1 |
| Metropolitan Small | $22,420 | $50,650 | $10,530 | $23,220 | 2.1:1 | 2.2:1 |
| | | | | | | |
| Rural Large | $16,820 | $40,530 | $10,530 | $18,890 | 1.6:1 | 2.1:1 |
| | | | | | | |
| Rural | $11,210 | $30,390 | $10,530 | $13,930 | 1.1:1 | 2.2:1 |
| | | | | | | |
| Water | $4,490 | $19,080 | $2,090 | $11,620 | 2.1:1 | 1.6:1 |
| Other | $4,490 | $12,670 | $2,090 | $6,930 | 2.1:1 | 1.8:1 |

# Section 4 – The 2027 Annual Review

## The conduct of the 2027 Annual Review

210. In 2027, the Tribunal intends to commence its review earlier than usual, in order to accommodate the detailed review of the Determination's categories which it has concluded it is necessary to pursue. Together with a consideration of appropriate criteria which reflect the requirements of s 240 of the Act. In order to facilitate the adoption of fees appropriate for the revised structure, also having regard to demonstrated change over time, as well as current responsibilities of Mayors and Councillors.

211. That will also require a review of the category into which each Council should then be placed, which s 239 of the Act requires must be undertaken at least once every three years.

212. Submissions will thus be invited in a two stage process.

213. The first, to determine how the Determination should be amended to achieve the category and criteria structure which the Act envisages, as well as the appropriate maximum and minimum fees. That, it must be observed, will not necessarily result in the current number of categories being retained.

214. In the second stage submissions about Councils' placement into the new structure will be sought.

215. The Tribunal will then ask Councils to provide reliable data to support their submissions about which category they fall into. Addressing each of the applicable criteria adopted, as well as relevant comparisons which they seek to draw with other Councils.

216. Categorisation having to be as transparent and fair as possible, the Tribunal intends to rest its decisions on reliable data such as that available from ABS statistics and budgets which Councils adopt year to year. The Tribunal will thus invite those who make submissions to provide reliable data and information, on which its decisions can be made. Not merely the expression of unsupported opinions.

# Section 4 – The 2027 Annual Review

217. As it has in the past, the Tribunal will thus also ask Councils, when inviting submissions, to confirm that the information and submissions advanced have been endorsed by a Council vote.

218. It will thus invite submissions and information which will enable it to examine and determine whether the current categories and criteria remain fit for purpose. Given the requirements of the Act, the data on which the Tribunal's decisions must be based and the problems to which this report has drawn attention, which it will seek to address.

219. If it is considered that categories require adjustment, submissions should address what form the new categories and criteria should take, to reflect the statutory purpose of the categories of Councils and mayoral offices and their role in the fair determination of fees. As well as addressing proposed criteria which adhere to the requirements of s 240(1) of the Act, which will help the Tribunal to determine the maximum and minimum fees appropriate for the new structure, which should thus also be addressed.

220. At the first stage of this process, Councils will be asked to serve proposals which will affect other Councils, on all affected Councils, so that they may have a fair opportunity to address such proposals in their submissions.

221. What is proposed in order to adjust fees to reflect cost of living increases should also be identified at the first stage. As well as the final fees proposed. The submissions should also address changes relied on to warrant their adoption. With reliable information which supports the claimed changes, also being provided.

222. An example of potential revised criteria for the current Metropolitan Major category, which has regard to all of the requirements of s 240 of the Act, as well as to matters which the Tribunal has in the past identified to be relevant to the determination of the category into which Councils follows.

# Section 4 – The 2027 Annual Review

223. What the Tribunal envisages in the 2027 review including the adoption of a structure which, if dollar figures are specified, may have to be adjusted over time, in order to reflect changes over time. As may specified population sizes.

224. A revised category for Metropolitan Major Councils, if it is retained, which has regard to the s 240 requirements, could thus provide:

*Metropolitan Major*

*Councils categorised Metropolitan Major;*

*(1) must have a minimum residential population, or a combined residential and non-resident working population (of at least 50,000), which exceeds 400,000.*

*(2) will typically serve:*

*(a) a dense population occupying a built up physical terrain;*

*(b) a widely diverse community*

*(c) an area at least as large as those of Metropolitan Large Councils of ?,*

*(d) industrial, commercial and residential development which is both at least as significant and as extensive as that of Metropolitan Large Councils, with established development corridors;*

*(3) will also have:*

*(a) to manage a significant volume of business, consistent with its assets and budgets, which is at least as significant and varied as that of Metropolitan Large Councils;*

# Section 4 – The 2027 Annual Review

*(b) operating revenue exceeding, for example, $394,617,030 per annum, that being $300 million adjusted by December CPI since December 2016;*

*(c) a sphere of economic influence and significance beyond the Council area, nationally as well as regionally, reflective of their service of:*

*(i) natural and/or developed attractions within the Council area, including sport, recreational and cultural facilities, which daily attracts significant tourism and/or visitors from outside the Council area; and*

*(ii) major health, education and other facilities which support the greater Sydney population; and*

*(d) a continuing high rate of population growth and development for which the Council is planning, evidenced by ?.*

225. After submissions have been received in the second stage, the Tribunal will make its 2027 Annual Determination, which will include the new categories, criteria and increased fees the Tribunal has determined will take effect from 1 July 2027. As well as identifying the category into which each Council will then be placed.

**Local Government Remuneration Tribunal**



**The Hon Acting Justice M Schmidt**
Dated: 23 April 2026

# Section 5 – Determinations

## Determination No. 1 – Allocation of Councils into each of the categories as per section 239 of the Act effective 1 July 2026

### General Purpose Councils – Metropolitan

**Principal City (1)**

- Sydney

**Major CBD (1)**

- Parramatta

**Metropolitan Major (2)**

- Blacktown
- Canterbury-Bankstown

**Metropolitan Large (10)**

- Bayside
- Cumberland
- Fairfield
- Inner West
- Liverpool
- Northern Beaches
- Penrith
- Ryde
- Sutherland
- The Hills

**Metropolitan Medium (8)**

- Campbelltown
- Camden
- Georges River
- Hornsby
- Ku-ring-gai
- North Sydney
- Randwick
- Willoughby

**Metropolitan Small (8)**

- Burwood
- Canada Bay
- Hunters Hill
- Lane Cove
- Mosman
- Strathfield
- Waverley
- Woollahra

# Section 5 – Determinations

## General Purpose Councils - Non-Metropolitan

**Major Regional City (2)**

- Newcastle
- Wollongong

**Major Strategic Area (2)**

- Central Coast
- Lake Macquarie

**Regional Strategic Area (4)**

- Maitland
- Mid-Coast
- Shoalhaven
- Tweed

**Regional Centre (22)**

- Albury
- Armidale
- Ballina
- Bathurst
- Blue Mountains
- Byron
- Cessnock
- Clarence Valley
- Coffs Harbour
- Dubbo
- Eurobodella
- Hawkesbury
- Lismore
- Orange
- Port Macquarie-Hastings
- Port Stephens
- Queanbeyan-Palerang
- Shellharbour
- Tamworth
- Wagga Wagga
- Wingecarribee
- Wollondilly

**Regional Rural (14)**

- Bega
- Broken Hill
- Goulburn Mulwaree
- Griffith
- Hilltops
- Kempsey

# Section 5 – Determinations

- Kiama
- Lithgow
- Mid-Western
- Muswellbrook
- Nambucca
- Richmond Valleys
- Singleton
- Snowy Monaro

**Rural Large (17)**

- Bellingen
- Cabonne
- Cootamundra-Gundagai
- Cowra
- Dungog
- Federation
- Greater Hume
- Gunnedah
- Inverell
- Leeton
- Moree Plains
- Murray River
- Narrabri
- Parkes
- Snowy Valleys
- Upper Hunter
- Yass

**Rural (37)**

- Balranald
- Berrigan
- Bland
- Blayney
- Bogan
- Bourke
- Brewarrina
- Carrathool
- Central Darling*
- Cobar
- Coolamon
- Coonamble
- Edward River
- Forbes
- Gilgandra
- Glen Innes Severn
- Gwydir
- Hay
- Junee
- Kyogle
- Lachlan
- Liverpool Plains
- Lockhart
- Murrumbidgee

# Section 5 – Determinations

- Narrandera
- Narromine
- Oberon
- Temora
- Tenterfield
- Upper Lachlan
- Uralla
- Walcha
- Walgett
- Warren
- Warrumbungle
- Weddin
- Wentworth

* Designated as a Rural and Remote Council by the *Local Government (General) Regulations 2021*

## County Councils

**Water (4)**

- Central Tablelands
- Goldenfields Water
- Riverina Water
- Rous

**Other (4)**

- Castlereagh-Macquarie
- Upper Hunter
- Upper Macquarie
- Western Sydney Weeds Authority (formerly Hawkesbury River)

# Section 5 – Determinations

## Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the Act effective from 1 July 2026

The annual fees to be paid in each of the categories to Councillors, Mayors, Members, and Chairpersons of County Councils effective on and from 1 July 2026 as per section 241 of the *Local Government Act 1993* are determined as follows:

### Table 1: Fees for General Purpose and County Councils

### General Purpose Councils – Metropolitan

**Councillor/Member Annual Fee ($) effective 1 July 2026**

| Category | Minimum | Maximum |
|---|---|---|
| Principal City | 32,810 | 48,140 |
| Major CBD | 21,900 | 40,550 |
| Metropolitan Major | 21,900 | 38,340 |
| Metropolitan Large | 21,900 | 36,110 |
| Metropolitan Medium | 16,420 | 30,640 |
| Metropolitan Small | 10,920 | 24,080 |

**Mayor/Chairperson Additional Fee* ($) effective 1 July 2026**

| Category | Minimum | Maximum |
|---|---|---|
| Principal City | 200,820 | 264,240 |
| Major CBD | 46,500 | 130,990 |
| Metropolitan Major | 46,500 | 118,530 |
| Metropolitan Large | 46,500 | 105,220 |
| Metropolitan Medium | 34,870 | 81,380 |
| Metropolitan Small | 23,250 | 52,520 |

# Section 5 – Determinations

## General Purpose Councils - Non-Metropolitan

**Councillor/Member Annual Fee ($) effective 1 July 2026**

| Category | Minimum | Maximum |
|---|---|---|
| Major Regional City | 21,900 | 38,050 |
| Major Strategic Area | 21,900 | 38,050 |
| Regional Strategic Area | 21,900 | 36,110 |
| Regional Centre | 16,420 | 28,890 |
| Regional Rural | 10,920 | 24,080 |
| Rural Large | 10,920 | 19,590 |
| Rural | 10,920 | 14,450 |

**Mayor/Chairperson Additional Fee* ($) effective 1 July 2026**

| Category | Minimum | Maximum |
|---|---|---|
| Major Regional City | 46,500 | 118,530 |
| Major Strategic Area | 46,500 | 118,530 |
| Regional Strategic Area | 46,500 | 105,220 |
| Regional Centre | 34,160 | 71,350 |
| Regional Rural | 23,250 | 52,560 |
| Rural Large | 17,440 | 42,030 |
| Rural | 11,620 | 31,510 |

## County Councils

**Councillor/Member Annual Fee ($) effective 1 July 2026**

| Category | Minimum | Maximum |
|---|---|---|
| Water | 2,170 | 12,050 |
| Other | 2,170 | 7,190 |

# Section 5 – Determinations

**Mayor/Chairperson Additional Fee* ($) effective 1 July 2026**

| Category | Minimum | Maximum |
|---|---|---|
| Water | 4,660 | 19,790 |
| Other | 4,660 | 13,140 |

*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

# Section 5 – Determinations

## Determination No. 3 - Fees for appointed Councillors and Chairperson as per clause 12(c), Schedule 11 of the Act effective from 1 July 2026

### Councils designated as 'rural and remote Councils'

The annual fees to be paid to appointed Councillors and the Chairperson of councils designated as a rural and remote Council on and from 1 July 2026, as per clause 12(c), schedule 11 of the *Local Government Act 1993* are determined as follows:

### Table 2: Fees for appointed Councillors and Chairpersons of rural and remote Councils

**Appointed Councillor Annual Fee ($) effective 1 July 2026**

| Council | Minimum | Maximum |
|---|---|---|
| Central Darling Shire Council | 14,340 | 14,450 |

**Appointed Chairperson Additional Fee** ($) effective 1 July 2026**

| Council | Minimum | Maximum |
|---|---|---|
| Central Darling Shire Council | 74,750 | 74,850 |

**This fee must be paid in addition to the fee paid to the Chairperson as an appointed Councillor (s.249(2)).

**Local Government Remuneration Tribunal**



**The Hon Acting Justice M Schmidt**

Dated: 23 April 2026

# Appendices

## Appendix 1 Criteria that apply to categories

### Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of Metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other Councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

# Appendices

## Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to Metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

# Appendices

## Metropolitan Major

Councils categorised Metropolitan Major will typically have a minimum residential population of 400,000.

Councils may also be categorised Metropolitan Major if their residential population combined with their non-resident working population exceeds 400,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- Total operating revenue exceeding $300M per annum
- The provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- Significant industrial, commercial and residential centres and development corridors
- High population growth.

Councils categorised as Metropolitan Major will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.

## Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- Total operating revenue exceeding $200M per annum

# Appendices

- The provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- Significant industrial, commercial and residential centres and development corridors
- High population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.

## Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- Total operating revenue exceeding $100M per annum
- Services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- Industrial, commercial and residential centres and development corridors
- High population growth.

The sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Large Councils.

# Appendices

## Metropolitan Small

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other Metropolitan Councils include:

- Total operating revenue less than $150M per annum.

While these Councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium Councils the overall sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Medium Councils.

# Appendices

## Major Regional City

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These Councils:

- Are metropolitan in nature with major residential, commercial and industrial areas
- Typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development
- Provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region
- Have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- Have significant natural and man-made assets to support diverse economic activity, trade and future investment
- Typically contain ventures which have a broader State and national focus which impact upon the operations of the Council.

## Major Strategic Area

Councils categorised as Major Strategic Area will have a minimum population of 200,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- Health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- A full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres

# Appendices

- Total operating revenue exceeding $250M per annum
- Significant visitor numbers to established tourism ventures and major events that attract state and national attention
- A proximity to Sydney which generates economic opportunities.

## Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from Councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 100,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- Health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- A full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- Total operating revenue exceeding $250M per annum
- Significant visitor numbers to established tourism ventures and major events that attract state and national attention
- A proximity to Sydney which generates economic opportunities.

# Appendices

## Regional Centre

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- A large city or town providing a significant proportion of the region's housing and employment
- Health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- A full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- Total operating revenue exceeding $100M per annum
- The highest rates of population growth in regional NSW
- Significant visitor numbers to established tourism ventures and major events that attract state and national attention
- A proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

# Appendices

## Regional Rural

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- A large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- Health services, tertiary education services and regional airports which service a regional community
- A broad range of industries including agricultural, educational, health, professional, government and retail services
- Large visitor numbers to established tourism ventures and events.

Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

## Rural Large

Councils categorised as Rural Large will have a residential population greater than 10,000, and a Councillor to resident ratio of at least 1 to 1200.

Other features may include:

- One or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- A limited range of services, facilities and employment opportunities compared to Regional Rural Councils
- Local economies based on agricultural/resource industries.

# Appendices

## Rural

Councils categorised as Rural will typically have a residential population less than 10,000.

## County Councils - Water

County Councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

## County Councils - Other

County Councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the *Biosecurity Act 2015*.

yass valley council

the country the people

# Yass Valley Council
# Financial Sustainability Roadmap – Action Plan
# 2025-2029

April 2026 Update

| **Strategic Objective 1: Provide the Right Level of Services Efficiently** | | | | | | | |
|---|---|---|---|---|---|---|---|
| Outcome: Value for money services delivered to the community | | | | | | | |
| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update | |
| Service Review Program | Develop and implement a rolling schedule of service reviews. | ✓ | ✓ | ✓ | ✓ | Scheduled review in 2025-26 of<br>- Library – Service review underway<br>- Waste – Consultant engaged and review commenced<br>- Roadside Slashing -review undertaken, implementation commenced.<br>- VIC – Service review underway<br>- Roads review – consultant will be engaged before end of FY25/26.<br>- Out of hours call centre commenced and to be finalised by end of FY25/26.<br>- Swimming Pool operating hours – to be reviewed over season closure. | |
| | Include analysis of income, expenses, resources, and community value. | ✓ | ✓ | ✓ | ✓ | Contained within Service Reviews outlined above. | |
| | Prioritise waste collection delivery model in early phases of service reviews. | ✓ | ✓ | | | Contained within Service Reviews outlined above. | |
| | Review of operating hours at Council facilities. | ✓ | ✓ | ✓ | ✓ | Contained within Service Reviews outlined above. | |
| | Develop an action plan based on 2024 Customer Satisfaction Survey. | ✓ | | | | Completed - Report to Council in November 2025 and actions are being implemented. | |
| | Conduct 2026 Customer Satisfaction Survey. | | ✓ | | | Scheduled 2026-27 | |
| Pricing Review | Review fees and charges to ensure cost recovery and fairness. | ✓ | ✓ | ✓ | ✓ | Undertaken as part of IP&R process in 2025-26. 26/27 review of Fees and Charges commenced. Council report will be supplied in 11 May 2026 during Extraordinary Council Meeting. | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Create and implement a Revenue Diversification Strategy. | | ✓ | ✓ | | | Scheduled 2026-27 | |
| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update | |
| Align Resources to Service Delivery | Assess efficiency and effectiveness of HR, IT, Finance, and Governance functions. | ✓ | ✓ | ✓ | ✓ | To be conducted post implementation of the new Structure | |
| | Organisational Structure Review. | ✓ | ✓ | | | Commenced September 2025 with final structure to be determined December 2025. Implementation continuing. | |
| | Develop an Economic Development Strategy | ✓ | ✓ | | | ED recruitment to occur first & settlement strategy | |
| Implement a culture of Business Improvement. | Create a Business Improvement Team to drive and support Service Reviews. | ✓ | | | | Interviews held in October/November 2025 no suitable candidates identified.<br>Alternate arrangements:<br>- Commercial Property Development Consultant commenced December 2025<br>- Project Officer Procurement and contracts management commenced April 2026<br>- Project Officer Payroll commenced February 2026<br>- Magiq health check date to be confirmed | |
| | Assess if any administrative or other processes are being duplicated. | ✓ | ✓ | | | To be undertaken post implementation of Service Reviews. | |
| | Improved financial reporting and community engagement. | ✓ | ✓ | ✓ | ✓ | - IP&R Roadshows Completed in June 2025<br>- Consistent financial reporting monthly<br>- New Engagement platform implemented<br>- SRV Modelling completed, with report presented to the November extraordinary Council meeting<br>- Further SRV modelling to be undertaken as per March 2026 Council resolution.<br>- Debtor report included in Monthly financials.<br>- Updated Long Term Financial Plan provided in March.<br>- March Council report outlines actions with further report to come as part of IP&R. | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | - Error identified in recognition of grants revenue, updated LTFP to be provided in April. |
| | Consider shared service arrangements through CRJO or neighbouring Councils. | | ✓ | | ✓ | Investigation areas included:<br>- Electricity Supply<br>- Waste management<br>- Local Planning Panels<br>- Provision of Compliance training to staff<br>Investigation of participation in alternate procurement platforms. |

| Strategic Objective 2: Achieve a Positive Operating Position in the Short and Long Term | | | | | | |
|---|---|---|---|---|---|---|
| Outcome: Councils financial position improved | | | | | | |
| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update |
| Improve Financial Management | Align with roadmap priorities and financial capacity. | ✓ | ✓ | | | Ongoing<br>Leadership |
| | Monthly Line-by-Line Budget Management. | ✓ | ✓ | ✓ | ✓ | Budgets are continually managed on a monthly basis with oversight of the Executive Increase capability with Magiq |
| | Departmental accountability for budget performance. | ✓ | ✓ | ✓ | ✓ | Budgets are continually managed on a monthly basis with oversight of the Executive Increase capability with Magiq |
| | Develop dashboards and reports; bring budget planning forward in first 6 months. | | ✓ | | | Scheduled 2026-27<br>To commence July 2026 |
| MAGIQ Finance System Enhancements | Import Budget into system to enable improved budget management and expense and revenue tracking. | | ✓ | | | To commence 2026-27 |
| | Import Fees and Charges into system to enhance use and tracking of income. | | ✓ | | | Commence investigations in 2026/27 |
| Review Internal and External Restrictions | Employee Liabilities - Risk Assessment completed. | ✓ | | | | Completed<br><br>Implement leave management with associated reporting. |
| | Appropriate allocation across funds. | ✓ | ✓ | ✓ | ✓ | Commenced with Morrison Low Advisory |

| | | | | | | |
|---|---|---|---|---|---|---|
| Cost Attribution Review | Improve cost centre allocations across infrastructure and waste services. | ✓ | ✓ | | | Commenced with Morrison Low Advisory<br><br>Further work to occur with Plant and Capital allocation. |

| Strategic Objective 3: Invest in Assets Responsibly Now and Into the Future | | | | | | |
|---|---|---|---|---|---|---|
| Outcome: Well planned and future-ready asset base | | | | | | |
| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update |
| Capital Program Review | Prioritise based on risk, community need, and financial capacity. | ✓ | ✓ | ✓ | ✓ | Undertaken when developing the 2026-27 Budget<br>Jason to undertake this in conjunction with the relevant Directors |
| | Implement road condition tracking and lifecycle costing. | ✓ | ✓ | ✓ | ✓ | Roads capital works program adopted by Council in June 2025.<br><br>Maintenance Program to be updated by December 2025.<br>Asset AI - has been purchased to be implemented Q3.<br><br>2D camera currently in use as substitute whilst awaiting delivery of 3D camera.<br><br>SRV modelling |
| | Asset Management System Improvements. | ✓ | ✓ | ✓ | ✓ | Asset management system upgraded to the Cloud.<br>Implementation of Asset AI - with Assetic Asset Management System. |
| | Deferred Maintenance Quantification. | ✓ | | | | Identified as part of developing report on Infrastructure Assets special schedule for 2024-25 Financial Statements.<br>SRV Modelling |
| | Identify backlog and work toward industry benchmarks. | | ✓ | ✓ | ✓ | Identified as part of developing report on Infrastructure Assets special schedule for 2024-25 Financial Statements.<br>SRV Modelling |

| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update |
|---|---|---|---|---|---|---|
| Grant Management | Develop and adopt an approach to Grant submission and acceptance which ensures prudent decisions around grant application and asset creation for Council and Community. This needs to include consideration for grants awarded to Community organisations, which have an impact on Council and it resources. | | ✓ | ✓ | ✓ | Position Paper on Grants Management completed.<br>Further implement to be undertaken post finalisation of the Structure. |
| | Grants management processes externally reviewed and centralised. | ✓ | ✓ | | | Position Paper on Grants Management completed.<br>Further implement to be undertaken post finalisation of the Structure |
| Procurement Management | Develop and adopt an approach to Procurement and Contract management which ensures prudent decisions around purchasing and value creation for Council and Community. | ✓ | ✓ | | | Commenced in Quarter 4 2025-26<br>Systemised procurement policy & framework training |
| Depreciation Methodology | Asset management strategy and policy updated. | | ✓ | ✓ | | Scheduled 2026-27 |
| Property Portfolio Review | Identify underutilised assets and commercial opportunities – Create property strategy. | ✓ | ✓ | | | Recruitment commenced.<br>Interviews held in November 2025<br>Commercial Property Development Consultant commenced December 2025<br>Property strategy to be presented at the April 2026 Council Meeting. |
| | Commercial Property Review | ✓ | ✓ | | | Recruitment commenced.<br>Interviews held in November 2025<br>Commercial Property Development Consultant commenced December 2025<br>Property strategy to be presented at the April 2026 Council Meeting. |

| | | | | | | |
|---|---|---|---|---|---|---|
| Property Portfolio Review cont' | Maximise use of rentable and commercial spaces. | | ✓ | ✓ | | Valuations for commercial leases being undertaken<br>Advertised library and Goodradigbee Centre<br>Executed lease for South room of Memorial Hall.<br>Lease has been drafted for Goodradigbee and existing library. |

| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update |
|---|---|---|---|---|---|---|
| Crago Mill | Review of Crago Mill Stage 2 Operating Model to assess whether to proceed with Stage 2 of the Project | ✓ | | | | Completed.<br>Negative Variation to contract being negotiated. |
| Crago Mill Sustainability Plan | Documented plan to ensure sustainability of the development encompassing environmental, social, and economic aspects. | ✓ | | | | Completed |

| Strategic Objective 4: Manage and Reduce the Level of Debt | | | | | | |
|---|---|---|---|---|---|---|
| Outcome: Financially stable and credible Council | | | | | | |
| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update |
| Debt Review | Assess current and future borrowing needs. | ✓ | | | | Undertaken as part of Stage 2 Crago Mill assessment, implementation of FSR, Property Strategy, pricing methodology/cost attribution and SRV modelling. |
| | Debt Servicing Ratio Monitoring. | ✓ | ✓ | ✓ | ✓ | As part of QBR and annual reporting. Working to bring in as part of monthly reporting. |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Debt Review cont' | Ensure compliance with OLG benchmarks. | | ✓ | ✓ | ✓ | | To commence in further detail in 2026-27 and as part of implementation of FSR and Sustainability Roadmap.<br>Monitoring does occur as part of QBR and annual financial statements |
| Investment Review | Develop an investment strategy. | | ✓ | | | | To commence 2026/27 along with updated Investment Policy |

| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update |
|---|---|---|---|---|---|---|
| Borrowing Strategy | Align with capital investment priorities and financial capacity. | | ✓ | ✓ | ✓ | To commence 2026/27 along with updated Investment Policy |
| Revenue/Debtors | Manage outstanding debts to be within outstanding benchmarks | ✓ | ✓ | ✓ | ✓ | To engage a debt collection agency |
| Reserves | Manage inputs into reserves to ensure they are appropriately funded. | ✓ | ✓ | ✓ | ✓ | As part of pricing methodology and cost attribution |
| | A review of existing internal and external cash reserves. | ✓ | ✓ | | | As part of pricing methodology and cost attribution |

| Strategic Objective 5: Build Agility to Respond to Unplanned Events | | | | | | |
|---|---|---|---|---|---|---|
| Outcome: A resilient and response organisation | | | | | | |
| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update |
| Emergency Reserve Fund | Emergency reserve target of $2M. | Post 2029 | | | | |
| Scenario Planning and Climate Risk Integration | Scenario planning embedded in LTFP in 2027/28. | | | | | |
| | Include in Long-Term Financial Plan and asset planning. | | | | | |

| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update |
|---|---|---|---|---|---|---|
| Fleet Review | Review policy for operational and leaseback vehicles. | ✓ | | | | Review commenced Draft Policy to be submitted to Consultative Committee in April 2026. |
| | Implement internal hire and allocation framework. | ✓ | | | | Plan allocation undertaken monthly from February 2026. |

| Strategic Objective 6: Achieve OLG Financial Sustainability Benchmarks | | | | | | |
|---|---|---|---|---|---|---|
| Outcome: Improve long-term viability and responsible governance. | | | | | | |
| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update |
| Finance Sustainability Committee | Oversee roadmap implementation and performance. | ✓ | ✓ | ✓ | ✓ | Internal Committee formed |
| | Quarterly Reporting (Ongoing). | ✓ | ✓ | ✓ | ✓ | November Council Meeting<br>March Council Meeting |
| | Report on roadmap progress and OLG benchmarks. | ✓ | ✓ | ✓ | ✓ | Will be included in Qtr 3 Report to Council |
| | Council's position against OLG benchmarks improved significantly by FY2029. | | | | ✓ | |

| Activity to achieve objective | Sub-Activity | Target date 2025-26 | Target date 2026-27 | Target date 2027-28 | Target date 2028-29 | April 2026 Update |
|---|---|---|---|---|---|---|
| Investigate Special Rate Variation | Prepare and present Special Rate Variation proposal. | SRV Council Report submitted by 15 November 2025. | | | | - SRV Modelling completed, with report presented to the November extraordinary Council meeting<br>- Further SRV modelling to be undertaken as per March 2026 Council resolution. |
| | Improve recognition, reporting, and assessment. | | ✓ | | | To commence 2026/27 |
| Project Management Framework | Design and implement internal Manager capability building program with a focus on Governance and Financial Management | | ✓ | ✓ | ✓ | To commence 2026/27 |
| | Establishment of a project management function to include tools and templates with continued reporting on projects updates to EMT. | | ✓ | ✓ | ✓ | To commence 2026/27 |

# Yass Valley Council

## QBR3 Report

31/03/2026

# Responsible Accounting Officer Statement

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2021.

It is my opinion that the Quarterly Budget Review Statement for Yass Valley Council for the quarter ended 30/03/2026 indicates that Council's projected financial position at 30/06/2026 will be satisfactory at year's end, having regard to the projected estimates of income and expenditure.

Signed:__  Date: 19/05/2026

Jason McGuire

Responsible Accounting Officer, Yass Valley Council

# QBRS FINANCIAL OVERVIEW

## QBRS FINANCIAL OVERVIEW

### Yass Valley Council

**Budget review for the quarter ended 31/03/26**

| DESCRIPTION | | Previous Year Actual 2024/25 $000's | Current Year Original Budget 2025/26 $000's | Approved Changes Review Q 1 $000's | Approved Changes Review Q 2 $000's | Approved Changes Review Q 3 $000's | Revised Budget $000's | Recommended changes for council resolution $000's | Projected Year End (PYE) Result 2025/26 $000's | VARIANCE ORIGINAL budget v PYE 2025/26 $000's | ACTUAL YTD 2025/26 $000's |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Net Operating Result before grants and contributions provided for capital purposes | General Fund | -2 | -2,000 | 349 | 177 | 0 | -1,474 | -2,427 | -3,901 | -1,901 | 897 |
| | Water Fund | 915 | -33 | -43 | 0 | 0 | -76 | 399 | 323 | 356 | 1,361 |
| | Sewer Fund | 1,025 | 267 | -22 | 82 | 0 | 327 | 131 | 458 | 191 | 1,626 |
| | Consolidated | 1,938 | -1,766 | 284 | 259 | 0 | -1,223 | -1,897 | -3,120 | -1,354 | 3,885 |
| Operating Result from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non financial assets | **Consolidated** | **32,418** | **13,942** | **4,540** | **1,264** | **0** | **19,746** | **350** | **20,096** | **6,154** | **16,650** |
| Borrowings | Total borrowings | 30,026 | 61,303 | -14,541 | | | 46,762 | | 46,762 | -14,541 | 44,038 |
| Liquidity | External restrictions | 30,000 | 30,342 | 0 | 0 | 0 | 30,342 | 2,247 | 32,589 | 2,247 | 34,778 |
| | Internal Allocations | 7,329 | 9,350 | 0 | 0 | 0 | 9,350 | 0 | 9,350 | 0 | 5,458 |
| | Unallocated | 552 | -6,297 | 0 | 0 | 0 | -6,297 | 0 | -6,297 | 0 | -189 |
| | **Total Cash, Cash Equivalents and Inve** | **37,881** | **33,395** | **0** | **0** | **0** | **33,395** | **2,247** | **35,642** | **2,247** | **40,047** |
| Capital | Capital Funding | 40,863 | 38,582 | -30 | 2,842 | 0 | 41,394 | 2,247 | 43,641 | 5,059 | 20,868 |
| | Capital Expenditure | 40,863 | 38,582 | -30 | 2,842 | 0 | 41,394 | -5,783 | 35,611 | -2,971 | 20,868 |
| | **Net Capital** | **0** | **0** | **0** | **-0** | **0** | **-0** | **8,030** | **8,030** | **8,030** | **0** |

| | | Opening Balance As at 1 July 2025 $000's | Total Cash Contributions Received As at this Q $000's | Total Interest Earned As at this Q $000's | Total Expended As at this Q $000's | Total Internal Borrowings (to)/from As at this Q $000's | Held as Restricted Asset As at this Q $000's | Cumulative balance of internal borrowings (to)/from As at this Q $000's |
|---|---|---|---|---|---|---|---|---|
| Developer Contribution | Total Developer Contributions | 18,303 | 3,507 | 0 | 3,011 | 0 | 18,799 | 0 |

# Summary of key changes

- **Net Operating Result before grants and contributions provided for capital purposes**
  - The Operating Result estimated at QBR3 is $3.12M deficit, a $1.89M deterioration to the estimated deficit of $1.22M following QBR2.
- **Operating Income:**
  - Rates and Annual charges, an increase of $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

# Income and Expenses Budget Review Statement - Consolidated Fund

## Income and Expenses Budget Review Statement

### Yass Valley Council

### Budget review for the quarter ended 31/03/2026

### Consolidated Fund

| Description | Previous Year Actual 2024/25 $000's | Current Year Original Budget 2025/26 $000's | Approved Changes Review Q 1 $000's | Approved Changes Review Q 2 $000's | Approved Changes Review Q 3 $000's | Revised Budget $000's | Recommended changes for council resolution $000's | Projected Year End (PYE) Result 2025/26 $000's | VARIANCE ORIGINAL budget v PYE 2025/26 $000's | ACTUAL YTD 2025/26 $000's |
|---|---|---|---|---|---|---|---|---|---|---|
| **INCOME** | | | | | | | | | | |
| Rates and Annual Charges | 23,156 | 24,038 | | 110 | | 24,148 | 117 | 24,265 | 227 | 24,307 |
| User Charges and Fees | 6,180 | 6,418 | -85 | 1 | | 6,334 | 407 | 6,741 | 323 | 5,344 |
| Other Revenue | 680 | 464 | | 0 | | 464 | -25 | 439 | -25 | 255 |
| Grants and Contributions - Operating | 8,648 | 12,853 | -35 | -10 | | 12,808 | -1,269 | 11,539 | -1,314 | 2,519 |
| Grants and Contributions - Capital | 20,421 | 4,896 | 4,256 | 1,005 | | 10,157 | 2,247 | 12,404 | 7,508 | 4,656 |
| Interest and Investment Income | 2,310 | 1,319 | | 0 | | 1,319 | | 1,319 | 0 | 1,071 |
| Other Income | 418 | 751 | | 0 | | 751 | | 751 | 0 | 326 |
| Net gain from disposal of assets | 0 | 1,000 | | 0 | | 1,000 | -1,000 | 0 | -1,000 | 454 |
| **Total Income from continuing operations** | **61,813** | **51,739** | **4,136** | **1,106** | **0** | **56,981** | **477** | **57,458** | **5,719** | **38,932** |
| **EXPENSES** | | | | | | | | | | |
| Employee benefits and on-costs | 13,295 | 15,926 | -386 | -302 | | 15,238 | -426 | 14,812 | -1,114 | 10,235 |
| Materials & Services | 13,023 | 17,579 | 877 | 194 | | 18,650 | 553 | 19,203 | 1,624 | 10,039 |
| Borrowing Costs | 717 | 3,225 | -850 | 0 | | 2,375 | | 2,375 | -850 | 1,514 |
| Other Expenses | 1,137 | 1,067 | -45 | -50 | | 972 | | 972 | -95 | 494 |
| Net Loss from Disposal of Assets | 1,223 | | | 0 | | 0 | | 0 | 0 | |
| **Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets** | **29,395** | **37,797** | **-404** | **-158** | **0** | **37,235** | **127** | **37,362** | **-435** | **22,282** |
| | | | | | | | | | | |
| **Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets** | **32,418** | **13,942** | **4,540** | **1,264** | **0** | **19,746** | **350** | **20,096** | **6,154** | **16,650** |
| Depreciation, amortisation and impairment of non financial assets | 10,059 | 10,812 | | 0 | | 10,812 | | 10,812 | 0 | 8,109 |
| **Operating result from continuing Operations** | **22,359** | **3,130** | **4,540** | **1,264** | **0** | **8,934** | **350** | **9,284** | **6,154** | **8,541** |
| **Net Operating Result before grants and contributions provided for capital purposes** | **1,938** | **-1,766** | **284** | **259** | **0** | **-1,223** | **-1,897** | **-3,120** | **-1,354** | **3,885** |

# Income and Expenses Budget Review Statement – General Fund

## Income and Expenses Budget Review Statement
### Yass Valley Council
### Budget review for the quarter ended 31/03/2026
### General Fund

| Description | Previous Year Actual 2024/25 $000's | Current Year Original Budget 2025/26 $000's | Approved Changes Review Q 1 $000's | Approved Changes Review Q 2 $000's | Approved Changes Review Q 3 $000's | Revised Budget $000's | Recommended changes for council resolution $000's | Projected Year End (PYE) Result 2025/26 $000's | VARIANCE ORIGINAL budget v PYE 2025/26 $000's | ACTUAL YTD 2025/26 $000's |
|---|---|---|---|---|---|---|---|---|---|---|
| **INCOME** | | | | | | | | | | |
| Rates and Annual Charges | 18,173 | 18,889 | | 0 | | 18,889 | | 18,889 | 0 | 18,823 |
| User Charges and Fees | 2,832 | 3,536 | -85 | 1 | | 3,452 | 20 | 3,472 | -64 | 2,832 |
| Other Revenue | 667 | 464 | | 0 | | 464 | -25 | 439 | -25 | 256 |
| Grants and Contributions - Operating | 8,648 | 12,853 | -35 | -10 | | 12,808 | -1,269 | 11,539 | -1,314 | 2,519 |
| Grants and Contributions - Capital | 14,676 | 2,575 | 2,394 | 1,005 | | 5,974 | | 5,974 | 3,399 | 1,743 |
| Interest and Investment Income | 1,746 | 885 | | 0 | | 885 | | 885 | 0 | 1,070 |
| Other Income | 418 | 740 | | 0 | | 740 | | 740 | 0 | 326 |
| Net gain from disposal of assets | | 1,000 | | 0 | | 1,000 | -1,000 | 0 | -1,000 | 454 |
| **Total Income from continuing operations** | **47,160** | **40,942** | **2,274** | **996** | **0** | **44,212** | **-2,274** | **41,938** | **996** | **28,023** |
| **EXPENSES** | | | | | | | | | | |
| Employee benefits and on-costs | 11,898 | 14,394 | -445 | -302 | | 13,647 | -314 | 13,333 | -1,061 | 9,235 |
| Materials & Services | 10,566 | 14,087 | 871 | 166 | | 15,124 | 467 | 15,591 | 1,504 | 8,307 |
| Borrowing Costs | 103 | 2,650 | -850 | 0 | | 1,800 | | 1,800 | -850 | 1,220 |
| Other Expenses | 1,070 | 1,067 | -45 | -50 | | 972 | | 972 | -95 | 494 |
| Net Loss from Disposal of Assets | 1,133 | | | 0 | | 0 | | 0 | 0 | |
| **Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets** | **24,770** | **32,198** | **-469** | **-186** | **0** | **31,543** | **153** | **31,696** | **-502** | **19,256** |
| | | | | | | | | | | |
| **Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets** | **22,390** | **8,744** | **2,743** | **1,182** | **0** | **12,669** | **-2,427** | **10,242** | **1,498** | **8,767** |
| Depreciation, amortisation and impairment of non financial assets | 7,716 | 8,169 | | | | 8,169 | | 8,169 | 0 | 6,127 |
| **Operating result from continuing Operations** | **14,674** | **575** | **2,743** | **1,182** | **0** | **4,500** | **-2,427** | **2,073** | **1,498** | **2,640** |
| **Net Operating Result before grants and contributions provided for capital purposes** | **-2** | **-2,000** | **349** | **177** | **0** | **-1,474** | **-2,427** | **-3,901** | **-1,901** | **897** |

# Income and Expenses Budget Review Statement – Water Fund

## Income and Expenses Budget Review Statement
### Yass Valley Council
### Budget review for the quarter ended 31/03/2026
### Water Fund

| Description | Previous Year Actual 2024/25 $000's | Current Year Original Budget 2025/26 $000's | Approved Changes Review Q 1 $000's | Approved Changes Review Q 2 $000's | Approved Changes Review Q 3 $000's | Revised Budget $000's | Recommended changes for council resolution $000's | Projected Year End (PYE) Result 2025/26 $000's | VARIANCE ORIGINAL budget v PYE 2025/26 $000's | ACTUAL YTD 2025/26 $000's |
|---|---|---|---|---|---|---|---|---|---|---|
| **INCOME** | | | | | | | | | | |
| Access Charges | 2,229 | 2,273 | | 0 | | 2,273 | 117 | 2,390 | 117 | 2,411 |
| User Charges | 3,206 | 2,737 | | 0 | | 2,737 | 321 | 3,058 | 321 | 2,330 |
| Fees | 12 | | | 0 | | 0 | | 0 | 0 | |
| Grants & Contributions - Operating | | | | 0 | | 0 | | 0 | 0 | |
| Interest and Investment Income | 306 | 235 | | 0 | | 235 | | 235 | 0 | |
| Other Income | | 12 | | 0 | | 12 | | 12 | 0 | |
| Net gain from disposal of assets | | | | 0 | | 0 | | 0 | 0 | |
| **Total Income from continuing operations** | **5,753** | **5,257** | **0** | **0** | **0** | **5,257** | **438** | **5,695** | **438** | **4,741** |
| **EXPENSES** | | | | | | | | | | |
| Employee benefits and on-costs | 1,176 | 884 | 43 | 0 | | 927 | | 927 | 43 | 865 |
| Materials & Services | 1,633 | 2,259 | | 0 | | 2,259 | 39 | 2,298 | 39 | 1,014 |
| Borrowing Costs | 461 | 431 | | 0 | | 431 | | 431 | 0 | 215 |
| Water purchase charges | | | | | | 0 | | 0 | 0 | |
| Calculated taxaxtion equivalents | | | | | | 0 | | 0 | 0 | |
| Debt guarantee fee | | | | | | 0 | | 0 | 0 | |
| Other Expenses | 67 | | | | | 0 | | 0 | 0 | |
| Net Loss from Disposal of Assets | 69 | | | | | 0 | | 0 | 0 | |
| **Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets** | **3,406** | **3,574** | **43** | **0** | **0** | **3,617** | **39** | **3,656** | **82** | **2,094** |
| **Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets** | **2,347** | **1,683** | **-43** | **0** | **0** | **1,640** | **399** | **2,039** | **356** | **2,647** |
| Depreciation, amortisation and impairment of non financial assets | 1,432 | 1,716 | | | | 1,716 | | 1,716 | 0 | 1,286 |
| **Surplus / (Deficit) from continuing operations before capital amounts** | **915** | **-33** | **-43** | **0** | **0** | **-76** | **399** | **323** | **356** | **1,361** |
| Grants and Contributions - Capital | 3,503 | 2,063 | 1,558 | | | 3,621 | 1,112 | 4,733 | 2,670 | 1,778 |
| **Surplus / (Deficit) from continuing operations after capital amounts** | **4,418** | **2,030** | **1,515** | **0** | **0** | **3,545** | **1,511** | **5,056** | **3,026** | **3,139** |

# Income and Expenses Budget Review Statement – Sewer Fund

## Income and Expenses Budget Review Statement
### Yass Valley Council
### Budget review for the quarter ended 31/03/2026
### Sewer Fund

| Description | Previous Year Actual 2024/25 $000's | Current Year Original Budget 2025/26 $000's | Approved Changes Review Q 1 $000's | Approved Changes Review Q 2 $000's | Approved Changes Review Q 3 $000's | Revised Budget $000's | Recommended changes for council resolution $000's | Projected Year End (PYE) Result 2025/26 $000's | VARIANCE ORIGINAL budget v PYE 2025/26 $000's | ACTUAL YTD 2025/26 $000's |
|---|---|---|---|---|---|---|---|---|---|---|
| **INCOME** | | | | | | | | | | |
| Access charges | 2,754 | 2,876 | | 110 | | 2,986 | | 2,986 | 110 | 3,072 |
| User charges | 142 | 144 | | 0 | | 144 | 66 | 210 | 66 | 182 |
| Liquid trade-waste charges | 1 | | | | | 0 | | 0 | 0 | |
| Fees | | | | | | 0 | | 0 | 0 | |
| Grants and contributions - Operating | | | | | | 0 | | 0 | 0 | |
| Interest and Investment Income | 258 | 199 | | 0 | | 199 | | 199 | 0 | |
| Other Income | | | | | | 0 | | 0 | 0 | |
| Net gain from disposal of assets | | | | | | 0 | | 0 | 0 | |
| **Total Income from continuing operations** | **3,155** | **3,219** | **0** | **110** | **0** | **3,329** | **66** | **3,395** | **176** | **3,254** |
| **EXPENSES** | | | | | | | | | | |
| Employee benefits and on-costs | 221 | 648 | 16 | 0 | | 664 | -112 | 552 | -96 | 136 |
| Materials & Services | 824 | 1,232 | 6 | 28 | | 1,266 | 47 | 1,313 | 81 | 718 |
| Borrowing Costs | 153 | 144 | | 0 | | 144 | | 144 | 0 | 79 |
| Calculated taxation equivalents | | | | | | 0 | | 0 | 0 | |
| Debt Guarantee fee | | | | | | 0 | | 0 | 0 | |
| Other Expenses | 0 | | | | | 0 | | 0 | 0 | |
| Net Loss from Disposal of Assets | 21 | | | | | 0 | | 0 | 0 | |
| **Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets** | **1,219** | **2,024** | **22** | **28** | **0** | **2,074** | **-65** | **2,009** | **-15** | **933** |
| | | | | | | | | | | |
| **Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets** | **1,936** | **1,195** | **-22** | **82** | **0** | **1,255** | **131** | **1,386** | **191** | **2,321** |
| Depreciation, amortisation and impairment of non financial assets | 911 | 928 | | | | 928 | | 928 | 0 | 695 |
| **Surplus / (Deficit) from continuing operations before capital amounts** | **1,025** | **267** | **-22** | **82** | **0** | **327** | **131** | **458** | **191** | **1,626** |
| Grants and Contributions - Capital | 2,242 | 258 | 304 | | | 562 | 1,135 | 1,697 | 1,439 | 1,135 |
| **Surplus /(Deficit) from continuing operations after capital amounts** | **3,267** | **525** | **282** | **82** | **0** | **889** | **1,266** | **2,155** | **1,630** | **2,761** |

# Capital Budget Review Statement

## Capital Budget Review Statement
### Yass Valley Council
### Budget review for the quarter ended 31/03/2026

| Description | Previous Year Actual 2024/25 $000's | Current Year Original Budget 2025/26 $000's | Approved Changes Review Q 1 $000's | Approved Changes Review Q 2 $000's | Approved Changes Review Q 3 $000's | Revised Budget $000's | Recommended changes for council resolution $000's | Projected Year End (PYE) Result 2025/26 $000's | VARIANCE ORIGINAL budget v PYE 2025/26 $000's | ACTUAL YTD 2025/26 $000's |
|---|---|---|---|---|---|---|---|---|---|---|
| **CAPITAL FUNDING** | | | | | | | | | | |
| Rates & other untied funding | | 5,096 | 1,100 | 589 | | 6,785 | | 6,785 | 1,689 | 1,055 |
| Capital Grants & Contributions | 13,588 | 4,896 | 3,305 | 1,005 | | 9,206 | 2,247 | 11,453 | 6,557 | 4,656 |
| Reserves - External Restrictions | | 3,270 | 973 | 1,248 | | 5,491 | | 5,491 | 2,221 | |
| Reserves - Internally Allocated | | 1,500 | | | | 1,500 | | 1,500 | 0 | |
| New Loans | 17,727 | 22,099 | -5,408 | | | 16,691 | | 16,691 | -5,408 | 14,680 |
| Proceeds from sale of assets | 251 | | | | | 0 | | 0 | 0 | 477 |
| Other | 9,297 | 1,721 | | | | 1,721 | | 1,721 | 0 | |
| **Total Capital Funding** | **40,863** | **38,582** | **-30** | **2,842** | **0** | **41,394** | **2,247** | **43,641** | **5,059** | **20,868** |
| **CAPITAL EXPENDITURE** | | | | | | | | | | |
| WIP | | | | | | 0 | | 0 | 0 | |
| New Assets | 10,448 | | | | | 0 | | 0 | 0 | |
| Asset Renewal | 30,415 | | | | | 0 | | 0 | 0 | |
| Other | | 38,582 | -30 | 2,842 | | 41,394 | -5,783 | 35,611 | -2,971 | 20,868 |
| **Total Capital Expenditure** | **40,863** | **38,582** | **-30** | **2,842** | **0** | **41,394** | **-5,783** | **35,611** | **-2,971** | **20,868** |
| **Net Capital Funding - Surplus /(Deficit)** | **0** | **0** | **0** | **-0** | **0** | **-0** | **8,030** | **8,030** | **8,030** | **0** |

# Cash and Investments Budget Review Statement

## Cash and Investments Budget Review Statement

### Yass Valley Council

### Budget review for the quarter ended 31/03/2026

| Description | Previous Year Actual 2024/25 $000's | Current Year Original Budget 2025/26 $000's | Approved Changes Review Q 1 $000's | Approved Changes Review Q 2 $000's | Approved Changes Review Q 3 $000's | Revised Budget $000's | Recommended changes for council resolution $000's | Projected Year End (PYE) Result 2025/26 $000's | VARIANCE ORIGINAL budget v PYE 2025/26 $000's | ACTUAL YTD 2025/26 $000's |
|---|---|---|---|---|---|---|---|---|---|---|
| **Total Cash, Cash Equivalents & Inves** | **37,881** | **33,395** | | | | **33,395** | **2,247** | **35,642** | **2,247** | **40,047** |
| **EXTERNALLY RESTRICTED** | | | | | | | | | | |
| Water Fund | 2,797 | 3,083 | | | | 3,083 | | 3,083 | 0 | 3,248 |
| Sewer Fund | 4,793 | 5,697 | | | | 5,697 | | 5,697 | 0 | 6,331 |
| Developer contributions - *General* | 6,291 | 11,321 | | | | 11,321 | | 11,321 | 0 | 3,875 |
| Developer contributions - *Water* | 8,496 | 6,119 | | | | 6,119 | 1,112 | 7,231 | 1,112 | 10,275 |
| Developer contributions - *Sewer* | 3,516 | 2,534 | | | | 2,534 | 1,135 | 3,669 | 1,135 | 4,651 |
| Transport for NSW Contributions | | | | | | 0 | | 0 | 0 | |
| Domestic waste management | 1,932 | | | | | 0 | | 0 | 0 | 1,656 |
| Stormwater management | 19 | | | | | 0 | | 0 | 0 | 62 |
| Other | 2,156 | 1,588 | | | | 1,588 | | 1,588 | 0 | 4,680 |
| **Total Externally Restricted** | **30,000** | **30,342** | **0** | **0** | **0** | **30,342** | **2,247** | **32,589** | **2,247** | **34,778** |
| **Cash, cash equivalents & investments not subject to external restrictions** | **7,881** | **3,053** | **0** | **0** | **0** | **3,053** | **0** | **3,053** | **0** | **5,269** |
| **INTERNAL ALLOCATIONS** | | | | | | | | | | |
| Employee entitlements | 1,035 | | | | | 0 | | 0 | 0 | 1,035 |
| *Financial Assistance Grant (received in advance)* | 2,249 | | | | | 0 | | 0 | 0 | 0 |
| *Land Assets* | 1,452 | | | | | 0 | | 0 | 0 | 1,452 |
| *Plant and vehilce replacement* | 1,174 | | | | | 0 | | 0 | 0 | 1,511 |
| *Quarry rehabilitation* | 766 | | | | | 0 | | 0 | 0 | 766 |
| *Victoria Park* | 202 | | | | | 0 | | 0 | 0 | 265 |
| Other | 451 | 9,350 | | | | 9,350 | | 9,350 | 0 | 429 |
| **Total Internally Allocated** | **7,329** | **9,350** | **0** | **0** | **0** | **9,350** | **0** | **9,350** | **0** | **5,458** |
| **Unallocated** | **552** | **-6,297** | **0** | **0** | **0** | **-6,297** | **0** | **-6,297** | **0** | **-189** |

# Developer Contribution Summary

**Developer Contributions Summary**
**Yass Valley Council**
**Budget review for the quarter ended 31/03/2026**

| Purpose | Opening Balance | Developer Contributions Received | | | | | | | | | Interest Earned | Interest Earned | Interest Earned | Monetary Amounts Expended | Monetary Amounts Expended | Monetary Amounts Expended | Internal Borrowings (to)/from | Internal Borrowings (to)/from | Internal Borrowings (to)/from | Held as Restricted Asset | Cumulative balance of internal borrowings (to)/from |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cash | Cash | Cash | Non-Cash Land | Non-Cash Land | Non-Cash Land | Non-Cash Other | Non-Cash Other | Non-Cash Other | | | | | | | | | | | |
| | As at 1 July 2025 | Q1 | Q2 | Q3 | Q1 | Q2 | Q3 | Q1 | Q2 | Q3 | Q1 | Q2 | Q3 | Q1 | Q2 | Q3 | Q1 | Q2 | Q3 | As at this Q | As at this Q |
| | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's | $000's |
| Drainage | | | | | | | | | | | | | | | | | | | | 0 | |
| Roads | 1,303 | 1 | | | | | | | | | | | | | | | | | | 1,304 | |
| Traffic facilities | | | | | | | | | | | | | | | | | | | | 0 | |
| Parking | | | | | | | | | | | | | | | | | | | | 0 | |
| Open space | | | | | | | | | | | | | | | | | | | | 0 | |
| Community facilities | | | | | | | | | | | | | | | | | | | | 0 | |
| Other | | | | | | | | | | | | | | | | | | | | 0 | |
| **Total S7.11 Under plans** | **1,303** | **1** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **1,304** | **0** |
| S7.11 Not under plans | | | | | | | | | | | | | | | | | | | | 0 | |
| S7.12 Levies | 4,988 | 178 | 183 | 232 | | | | | | | | | | 1,287 | 830 | 894 | | | | 2,570 | |
| S7.4 Planning agreements | | | | | | | | | | | | | | | | | | | | 0 | |
| S64 Contributions | 12,012 | 960 | 30 | 1,923 | | | | | | | | | | | | | | | | 14,925 | |
| Other | | | | | | | | | | | | | | | | | | | | 0 | |
| **Total Developer Contributi** | **18,303** | **1,139** | **213** | **2,155** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **1,287** | **830** | **894** | **0** | **0** | **0** | **18,799** | **0** |

*Interest earned on Developer Contributions is calculated at the End of Financial Year.

## CAPITAL EXPENDITURE – 30 APRIL 2026

April 2026 Report

| Capital Expenditure (CAPEX) | QBR2 25-26 Full Year | QBR2 25-26 YTD | Actual 25-26 | QBR2 YTD x Actuals $ | QBR2 YTD x Actuals % | QBR2 Full Year x Actuals $ | QBR2 Full Year x Actuals % |
|---|---|---|---|---|---|---|---|
| **Capital work in progress** | **41,394,563** | **37,004,430** | **21,564,108** | -15,440,322 | -41.7% | -19,830,456 | -47.9% |
| **- Roads, Bridges, Footpaths** | **11,857,086** | **10,479,753** | **6,177,057** | -4,302,696 | -41.1% | -5,680,029 | -47.9% |
| 4910008 - Yass Valley Rail Trail Detailed Design | 207,315 | 207,315 | 136,545 | -70,770 | -34.1% | -70,770 | -34.1% |
| 4910012 - Petit/Shaw Street pathways | 843,000 | 843,000 | 710,228 | -132,772 | -15.7% | -132,772 | -15.7% |
| 5010013 - Yass River Bridge Replacement | 883,960 | 883,960 | 0 | -883,960 | -100.0% | -883,960 | -100.0% |
| 5010014 - Murrumbateman Creek Bridge Replacement | 3,489,036 | 3,489,036 | 3,004,412 | -484,624 | -13.9% | -484,624 | -13.9% |
| 5020104 - Back Creek Road Sealing - stage 2 Local Roads | 209,334 | 209,334 | 0 | -209,334 | -100.0% | -209,334 | -100.0% |
| 5020116 - Detailed Design – Pedestrian $125K Cycling $40K | 0 | 0 | 895 | 895 | | 895 | |
| 5020102 - 22-23 RRRP Regional Heavy Patch Program - Local Roads | 0 | 0 | 20,614 | 20,614 | | 20,614 | |
| 5020118 - RERRF Local Road Programme | 732,313 | 369,049 | 0 | -369,049 | -100.0% | -732,313 | -100.0% |
| 5020122 - 2025-26 - NSW LG Recovery Grant (Project Management) | 410,000 | 305,000 | 10,688 | -294,312 | -96.5% | -399,312 | -97.4% |
| 5020126 - 2025-26 RTR Grant Program | 999,063 | 832,553 | 137,434 | -695,118 | -83.5% | -861,629 | -86.2% |
| 5020129 - 2025-26 - RERRF - LOCAL Road HP and Resealing | 0 | 0 | 644,603 | 644,603 | | 644,603 | |
| 5020132 - 2025-26 - RTR - Culvert Replacement - Marked Tree Rd | 0 | 0 | 157,871 | 157,871 | | 157,871 | |
| 5020133 - 2025-26 - RTR - South Street - Rehabilitation | 0 | 0 | 70,723 | 70,723 | | 70,723 | |
| 5021008 - Regional Roads Heavy Patching (Capital) | 0 | 0 | 2,283 | 2,283 | | 2,283 | |
| 5021024 - RERRF Regional Road Program | 536,906 | 265,561 | 0 | -265,561 | -100.0% | -536,906 | -100.0% |
| 5021032 - 2025-26 RTR Grant Program | 591,568 | 492,973 | 53,144 | -439,829 | -89.2% | -538,424 | -91.0% |
| 5021033 - 2025-26 - RTR - Yass Valley Way HP and Resealing CH 15-17 | 0 | 0 | 51,401 | 51,401 | | 51,401 | |
| 5021034 - 2025-26 - Block Grant - Regional Road HP and Resealing | 0 | 0 | 417,086 | 417,086 | | 417,086 | |
| 5021035 - BLOCK Grant Capital Works FY 25-26 | 632,810 | 527,342 | 116,085 | -411,257 | -78.0% | -516,725 | -81.7% |
| 5021542 - Regional Roads - Block Grant - Sutton Rd Design Project | 6,220 | 6,220 | 6,220 | | 0.0% | | 0.0% |
| 5021543 - Sutton Road Safety Works | 0 | 0 | -54,287 | -54,287 | | -54,287 | |
| 6012002 - Flood event Oct 22 Emergency Task or Special Events | 1,602,902 | 1,335,752 | 0 | -1,335,752 | -100.0% | -1,602,902 | -100.0% |
| 6012003 - DM01005 Burrinjuck Rd S24 Embankment erosion/slip | 0 | 0 | 2,963 | 2,963 | | 2,963 | |
| 6012004 - DM01326 Cavan Rd S10 Undermined lrge gabion wingwall 1700dia | 80,464 | 80,464 | 1,984 | -78,480 | -97.5% | -78,480 | -97.5% |
| 6012005 - DM01327 Cavan R S8 Erosion underme strcture out/inlet blck | 97,223 | 97,223 | 1,581 | -95,642 | -98.4% | -95,642 | -98.4% |
| 6012006 - DM01328 Cavan Rd S8 Outletscour inletdebris us erosion/slip | 21,636 | 21,636 | 0 | -21,636 | -100.0% | -21,636 | -100.0% |
| 6012007 - DM01132 Dicks Creek Road S2 Shoulder & embankment washout | 82,361 | 82,361 | 0 | -82,361 | -100.0% | -82,361 | -100.0% |
| 6012008 - DM01112 Fifeshire Rd S2 Landslip lost culvert concrete prot | 49,835 | 49,835 | 4,864 | -44,971 | -90.2% | -44,971 | -90.2% |
| 6012009 - DM01358 Henderson Ln S1 Bridge Damage -scour of approaches | 176,243 | 176,243 | 533 | -175,710 | -99.7% | -175,710 | -99.7% |
| 6012011 - DM01023 Illalong Road Seg 5 washed out | 5,406 | 5,406 | -21,833 | -27,239 | -503.9% | -27,239 | -503.9% |
| 6012012 - DM00980 McCarthy Rd Seg 2 land slip Council - Emergency Task | 92,265 | 92,265 | 0 | -92,265 | -100.0% | -92,265 | -100.0% |
| 6012014 - DM01324 Wee Jasper Road Seg 11 Landslip Emergency task | 0 | 0 | 267,313 | 267,313 | | 267,313 | |
| 6012018 - DM00938 - Scanes Road - Seg 3 | 0 | 0 | 9,127 | 9,127 | | 9,127 | |
| 6012019 - DM01004 - Burrinjuck Road - Seg 18 | 107,226 | 107,226 | 320 | -106,906 | -99.7% | -106,906 | -99.7% |
| 6012020 - AGRN 1034 - DM00925 - Bushs Lane | 0 | 0 | 37,860 | 37,860 | | 37,860 | |
| 6012021 - AGRN 1034 - DM00943 - Dog Trap Road | 0 | 0 | 1,325 | 1,325 | | 1,325 | |
| 6012022 - Dairy Creek Road | 0 | 0 | 2,675 | 2,675 | | 2,675 | |
| 6012023 - AGRN 1034 - DM01380 - Marked Tree Road | 0 | 0 | 8,040 | 8,040 | | 8,040 | |
| 6012024 - AGRN 1034 - DM00986 - Woolgarlo Road | 0 | 0 | 2,385 | 2,385 | | 2,385 | |
| 6012026 - AGRN 1034 - DM00984 - Sutton Grange Road | 0 | 0 | 2,945 | 2,945 | | 2,945 | |
| 6012030 - AGRN 1034 - DM01368 - Boutchers Drive - Seg 3 | 0 | 0 | 1,560 | 1,560 | | 1,560 | |
| 6012031 - AGRN 1034 - DM01139 - Boutchers Drive - Seg 7 | 0 | 0 | 1,265 | 1,265 | | 1,265 | |
| 6012032 - AGRN 1034 - DM01006 - Burrinjuck Road | 0 | 0 | 2,080 | 2,080 | | 2,080 | |
| 6012034 - AGRN 1034 - DM01371 - Caves Road - Ch 5.4 - Galvanised Culve | 0 | 0 | 9,327 | 9,327 | | 9,327 | |
| 6012036 - AGRN 1034 - DM01375 - Paynes Road - Culvert Scour Protection | 0 | 0 | 12,831 | 12,831 | | 12,831 | |
| 6012039 - Cookes Hill Road | 0 | 0 | 2,505 | 2,505 | | 2,505 | |
| 6012041 - AGRN 1034 - DM01372 - Doctors Flat Road | 0 | 0 | 160 | 160 | | 160 | |
| 6012040 - AGRN 1034 - DM01099 - Cooks Hill Road - Seg 4 Culvert | 0 | 0 | 1,855 | 1,855 | | 1,855 | |
| 6012042 - AGRN 1034 - DM00992 - Black Range Road - Resheeting | 0 | 0 | 4,197 | 4,197 | | 4,197 | |
| 6012049 - AGRN 1034 - DM01329 - Glenrock Road | 0 | 0 | 80 | 80 | | 80 | |
| 6012043 - Fifeshire Road | 0 | 0 | 115,569 | 115,569 | | 115,569 | |
| 6012044 - AGRN 1034 - DM01364 - Fifeshire - Resheeting | 0 | 0 | 320 | 320 | | 320 | |
| 6012046 - AGRN 1034 - Fifeshire Road - Seg 4,5 | 0 | 0 | 9,188 | 9,188 | | 9,188 | |
| 6012052 - Good Hope Road | 0 | 0 | 1,267 | 1,267 | | 1,267 | |
| 6012054 - AGRN 1034 - DM01258 - Greenwood Road - Seg 2 Shoulder | 0 | 0 | 796 | 796 | | 796 | |
| 6012055 - AGRN 1034 - DM01185 - Greenwood Road - Seg 6 Drainage | 0 | 0 | 4,015 | 4,015 | | 4,015 | |
| 6012056 - AGRN 1034 - DM01084 - Lucernevale Road | 0 | 0 | 910 | 910 | | 910 | |
| 6012058 - AGRN 1034 - DM01078 - Hardwick Lane - Neville Dowling Bridge | 0 | 0 | 5,371 | 5,371 | | 5,371 | |
| 6012062 - AGRN 1034 - DM01255 - Hillview Drive | 0 | 0 | 590 | 590 | | 590 | |
| 6012059 - Dicks Creek Road | 0 | 0 | 39,309 | 39,309 | | 39,309 | |
| 6012063 - AGRN 1034 - DM01039 - Hughstonia Road | 0 | 0 | 3,004 | 3,004 | | 3,004 | |
| 6012064 - Illalong Road | 0 | 0 | 2,575 | 2,575 | | 2,575 | |
| 6012067 - AGRN 1034 - DM01383 - Govenor Drive | 0 | 0 | 1,522 | 1,522 | | 1,522 | |
| 6012068 - AGRN 1034 - DM01384 - Colonial Place | 0 | 0 | 760 | 760 | | 760 | |
| 6012070 - Majura Lane | 0 | 0 | 2,695 | 2,695 | | 2,695 | |
| 6012071 - AGRN 1034 - DM01269 - Mulligans Flat Road | 0 | 0 | 4,374 | 4,374 | | 4,374 | |
| 6012072 - AGRN 1034 - DM01075 - Morton Avenue | 0 | 0 | 147 | 147 | | 147 | |
| 6012075 - AGRN 1034 - DM01340 - Sawyers Gully Road | 0 | 0 | 80 | 80 | | 80 | |
| 6012074 - AGRN 1034 - DM01381 - Murrumbateman Road - Shoulder | 0 | 0 | 2,400 | 2,400 | | 2,400 | |
| 6012077 - AGRN 1034 - DM01288 - Nanima Road | 0 | 0 | 1,981 | 1,981 | | 1,981 | |
| 6012076 - AGRN 1034 - DM01377 - Shingle Hill Way | 0 | 0 | 5,615 | 5,615 | | 5,615 | |
| 6012079 - Walls Junction Road | 0 | 0 | 1,858 | 1,858 | | 1,858 | |
| 6012080 - Wargeila Road | 0 | 0 | 3,887 | 3,887 | | 3,887 | |
| 6012083 - AGRN 1034 - DM01346 - Longleys Road | 0 | 0 | 213 | 213 | | 213 | |
| 6012084 - AGRN 1034 - DM01378 - Wee Jasper Road - Table Drains | 0 | 0 | 836 | 836 | | 836 | |
| 6012086 - Yass River Road | 0 | 0 | 2,630 | 2,630 | | 2,630 | |
| 6012087 - AGRN 1034 - DM01156 - Yass River Road - 2x Other Bridge | 0 | 0 | 24,765 | 24,765 | | 24,765 | |
| 6012088 - AGRN 1034 - DM01169 - Yass River Road - Buckmasters Bridge | 0 | 0 | 45,320 | 45,320 | | 45,320 | |
| 6012089 - AGRN 1034 - DM01140 - Yass River Road - Shoulder Repairs | 0 | 0 | 44,812 | 44,812 | | 44,812 | |
| 6012091 - AGRN 1034 - DM01367 - Scanes Road - Resheeting | 0 | 0 | 6,279 | 6,279 | | 6,279 | |
| 6012102 - AGRN 1034 - DM01373 - Nottingham Road | 0 | 0 | 80 | 80 | | 80 | |

## CAPITAL EXPENDITURE – 30 APRIL 2026

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **- Land & Buildings** | **17,817,512** | **17,817,512** | **10,645,026** | -7,172,486 | -40.3% | -7,172,486 | -40.3% |
| 1101007 - Crago Mill Precinct | 16,690,046 | 16,690,046 | 10,110,270 | -6,579,775 | -39.4% | -6,579,775 | -39.4% |
| 1101018 - Yass Library part of Crago Mill precinct | 0 | 0 | 56,166 | 56,166 | | 56,166 | |
| 2010006 - Visitor Centre | 0 | 0 | 87 | 87 | | 87 | |
| 5014007 - Administration Building | 0 | 0 | 12,500 | 12,500 | | 12,500 | |
| 5014015 - Depot | 0 | 0 | 7,277 | 7,277 | | 7,277 | |
| 5014024 - Old sale yard remediation | 250,000 | 250,000 | 0 | -250,000 | -100.0% | -250,000 | -100.0% |
| 5014028 - Yass Valley Community Centre Upgrade SCCF5 0232 Buildings | 277,841 | 277,841 | 208,167 | -69,674 | -25.1% | -69,674 | -25.1% |
| 5014029 - Buildings Roof Resheeting Yass memorial LRCI P3 | 0 | 0 | -30,295 | -30,295 | | -30,295 | |
| 5014033 - Buildings Roof Resheeting Yass Liabary LRCI P4 | 327,625 | 327,625 | 258,381 | -69,244 | -21.1% | -69,244 | -21.1% |
| 5017001 - Yass Memorial Hall | 0 | 0 | 51 | 51 | | 51 | |
| 6310016 - Discovery Drive Subdivision | 72,000 | 72,000 | 21,896 | -50,104 | -69.6% | -50,104 | -69.6% |
| 6310020 - 13 Dutton Street | 0 | 0 | 280 | 280 | | 280 | |
| 6310021 - 116 Laidlaw Street | 0 | 0 | 245 | 245 | | 245 | |
| 6310017 - Old Gas Works EPA monitoring as per VMP & 2 extra wells | 150,000 | 150,000 | 0 | -150,000 | -100.0% | -150,000 | -100.0% |
| 6310018 - Annual Fire Safety Statements | 50,000 | 50,000 | 0 | -50,000 | -100.0% | -50,000 | -100.0% |
| **- Other Assets** | **83,022** | **83,022** | **78,839** | -4,183 | -5.0% | -4,183 | -5.0% |
| 4910009 - Bowning Village Active Circuit | 18,022 | 18,022 | 18,690 | 668 | 3.7% | 668 | 3.7% |
| 5015013 - Yass Lawn Cemetery Improvement and Expansion works | 65,000 | 65,000 | 0 | -65,000 | -100.0% | -65,000 | -100.0% |
| 5015016 - Chronicle Cemetery Software | 0 | 0 | 60,149 | 60,149 | | 60,149 | |
| **- Other Open Space/Recreational Assets** | **982,156** | **744,356** | **783,510** | 39,154 | 5.3% | -198,647 | -20.2% |
| 4920015 - Wee Jasper Reserve Carpark Upgrade Recreational Assets | 131,556 | 131,556 | 101,903 | -29,653 | -22.5% | -29,653 | -22.5% |
| 5012006 - 4 Cabin Replacements (32,34,3,4) | 30,000 | 30,000 | 2,052 | -27,949 | -93.2% | -27,949 | -93.2% |
| 4920006 - 20-21 Murrumbateman Rec Ground Amenities | 0 | 0 | 1,470 | 1,470 | | 1,470 | |
| 4920019 - Victoria Park Field Lighting Upgrade Recreational Assets | 0 | 0 | 1,470 | 1,470 | | 1,470 | |
| 5013009 - Pool equipment for Binalong | 0 | 0 | 21,475 | 21,475 | | 21,475 | |
| 5013020 - 2025/26 -CRIF - Yass Pool Power Upgrades | 11,100 | 11,100 | 336,662 | 325,562 | 2933.0% | 325,562 | 2933.0% |
| 5019018 - Signage Replacement - Sporting Facilities & Park Reserves | 5,000 | 5,000 | 8,655 | 3,655 | 73.1% | 3,655 | 73.1% |
| 5019025 - Murrumbateman Adventure Playground | 594,500 | 356,700 | 202,599 | -154,101 | -43.2% | -391,901 | -65.9% |
| 5019030 - Sporting Facilities Internal Road Network Upgrades | 200,000 | 200,000 | 107,174 | -92,826 | -46.4% | -92,826 | -46.4% |
| 5019031 - Stage 1 'Signage as remote Supervision' | 10,000 | 10,000 | 0 | -10,000 | -100.0% | -10,000 | -100.0% |
| No Project Number | 0 | 0 | 50 | 50 | | 50 | |
| **- Plant & Equipment** | **1,500,000** | **1,250,000** | **996,701** | -253,299 | -20.3% | -503,299 | -33.6% |
| PACQNEW - Plant Acquisition - New & Upgrade Assets | 0 | 0 | 118,145 | 118,145 | | 118,145 | |
| PACQRENEW - Plant Acquisition - Renew & Replace Assets | 1,500,000 | 1,250,000 | 878,556 | -371,444 | -29.7% | -621,444 | -41.4% |
| **- Sewerage Network** | **1,909,581** | **1,784,581** | **562,019** | -1,222,562 | -68.5% | -1,347,562 | -70.6% |
| 5022001 - Yass STP | 0 | 0 | 44,936 | 44,936 | | 44,936 | |
| 5022013 - Sewer Main Upgrade Program (Capital) | 150,000 | 75,000 | 0 | -75,000 | -100.0% | -150,000 | -100.0% |
| 5022021 - Integrated Water Cycle Management Plan - Sewer (Capital) | 60,000 | 60,000 | 6,000 | -54,000 | -90.0% | -54,000 | -90.0% |
| 5022026 - Wastewater Treatment Plant Upgrade Program (Capital) | 100,000 | 50,000 | 32,483 | -17,518 | -35.0% | -67,518 | -67.5% |
| 5022027 - Wastewater Pump Station Upgrade Program (Capital) | 797,344 | 797,344 | 360,385 | -436,959 | -54.8% | -436,959 | -54.8% |
| 5022028 - Telemetry Upgrade Sewer (Capital) | 157,137 | 157,137 | 38,463 | -118,674 | -75.5% | -118,674 | -75.5% |
| 5022029 - Laidlaw Street SPS - decommissioning | 326,789 | 326,789 | 23,016 | -303,773 | -93.0% | -303,773 | -93.0% |
| 5022030 - Yass STP Augmentation (Capital) | 318,311 | 318,311 | 44,000 | -274,311 | -86.2% | -274,311 | -86.2% |
| 5022031 - Murrumbateman STP Irrigation System (Capital) | 0 | 0 | 12,736 | 12,736 | | 12,736 | |
| **- Stormwater** | **528,000** | **528,000** | **451,761** | -76,239 | -14.4% | -76,239 | -14.4% |
| 5023520 - Yass Flood Warning System Stage 2 - install infrastructure | 528,000 | 528,000 | 451,761 | -76,239 | -14.4% | -76,239 | -14.4% |
| **- Waste** | **304,504** | **304,504** | **4,460** | -300,044 | -98.5% | -300,044 | -98.5% |
| 5025126 - Murrumbateman Landfill Closure Stage 2 | 104,504 | 104,504 | 4,460 | -100,044 | -95.7% | -100,044 | -95.7% |
| 5026013 - Landfill Closure | 50,000 | 50,000 | 0 | -50,000 | -100.0% | -50,000 | -100.0% |
| 5026018 - Transfer Station Improvements Yass and Murrumbateman | 150,000 | 150,000 | 0 | -150,000 | -100.0% | -150,000 | -100.0% |
| **- Water Supply Network** | **6,412,702** | **4,012,702** | **1,864,735** | -2,147,967 | -53.5% | -4,547,967 | -70.9% |
| 5027013 - Integrated Water Cycle Management Plan - Water (Capital) | 138,899 | 138,899 | 15,117 | -123,782 | -89.1% | -123,782 | -89.1% |
| 5027015 - Village Water Main Extensions (Capital) | 2,000 | 2,000 | 0 | -2,000 | -100.0% | -2,000 | -100.0% |
| 5027017 - Water Pump Station Upgrade Program (Capital) | 369,783 | 319,783 | 263,374 | -56,409 | -17.6% | -106,409 | -28.8% |
| 5027018 - WTP Improvement (Capital) | 100,000 | 50,000 | 64,773 | 14,773 | 29.5% | -35,227 | -35.2% |
| 5027025 - Developer Servicing Plan (DSP) (Capital) | 30,000 | 30,000 | 0 | -30,000 | -100.0% | -30,000 | -100.0% |
| 5027026 - Telemetry System Upgrade Upgrade - Water (Capital) | 140,000 | 140,000 | 39,427 | -100,573 | -71.8% | -100,573 | -71.8% |
| 5027028 - Water Reservoir Upgrade Program (Capital) | 60,000 | 60,000 | 8,530 | -51,470 | -85.8% | -51,470 | -85.8% |
| 5027029 - Water Reticulation Upgrade Program (Capital) | 1,000,000 | 780,000 | 466,124 | -313,876 | -40.2% | -533,876 | -53.4% |
| 5027033 - Morton Low Level Reservoir Repair | 2,296,285 | 516,285 | 56,551 | -459,734 | -89.0% | -2,239,734 | -97.5% |
| 5027035 - WTP Upgrade Pre-Design and Tender Management | 1,425,735 | 1,425,735 | 820,690 | -605,045 | -42.4% | -605,045 | -42.4% |
| 5027036 - Water Reticulation Upgrade -Election Fund (capital) | 850,000 | 550,000 | 130,149 | -419,851 | -76.3% | -719,851 | -84.7% |
| **Total Capital Expenditure** | **41,394,563** | **37,004,430** | **21,564,108** | -15,440,322 | -41.7% | -19,830,456 | -47.9% |

Project Name: Crago Mill - Yass
Separable Portion A $325,012,906.12

| Year | | 2024 | | | | | | | | | | 2025 | | | | | | | | | | 2026 | | | | | | | | | |

**The Hon Jihad Dib MP**
Minister for Customer Service and Digital Government
Minister for Emergency Services
Minister for Youth Justice

NSW GOVERNMENT

Cr Jasmin Jones
Mayor
Yass Valley Council
PO Box 6
YASS NSW 2582

council@yass.nsw.gov.au

Re: Emergency services response in the Yass Local Government Area

Dear Mayor

Thank you for your correspondence following our meeting in relation to fire and rescue capability within the Yass Valley Local Government Area.

The NSW Government recognises the population growth projected for Yass Valley, including the impacts of cross-border developments, and the importance of ensuring emergency services are appropriately positioned to meet both current and future demand.

Fire and Rescue NSW (FRNSW) continues to monitor demographic change, development activity and incident trends as part of its ongoing service planning and resource allocation processes.

With respect to appliance configuration and fleet composition, including the future role of the CAFS tanker at Yass, these matters remain under active consideration as part of FRNSW's broader tiered response strategy. At this stage, no final decisions have been made and the current arrangements at Station 511 remain unchanged.

I note you have also raised the matter of minimum crew numbers and exemptions. While Yass sits outside the prescribed distance criteria to routinely provide eight firefighters on the fireground, FRNSW has advised that Station 511 continues to play an important operational role beyond its immediate fire district. The response of Yass crews to incidents outside the local area is necessary to ensure FRNSW can properly resource serious and complex incidents across the region, particularly where specialist capability, surge capacity or timely reinforcement is required.

The NSW Government acknowledges the challenges associated with volunteer availability, cross-border workforce movements and the need for flexible approaches that support participation, including for members with caring responsibilities. FRNSW continues to progress recruitment, training and retention initiatives to strengthen brigade capacity and resilience, particularly in growth areas.

Thank you for bringing this matter to my attention. I trust the above is of assistance.

Sincerely

The Hon Jihad Dib MP
Minister for Customer Service and Digital Government
Minister for Emergency Services
Minister for Youth Justice
04 / 03 / 2026

52 Martin Place Sydney NSW 2000
GPO Box 5341 Sydney NSW 2001

02 7225 6090
nsw.gov.au/ministerdib

yass valley council
the country the people

209 Comur Street Yass
PO BOX 6 Yass NSW 2582
(02) 6226 1477
council@yass.nsw.gov.au

DOC ID:
Date: 01/04/2026

Mayor Matt Burnett
ALGA President
alga@alga.asn.au, mayor@gladstone.qld.gov.au

**War Widow/Widower Concession Equity Advocacy & Federal Government Cost shifting motion**

Dear Mayor Burnett,

I am writing to request the acceptance of an urgent late motion for the June 2026 ALGA National General Assembly that could greatly assist war widows/widowers receive much needed rebates and also calls for the reversal of a cost shift from the Federal government to local and state governments.

**NGA Motion**
*This National General Assembly calls on the Australian Government to:*

1. *Reverse the cost shift of statutory council rates relief rebates for war widows/widowers back to the Federal Government which holds the primary mandate for veteran care, by sufficiently increasing the reimbursement contribution to local councils.*
2. *Advocate for state and territory legislative amendments to ensure concession equity for all war widows/widowers rates rebates.*

**National Objective**
Currently, approximately one-third of NSW war widows are ineligible for rates relief, a disparity seen in most states except Victoria which does not means-income test. Additionally, local councils are bearing a disproportionate 45% of the statutory concession cost while the Federal Government picks up 27.5% and in NSW, the State picks up the remaining 27.5%. This impacts rural councils with smaller rate bases and higher proportions of veteran families.

**Key arguments**
Increasing support is vital for rural communities with higher numbers of veterans' families per capita and smaller rates base. These councils have few or no means to generate non-rates-based/charges income.

Concession equity can be achieved through an amendment to Clause 134 of the Local Government (General) Regulation 2021 in NSW and relevant legislation in other states. The legislation currently limits concessions to veteran widows and widowers based on the additional threshold of holding a Pensioner Concession Card (PCC) which is limited by income and assets.

A non-means-tested approach, used in Victoria is a suitable model. Data presented by Families of Veterans Guild sourced through Department of Veterans Affairs (DVA) highlights the following impact:

In just one large rural council area of Yass Valley Council, 11 of 33 known veteran widows are ineligible; extending this concession would cost approximately $2,104. Across NSW, approximately 3,227 widows are currently ineligible under existing regulations.

yass valley council

the country the people

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An unintentional and distressing result of the current system is that many widows lose existing household concessions following the passing of their veteran spouse.

Removing these barriers will provide essential support for veterans' families across our nation, particularly during this difficult cost-of-living environment. Addressing the hidden cost shift from the Federal Government will increase local council financial sustainability across the sector.

Best regards,

Jasmin Jones
Yass Valley Mayor

Yass Valley Council
the country the people

PO BOX 6 Yass NSW 2582
(02) 6226 1477
council@yass.nsw.gov.au

DOC ID:912202
Date: 01/04/2026

The Honourable. Ron Hoenig MP
GPO Box 5341
Sydney NSW 2001

CC Her Excellency, The Honourable Margaret Beazely, AC KC Governor of NSW,
Patron of Families of Veterans Guild and Ms Renee Wilson CEO of FOV

**War Widow/Widower Concession Equity Advocacy**

Dear Minister Hoenig,

On behalf of the war widows within the Yass Valley, New South Wales, and across the nation, I am writing to request your leadership in Government to enact legislative changes that will ensure greater equity for war widows and widowers. Currently, approximately one-third of our war widows are ineligible for council rates relief under New South Wales legislation.

I am also requesting your leadership to call on the State and Federal Governments to increase their contribution to the rates relief subsidy. While the State and Federal Government provide 27.5% each for their combined subsidy delivered through the NSW Government, Local Government Area Councils cover a disproportionate 45% of the statutory concession which is 50% of General Rates and Domestic Waste services up to $250, plus 50% of Water/Sewerage up to $87.50 per year).

This is a clear cost shift from the Federal Government, which holds the primary mandate for the care of veterans and their families.

Increasing support is vital for rural communities with higher numbers of widows per capita and smaller rates base and few or no means to generate non-rates-based or charges income.

Concession equity can be achieved through an amendment to Clause 134 of the Local Government (General) Regulation 2021, which currently limits concessions to veteran widows and widowers based on the additional threshold of holding a Pensioner Concession Card (PCC) which is limited by income and assets.

***An unintentional and distressing result of the current system is that many widows lose existing household concessions following the passing of their veteran spouse.***

I am advocating for a non-means-tested approach, like the model used in just one state - Victoria. Data presented by Families of Veterans Guild sourced through Department of Veterans Affairs (DVA) highlights the following impact:

- In the Yass Valley Council area, 11 of 33 veteran widows are ineligible; extending this concession would cost approximately $2,104.
- Across NSW, approximately 3,227 widows are currently ineligible under existing regulations.

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With the unanimous support of Yass Valley Council, I am also engaging with local government peak bodies, including ALGA, LGNSW, and the Country Mayors Association to join the call for change.

Removing these barriers will provide essential support for veterans' families, particularly during this difficult cost-of-living environment.

I know the care of our war widows is very close to your heart Mr Hoenig. Your help in championing these changes would be deeply appreciated.

Best regards,



Jasmin Jones
Yass Valley Mayor

Yass Valley Council
the country the people

PO BOX 6 Yass NSW 2582
(02) 6226 1477
council@yass.nsw.gov.au

DOC ID:912229
Date: 01/04/2026
The Honourable. Matt Keogh MP
Minister for Veterans' Affairs and Minister for Defence Personnel
PO Box 465
Kelmscott, WA, 6991

CC Her Excellency, The Honourable Margaret Beazely, AC KC Governor of NSW,
Patron of Families of Veterans Guild and Ms Renee Wilson CEO of FOV

**War Widow/Widower Concession Equity Advocacy**

Dear Minister Keogh,

On behalf of the war widows within the Yass Valley, New South Wales, and across the nation, I am writing to request your advocacy to your state and federal counterparts for legislative changes that will ensure greater equity for war widows and widowers. Currently, approximately one-third of our war widows are ineligible for council rates relief under New South Wales legislation.

I am also requesting your leadership to call on the Federal and State Governments to increase their contribution to the rates relief subsidy. While the State and Federal Government provide 27.5% each for their combined subsidy delivered through the NSW Government, Local Government Area Councils cover a disproportionate 45% of the statutory concession which is 50% of General Rates and Domestic Waste services up to $250, plus 50% of Water/Sewerage up to $87.50 per year).

*This is a clear cost shift from the Federal Government, which holds the primary mandate for the care of veterans and their families.*

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Best regards,

Jasmin Jones
Yass Valley Mayor

Yass Valley Council
the country the people

PO BOX 6 Yass NSW 2582
(02) 6226 1477
council@yass.nsw.gov.au

DOC ID: 912230
Date: 01/04/2026
The Honourable. Kristy McBain
Minister for Local Government & Territories,
Regional Development and Minister for Emergency Management
PO Box 214
Queanbeyan, NSW, 2620

CC Her Excellency, The Honourable Margaret Beazely, AC KC Governor of NSW,
Patron of Families of Veterans Guild and Ms Renee Wilson CEO of FOV

**War Widow/Widower Concession Equity Advocacy**

Dear Minister McBain,

On behalf of the war widows within the Yass Valley, New South Wales, and across the nation, I am writing to request your advocacy to your state and federal counterparts for legislative changes that will ensure greater equity for war widows and widowers. Currently, approximately one-third of our war widows are ineligible for council rates relief under New South Wales legislation.

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*This is a clear cost shift from the Federal Government, which holds the primary mandate for the care of veterans and their families.*

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I know the care of our war widows is close to your heart Kristy. Your help in championing this cause would be deeply appreciated.

Best regards,

Jasmin Jones
Yass Valley Mayor

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[redacted]
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DOC ID: 913683
Date: 01/04/2026
The Honourable. David Harris MP
Minister for Veterans
254 Main Road
TOUKLEY NSW 2263

CC Her Excellency, The Honourable Margaret Beazley, AC KC Governor of NSW,
Patron of Families of Veterans Guild and Ms Renee Wilson CEO of FOV

**War Widow/Widower Concession Equity Advocacy**

Dear Minister Harris,

On behalf of the war widows within the Yass Valley, New South Wales, and across the nation, I am writing to request your leadership in Government to enact legislative changes that will ensure greater equity for war widows and widowers. Currently, approximately one-third of our war widows are ineligible for council rates relief under New South Wales legislation.

I am also requesting your leadership to call on the State and Federal Governments to increase their contribution to the rates relief subsidy. While the State and Federal Government provide 27.5% each for their combined subsidy delivered through the NSW Government, Local Government Area Councils cover a disproportionate 45% of the statutory concession which is 50% of General Rates and Domestic Waste services up to $250, plus 50% of Water/Sewerage up to $87.50 per year).

*This is a clear cost shift from the Federal Government, which holds the primary mandate for the care of veterans and their families.*

Increasing support is vital for rural communities with higher numbers of widows per capita and smaller rates base and few or no means to generate non-rates-based or charges income.

Concession equity can be achieved through an amendment to Clause 134 of the Local Government (General) Regulation 2021, which currently limits concessions to veteran widows and widowers based on the additional threshold of holding a Pensioner Concession Card (PCC) which is limited by income and assets.

***An unintentional and distressing result of the current system is that many widows lose existing household concessions following the passing of their veteran spouse.***

I am advocating for a non-means-tested approach, like the model used in just one state - Victoria. Data presented by Families of Veterans Guild sourced through Department of Veterans Affairs (DVA) highlights the following impact:

- In the Yass Valley Council area, 11 of 33 veteran widows are ineligible; extending this concession would cost approximately $2,104.
- Across NSW, approximately 3,227 widows are currently ineligible under existing regulations.

Yass Valley Council
the country the people

PO BOX 6 Yass NSW 2582
(02) 6226 1477
council@yass.nsw.gov.au

With the unanimous support of Yass Valley Council, I am also engaging with local government peak bodies, including ALGA, LGNSW, and the Country Mayors Association to join the call for change.

Removing these barriers will provide essential support for veterans' families, particularly during this difficult cost-of-living environment.

I know the care of our war widows is very close to your heart David, particularly in your home electorate of Wyong. Your help in championing these changes would be deeply appreciated.

Best regards,



Jasmin Jones
Yass Valley Mayor

Yass Valley Council
the country the people

PO BOX 6 Yass NSW 2582
(02) 6226 1477
council@yass.nsw.gov.au

DOC ID: 912228
Date: 01/04/2026
Mrs Wendy Tuckerman
Member for Goulburn
PO Box 168
Goulburn NSW 2580

CC Her Excellency, The Honourable Margaret Beazely, AC KC Governor of NSW,
Patron of Families of Veterans Guild and Ms Renee Wilson CEO of FOV

**War Widow/Widower Concession Equity Advocacy**

Dear Ms Tuckerman,

On behalf of the war widows within the Yass Valley, New South Wales, and across the nation, I am writing to request your advocacy to your state and federal counterparts for legislative changes that will ensure greater equity for war widows and widowers. Currently, approximately one-third of our war widows are ineligible for council rates relief under New South Wales legislation.

I am also requesting your advocacy to call on the Federal and State Governments to increase their contribution to the rates relief subsidy. While the State and Federal Government provide 27.5% each for their combined subsidy delivered through the NSW Government, Local Government Area Councils cover a disproportionate 45% of the statutory concession which is 50% of General Rates and Domestic Waste services up to $250, plus 50% of Water/Sewerage up to $87.50 per year).

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Removing these barriers will provide essential support for veterans' families, particularly during this difficult cost-of-living environment.

I know the care of our war widows is close to your heart Wendy. Your help in championing this cause would be deeply appreciated.
Best regards,



Jasmin Jones
Yass Valley Mayor

Yass Valley Council
the country the people

PO BOX 6 Yass NSW 2582
(02) 6226 1477
council@yass.nsw.gov.au

DOC ID: 913684
Date: 01/04/2026
Mr Tim James, MP
Member for Willoughby
Shop 26 and 27
147-151 Sailors Bay Road
NORTHBRIDGE NSW 2063

CC Her Excellency, The Honourable Margaret Beazley, AC KC Governor of NSW,
Patron of Families of Veterans Guild and Ms Renee Wilson CEO of FOV

**War Widow/Widower Concession Equity Advocacy**

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Removing these barriers will provide essential support for veterans' families, particularly during this difficult cost-of-living environment.

Tim, your leadership in championing this cause would be deeply appreciated. Best regards,



Jasmin Jones
Yass Valley Mayor

# The Hon. Michael McCormack MP

**Federal Member for Riverina**

Councillor Jasmin Jones
Mayor
Yass Valley Shire Council
PO Box 6
YASS NSW 2582

Jasmin

Dear Mayor

Thank you for writing to me to raise your concerns regarding your advocacy for war widow and widower concession equity.

I have made representations to the Minister for Veterans' Affairs and Minister for Defence Personnel, the Hon Matt Keogh, for his consideration.

War widows and widowers have paid some of the highest sacrifices for our country and we should support them as best we can whenever possible.

I will write to you again once I have received a response from the Minister.

Yours sincerely

M. McCormack

The Hon Michael McCormack MP
**Federal Member for Riverina**
**Shadow Minister for Veterans' Affairs**
**Shadow Minister for Water**
mm.sl.wga

17 / 4 / 2026



**Wagga Wagga**
Suite 2, 11-15 Fitzmaurice Street
Wagga Wagga, NSW, 2650
**ph** 02 6921 4600
**email** michael.mccormack.mp@aph.gov.au

**Office of the Hon Paul Scully MP**
**Minister for Planning and Public Spaces**

NSW GOVERNMENT

Ref: MINS-53097

Cr Jasmin Jones
Mayor
Yass Valley Council
PO Box 6
Yass NSW 2582
council@yass.nsw.gov.au

Dear Mayor

Thank you for your correspondence to the Minister for Planning and Public Spaces, the Hon Paul Scully MP, in relation to the Environmental Planning and Assessment Amendment (Planning System Reforms) Bill 2025. The Minister asked that I respond on his behalf, and I regret the delay.

As you are aware, the Bill passed both Houses of Parliament on 11 November 2025 and received assent on 24 November 2025. The object of the Environmental Planning and Assessment Amendment (Planning System Reforms) Act 2025 (Amending Act) is to amend the Environmental Planning and Assessment Act 1979 (EP&A Act) to modernise the NSW planning system so that it is responsive to the need for housing supply, climate resilience and environmental protection, while promoting a proportionate and risk-based approach to planning assessment decision making.

The Amending Act introduces key reforms to improve the efficiency of the planning system. These will streamline development assessment pathways, reduce duplication, and improve whole-of-government coordination. Supporting regulations are required to ensure effective implementation of the provisions.

The Amending Act also establishes the Development Coordination Authority (DCA) as a permanent body under the EP&A Act. The primary role of the DCA will be to centralise government decision-making in relation to development, requiring input, on State matters.

The work of the DCA will be central to improving the rate at which State approvals can be obtained for certain proposed development. It will also assist to reduce the length and complexity of advice in relation to proposed development and reduce the risk of conflicting advice from agencies.

During debate on the Bill in the Legislative Assembly, several important amendments were made, with the NSW Government's support, to respond to issues raised by community members, councils, and other stakeholders. These amendments strengthened the Bill in relation to high-impact development, transparency, and bushfire protection. In particular, the NSW Government moved amendments to clarify that the new targeted assessment pathway will not apply to large-scale or high-impact projects, such as coal mining and heavy industry.

The NSW Government remains committed to maintaining strong environmental protections. Existing legislation, including the Biodiversity Conservation Act 2016 and the Protection of the Environment Operations Act 1997, will continue to make sure that important environmental considerations are assessed and managed as part of the planning process.

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None of the provisions came into effect upon assent of the Bill in November. The reforms are being implemented on a staged basis, via proclamation, and will be supported by regulations, practice notes and guidance material, several of which will be publicly exhibited prior to finalisation. Ongoing consultation with councils, industry, and the community will continue as the implementation of the reforms are rolled out.

To support implementation of the reforms, a Planning System Reform Reference Group has been established, bringing together key industry voices and relevant government agencies. The Reference Group will provide advice as reform implementation progress, including in relation to natural hazards, accreditation interfaces and operational matters, ensuring the system remains efficient, while maintaining appropriate safety and resilience safeguards.

The NSW Government is currently exhibiting a draft Community Participation Plan (CPP). The draft plan reframes NSW's approach to community consultation by putting the primary focus on strategic planning and major complex development applications instead of sweating the small details. It addresses significant inconsistencies in current community participation across the State.

The draft CPP also proposes longer timeframes for the community to express views on strategic planning proposals, which importantly, set out where development should occur and where infrastructure is needed, while reducing the number of low-impact development application types required to be exhibited by councils, speeding up assessment, and decision making.

Importantly, councils will still be able to tailor their own community engagement strategies to suit local needs and feed into other council plans and policies. The draft DPP is on public exhibition until 3 June 2026. You can view the documents here: https://www.planningportal.nsw.gov.au/draftplans/exhibition/have-your-say-proposed-statewide-community-participation-plan.

More information on the initial changes to the EP&A Act, and the staged implementation, is available on the Department of Planning, Housing and Infrastructure's (Department) website at www.planning.nsw.gov.au/policy-and-legislation/planning-reforms.

Should you have any further questions about the Amending Act, Matthew Riley, Director, Planning System Reform, at the Department can be contacted on 02 9274 6339 or at matthew.riley@dpie.nsw.gov.au.

Should you have any further questions about the DCA, Janine Lonergan, Executive Director, Development Coordination Authority, at the Department can be contacted on 02 8229 2900 or janine.lonergan@dpie.nsw.gov.au.

Thank you for sharing your views with the Minister about the reforms to the NSW planning system.

Yours sincerely

Gino Mandarino
Deputy Chief of Staff

11 May 2026

52 Martin Place Sydney NSW 2000
GPO Box 5341 Sydney NSW 2001

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**Andrew Barr MLA**
Chief Minister
Minister for Economic Development
Minister for Tourism and Trade

Member for Kurrajong

The Hon. Christopher Minns, MP
Premier of NSW
GPO Box 5341
SYDNEY NSW 2001
DLO@premier.nsw.gov.au
premier@dpc.nsw.gov.au

Dear ~~Premier~~ Chris

I am writing to provide you an update on the matters of Parkwood NSW and cross-border potable water supply, currently the subject of intergovernmental negotiations between our governments.

I understand the NSW Government is considering a range of options to support the future development of Parkwood with the immediate focus being on determining the relative costs, benefits and viability of service provision.

The long held position of the ACT Government is that a border adjustment is the most equitable and sustainable pathway to support the provision of new homes in Parkwood. I also wish to reconfirm that, as previously communicated between senior-officials, the ACT Government will not enter into the provision of cross-border state or municipal government services to Parkwood NSW, and further add that the ACT Government will not facilitate the cross-border provision of water or waste-water services by Icon Water Limited to Parkwood NSW.

Our governments are currently negotiating, on a no-commitment basis, the supply of water via the ACT to growth areas in Yass, Murrumbateman and Bungendore. This follows a 2022 request from NSW Government to supply water to these areas. Notably this request did not include Parkwood NSW and Parkwood remains out of scope for these negotiations.

I understand officials from both our governments, and the Commonwealth have made strong progress on these negotiations and that a draft Agreement is current being progressed through respective review and approval processes. While not a direct party to a future agreement, Yass Valley Council and Queanbeyan Palerang Shire Council are critical end users of a future agreement and have been active participants in the journey thus far.



**ACT Legislative Assembly**
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Canberra ACT 2601

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ABarrMLA
andrewbarrmla

A key factor in the ACT Government's consideration of this request has been the impact on ACT water security as well the financial, economic, social and environmental impacts on the ACT resulting from growth facilitated by the prospective supply of water. The draft Agreement addresses these concerns via a commitment to shared regional vision and shared responsibility for water security.

The recent departure of the Yass Valley Council from its existing public position which supported a border adjustment for Parkwood, and additional recent commentary around establishing a northern public access road over Ginninderry Creek to support further growth adjacent to the ACT, has impacted the ACT Government's confidence that any cross-border supply of water would be supported by a shared vision on sustainable regional growth and has prompted a recalibration of the Territory's interests.

Accordingly, further to the conditions and considerations outlined in my letters of 4 September 2024 and 21 July 2025, the ACT Government advises that the supply of water via the ACT to any locations within the Yass Valley Council local government area (including those which are the subject of current negotiations) would now be conditional on the ACT-NSW border being adjusted to incorporate Parkwood into the Australian Capital Territory.

I propose that negotiations for the cross-border supply of water via the ACT to Bungendore, and the refresh of existing arrangements for the supply of water to Queanbeyan, could still separately progress via the ACT-NSW Potable Urban Water Issues Steering Committee. The ACT Government will continue to prioritise the finalisation of a new cross-border water supply agreement for tripartite consideration by the ACT, NSW and Commonwealth governments.

I hope this advice helps to inform the NSW Government's consideration of future governance options for Parkwood and welcome the opportunity to commence official level discussions between our governments on how a future border adjustment can be progressed.

Thank you for your ongoing engagement and support on matters of shared interest.

Yours sincerely



Andrew Barr MLA
Chief Minister

18 May 2026

Cc
Mayor Jasmine Jones
Yass Valley Shire Council
jjones@yass.nsw.gov.au

THE COUNTRY MAYORS ASSOCIATION OF NSW INC

*"What we want is nothing more than equity"*

# MINUTES

27th March 2026

A General Meeting of the Country Mayors Association of NSW Inc was held in the Theatrette, Parliament House, Macquarie Street, Sydney from 8:20 am until 12:38pm pm. The meeting had a Financial Sustainability theme.

## PRESENTATIONS

**1. The meeting commenced with a welcome from CMA Chairman Mayor Rick Firman OAM.**

**2. CMA Memorial for the Bondi Massacre Victims, with four special guests:**

- NSW Minister for Regional Transport & Roads: The Hon Jenny Aitchison MP
- NSW Opposition Leader: Ms Kellie Sloane MP (Member for Vaucluse)
- President of LGNSW Mayor Darcy Byrne
- Waverley Council Mayor Will Nemesh

Board and Members stood for a Minute's Silence in Honour of Bondi Massacre Victims

**3. Launch of the CMA's Invest in Us campaign and the Rural Health Access Survey Results**

CMA Policy Advisor Mrs Julie Briggs and Secretary Ms Melissa Boxall went through the material created for the Invest in Us campaign. They advised that that the material would be available digitally, for Councils to use in social media.
Mrs. Briggs highlighted that the 2025 Auditor General Report was quoted.

Mayor Darcy Byrne said Financial Sustainability is a priority concern for all Councils in NSW. "I appreciate the positive messaging of this campaign but the Federal Government has been dismissive. We need to flip the Government and all Federal Parliamentarians."

"LGNSW will be working with CMA hand in hand on the issue."

Mrs Briggs went through the data from the rural health access survey. She outlined how the data can be pulled out by individual Council or JO or Health District. She explained that logins will be arranged, so members can use that software that the data is organised in.

**4. Chairman of the NSW Grants Commission Ms. Linda Scott**

Ms Scott introduced her fellow Commission members (pictured on the screen). She paid tribute to the late Mayor Jenny Dowall OAM (Lismore City Council).

"When I arrived in the role (of NSW Grants Commission Chairman) and asked to see the formula, I cannot tell you

how many tabs were in the spreadsheet – it is so complex, it's ridiculous. We are going to improve the formula, transparency and simplicity"
She noted that 25% goes to non-metro councils, based on operational expenditure.
The review will not apply to the next funding round.

*Presentation supplied.*

**4. NSW Shadow Treasurer, The Hon. Scott Farlow MLC**

"I sat on the financial sustainability inquiry and I am with you in your fight for more funding/the return to 1%.

There is so much more expected from Local Government in country areas. It is the only visible form of Government in the country. The expectations regarding roads are much greater in the country. The money you need has to come from somewhere and just asking communities for high rates is not the answer.

Depreciation of assets is something we were mindful of the inquiry."

**5. NSW Shadow Local Government Minister, Mr Tim James MP**

Mr. James began by commending the passion of Mayor Firman.

"Shadow Parliamentary Secretary for Local Government Richie Williamson and I are happy for you to reach out to us.
I believe in a decentralised role for Local Government and that Local decisions should be made Locally.

City Councils do not stick to their focus like Country Councils. There are *3,630 kilometres of roads and 671 bridges* connecting MidCoast Council communities mid-coast Council, while North Sydney has 100-150km of roads and a small fraction of the bridges.

Mr James also criticised the OLG, which he said has gone from 45 to 120 staff. What more do they do?

I applaud your (Invest in Us) Campaign.
The Auditor General's 11 high-risk Councils are all regional.
Over a billion dollars is required to update your water infrastructure.

**6. Valuer General of NSW, Ms Sally Dale**

The NSW Valuer General emphasized that her role (and office) is independent. Ms Dale said that she was a valuer for 30 years and has been in the role for nearly three years. She is happy to visit and talk to Councils. Value NSW has over 300 staff.
There are over 2.7 land values per year. They use a mass-valuation method. It was received objections to valuations are all considered seriously and close to 20 percent do result in re-valuation.

*Presentation supplied.*

**7. Auditor-General for NSW, Mr Bola Oyetunji**

Mr Oyetunji said independence allows us to make discoveries.

He reflected on the recent intensive efforts to address the financial sustainability pressures on Local Government in NSW. The Red Fleet, two parliamentary inquiries, we've done what we can.

Audit fees, we're not there yet (as low as desired) but we have capped the fees. Regarding timeliness, we are improving. We are centralising and not waiting until the end of the year for valuations.

Liquidity performance measures – we're working with panel members who know the real world experiences, such as Mayor Phyllis Miller.

We are linking guidelines / reports of best practice with the OLG.

Water is the next crisis. It is important that the financial challenge be addressed holistically.

*Presentation supplied.*

**8. NSW Minister for Roads and Minister for Regional Transport, The Hon Jenny Aitchison MP**

The Minister said that she is grateful for the respect and commitment we share for improving the lives of country NSW.

"Mayor Cassandra Coleman (Lithgow City Council) has been a massive champion for that community with the Great Western Highway.
Mayor Steve Allen (Bellingen Shire Council) led a Local Government collaboration with Waterfall Way and Michael Kemp MP and Mayor Nikki Williams from Coffs Harbour also championed that cause – working together on the fragility of the Waterfall Way. Decades of maintenance was not done. Investigations into a permanent fix are ongoing but is a complex location Simply moving Waterfall Way down (as was done in the past) is not possible – we would be in the river. The detour route is funded."

The Auditor General's report gave us a bit of a smack.

We have fuel reserves in Australia, not in the US.

Thanks to Councils who have not been panic buying.
We are meeting regularly for practical solutions – other shortages, like bitumen will impact Councils."
Craig Carmody from the Port of Newcastle was in the room, as the Minister announced $183mil for upgrading roads from the Port of Newcastle to REZs. East to West roads need to be focused on / reinforced.

"CMA helped me to get the disaster recovery funding claims that were bogged down flowing."

There are 19 applications so far for road recatorigisation.

"You are the pulse of NSW. I can't always give you what you want but I will be honest."

**9. Morning Tea**

Morning Tea was held in a section of the Strangers Dining Room (due to attendance). More than a needed break, cup of coffee and snack, this was a valued networking session between members, as well as a broad cross-section of NSW Parliamentarians. Due to time constraints (resulting from the Bondi memorial) Q&A was not included for the morning speakers but they were available at morning tea.

**10. NSW Minister for Finance, Minister for Domestic Manufacturing and Government Procurement, Minister for Natural Resources, The Hon Courtney Houssos MLC**

"We appreciate the opportunity to engage with you. I pay tribute to you for the influence you have had in shaping NSW Government Policy. We were on track to return the budget to surplus in two years.

We don't have unlimited funds but by driving savings across the budget can target project spending where it's needed most. We saved $450mil one year and $270mil the next by reducing our contractor costs and doing more in-house.

We continue to reduce red tape with procurement and small business processes.

Communities will need to be supported as coal jobs reduce. The Future Jobs and Investment Authority is being created to assist those communities. We appreciate your input.

Mayor Ndiaye asked about fuel.

Close to 150 petrol stations with dry bowsers.

Mayor Sue Moore asked about Mapping and the Minister promised to get back to her on that.

**11. IPART Chairman, Ms Carmel Donnelly PSM**

The rate peg updated methodology tailors to each Council. I'm pleased to welcome Julie Briggs representing CMA within IPART's Reference Group.

Current SRV's were covered in her presentation. Thousands of submissions are received regarding SRVs.

There are lots of ways you can get contributions from assessors. We welcome you getting in touch with us, even if you are in early stages of a developer contributions plan. We can recommend in terms of sources of revenue.

Draft review of bulk water services to be released next week. Submissions accepted until May. We have selected Tamworth to do a model for determining per capita costs for water access and waste water.

*Presentation supplied.*

**12. CEO Regional Australia Institute, Ms Liz Ritchie**

RAI is there to help you to get the funding investment you need. Regionalisation Ambition 2032 is (as the name of campaign indicates) ambitious. We have to unite as a voice for regional Australia. We are not heard enough at a national level. Less than 20% of migrants reside in rural and regional Australia. We need to get skills into our regions. We need 47% of investment in regional Australia. Toward Net Zero – Energy Co has a plan but it's not quite right. You must be in the driver's seat.

Mayor Julia Ham (Snowy Valleys Council) asked: Sydney waste in a cool climate wine region. How do we push back?

A: It is a vexing issue. Continue to come together, like with CMA, keep the information coming to us. We look at all issues across regional Australia and we can draw our bank of big picture knowledge. Highlight the broader, interconnected impacts.

*Presentation supplied.*

# GENERAL MEETING

## 1. ATTENDANCE AND APOLOGIES

### Attendance

| | | |
|---|---|---|
| Cr. Bruce Reynolds | Mayor | Blayney Shire Council |
| Mark Dicker | GM | Blayney Shire Council |
| David Webb | GM | Hay Shire Council |
| Cr. Carol Oataway | Mayor | Hay Shire Council |
| Cr. John Medcalf OAM | Mayor | Lachlan Shire Council |
| Ian Greenham | GM | Lachlan Shire Council |
| Cr. Kenrick Winchester | Mayor | Queanbeyan-Palerang Regional Council |
| Rebecca Ryan | GM | Queanbeyan-Palerang Regional Council |
| Stephen Dunshea | Interim GM | Forbes Shire Council |
| Cr. Phyllis Miller OAM | Mayor | Forbes Shire Council |
| Kate Barker | Interim EO | Central NSW JO |
| Meredith Macpherson | | Central NSW JO |
| Cr. Darrell Tiemens | Mayor | Narrabri Shire Council |
| John Scarce | GM | Murrumbidgee Council |
| Cr. Susannah Pearse | Mayor | Moree Plains Shire Council |
| Natalia Cowley | GM | Moree Plains Shire Council |
| Cr. Paul Culhane | Mayor | Upper Lachlan Shire Council |
| Alex Waldron | CEO | Upper Lachlan Shire Council |
| Leagh-Anne Cosgrove | CMA Scholarship recipient | Upper Lachlan Shire Council |
| Cr. Daniel Keady | Mayor | Coonamble Shire Council |
| Greg Hill | GM | Coonamble Shire Council |
| Cr. Greg Whitely | Mayor | Warren Shire Council |
| Gary Woodman | GM | Warren Shire Council |
| Cr. Adam Roberts | Mayor | Port Macquarie Hastings Council |
| Lisa Miscamble | GM | Wingecarribee Shire Council |
| Cr. Jesse Fitzpatrick | Mayor | Wingecarribee Shire Council |
| Cr. Daniel Linklater | Mayor | Wentworth Shire Council |
| Ken Ross | GM | Wentworth Shire Council |
| Cr. Julia Ham | Mayor | Snowy Valleys Council |
| Jessica Quilty | GM | Snowy Valleys Council |
| Cr. John Harvie | Mayor | Murray River Council |
| Stacy Williams | CEO | Murray River Council |
| Linda Scott | Chair | Local Government Grants Commission |
| Sarah Gubb | Executive Officer | Local Government Grants Commission |
| Cathy Andre | Commission Assistant | Local Government Grants Commission |
| Cr. Sharon Cadwallader | Mayor | Ballina Shire Council |
| Cr. Sue Moore | Mayor | Singleton Council |
| Justin Fitzpatrick-Barr | GM | Singleton Council |
| Cr. Melissa Matters | Deputy Mayor | Kiama Council |

| | | |
|---|---|---|
| Jane Stroud | CEO | Kiama Council |
| Bernard Smith | GM | Glen Innes Severn Council |
| Cr. Rick Firman OAM | Mayor | Temora Shire Council |
| Melissa Boxall | GM | Temora Shire Council |
| Megan Mulrooney | CEO | REROC |
| Cr. Ray Smith | Mayor | Clarence Valley Council |
| Cr. Steve Allan | Mayor | Bellingen Shire Council |
| Mark Griffioen | GM | Bellingen Shire Council |
| Cr. Kinne Ring | Mayor | Kempsey Shire Council |
| Andrew Meddle | CEO | Kempsey Shire Council |
| Cr. Kate Dight | Mayor | Inverell Shire Council |
| Brett McInnes | GM | Inverell Shire Council |
| Cr. Jo Williams | Deputy Mayor | Inverell Shire Council |
| Cr. Nina Dillon | Mayor | Goulburn Mulwaree Council |
| Scott Gallacher | GM | Goulburn Mulwaree Council |
| Cr. Nikki Williams | Mayor | Coffs Harbour City Council |
| Adrian Panuccio | GM | Midcoast Council |
| Cr. Claire Pontin | Mayor | Midcoast Council |
| Eric Groth | GM | Gunnedah Shire Council |
| Laura Black | GM | Clarence Valley Council |
| Cr. Ewen Jones | Mayor | Narromine Shire Council |
| Jane Redden | GM | Narromine Shire Council |
| Julie Briggs | Policy Advisor | CMA |
| Gary Fry | Secretariat | CMA |
| Cr. Abb McAlister | Mayor | Cootamundra-Gundagai Regional Council |
| Roger Bailey | Interim GM | Cootamundra-Gundagai Regional Council |
| Cr. Lachlan Ford | Mayor | Bourke Shire Council |
| Leonie Brown | GM | Bourke Shire Council |
| Cr. Daniel Keady | Mayor | Coonamble Shire Council |
| Greg Hill | GM | Coonamble Shire Council |
| Cr. Liam Ley | Deputy Mayor | Dungog Shire Council |
| Gareth Curtis | GM | Dungog Shire Council |
| Cr. Russell Fitzpatrick | Mayor | Bega Valley Shire Council |
| Anthony McMahon | CEO | Bega Valley Shire Council |
| Cr. Sarah Ndiaye | Mayor | Byron Shire Council |
| Mark Arnold | GM | Byron Shire Council |
| Gavin Rhodes | GM | Lockhart Shire Council |
| Cr. Robert Bell | Mayor | Uralla Shire Council |
| Toni Averay | GM | Uralla Shire Council |
| Blake Dyer | Group Manager Community Services | Uralla Shire Council |
| Cr. Maurice Collison | Mayor | Upper Hunter Shire Council |
| Greg McDonald | GM | Upper Hunter Shire Council |
| Ross Gurney | GM | Lithgow City Council |
| Cr. Cassandra Coleman | Mayor | Lithgow City Council |
| Cr. Jasmin Jones | Mayor | Yass Valley Council |
| Peta Gardiner | Acting CEO | Yass Valley Council |
| Cr. Jarrod Marsden | Mayor | Cobar Shire Council |
| Cr. Louie Zaffina | Mayor | Balranald Shire Council |
| Terry Dodds | CEO | Balranald Shire Council |

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| Cr. Lachlan Ford | Mayor | Bourke Shire Council |
| Leonie Brown | GM | Bourke Shire Council |
| Luke Ryan | GM | Dubbo Regional Council |
| Cr. Josh Black | Mayor | Dubbo Regional Council |
| Cr. Ken Cudmore | Mayor | Liverpool Plains Shire Council |
| Cian Middleton | GM | Liverpool Plains Shire Council |
| Cr. Kathryn Rindfleish | Mayor | Warrumbungle Shire Council |
| Lindsay Mason | General Manager | Warrumbungle Shire Council |
| Cr. Ashley Hall | Mayor | Edward River Council |
| Jack Bond | CEO | Edward River Council |
| Cr. George Weston | Mayor | Leeton Shire Council |
| Jackie Kruger | GM | Leeton Shire Council |
| Cr. Lea Parker | Mayor | Greater Hume Council |
| Dena Vlekkert | GM | Greater Hume Council |
| Anthony O'Reilly | GM | Hilltops Council |
| Cr. Claire Pontin | Mayor | Midcoast Council |
| Brett Stonestreet | Interim CEO | RAMJO |
| Cr. Cheryl Cook | Mayor | Federation Council |
| Adrian Butler | GM | Federation Council |
| Cr. Robert Taylor | Mayor | Bathurst Regional Council |
| Rachel Anderson | Director Rating & Taxing In House Valuations | Value NSW |
| Cr. Eric Noakes | Mayor | Walcha Council |
| Stephen Parry | GM | Walcha Council |
| Cr. Lisa Minogue | Deputy Mayor | Bland Shire Council |
| Grant Baker | GM | Bland Shire Council |
| Danielle Aspery | Senior Manager | TCorp |
| Craig Selvage | Senior Analyst | TCorp |
| Tom Threlkeld | Senior Analyst | TCorp |
| Alina Tee | Analyst | TCorp |
| Cr. Steve Krieg | Mayor | Lismore City Council |
| Eber Butron | GM | Lismore City Council |
| Cr. Russell Webb | Mayor | Tamworth Regional Council |
| Paul Bennett | GM | Tamworth Regional Council |
| Cr. Neil Westcott | Mayor | Parkes Shire Council |
| Cr. Andrew McKibbin | Mayor | Oberon Council |
| Cr. Katie Graham | Deputy Mayor | Oberon Council |
| Cr. Darcy Byrne | President | LGNSW |
| David Reynolds | CEO | LGNSW |
| David Neeves | GM | Gilgandra Shire Council |
| Cr. Danielle Mulholland | Mayor | Kyogle Council |
| Cr. Mathew Hatcher | Mayor | Eurobodalla Shire Council |
| Mark Ferguson | GM | Eurobodalla Shire Council |
| Joyce Tapper | Senior Analyst, Local Government. | IPART |
| Bronwen Sandland | Principal Analyst, Local Government | IPART |
| Cr. Sam Coupland | Mayor | Armidale Regional Council |
| Claudia Migotto | Deputy Auditor-General | NSW Audit Office |
| Cr. Gary Lee | Mayor | Nambucca Valley Council |
| Bede Spannagle | GM | Nambucca Valley Council |
| Brad Medina | Assistant Auditor General | NSW Audit Office |

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| Renee O'Kane | Chief of Staff to the Auditor-General - Corporate, Experience and Strategy | NSW Audit Office |
| John Sevil | GM | Central Darling Shire Council |
| Cr. Bob Stewart | Chairperson | Central Darling Shire Council |
| Kate Alberry | Director of Development and Compliance | Narrabri Shire Council |
| Jonathan Malota | Policy Advisor – Transport & Data | NRMA |
| Cr. Tricia Hopkins | Deputy Mayor | Snowy Monaro Regional Council |
| Cr. Chris Hanna | Mayor | Snowy Monaro Regional Council |
| James Roncon | GM | Armidale Regional Council |
| Cr. Kevin Beatty | Mayor | Cabonne Shire Council |
| Cr. Matthew Christenson | Deputy Mayor | Cabonne Shire Council |
| Murray Wood | GM | Coffs Harbour City Council |
| Cr. Doug Curran | Mayor | Griffith City Council |
| Cr. Shari Blumer | Councillor | Griffith City Council |
| Scott Grant | GM | Griffith City Council |
| Cr. Tony Mileto | Mayor | Orange City Council |
| Scott Maunder | CEO | Orange City Council |
| Cr. Bronwyn Petrie | Mayor | Tenterfield Shire Council |
| Steph Cooke MP | Member for Cootamundra | NSW Opposition |

## Apologies

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|---|---|---|
| Cr. Neville Kschenka | Mayor | Narrandera Shire Council |
| Brett Whitworth PSM | Deputy Secretary, Local Government | OLG |
| Cr. Tiffany Galvin | Mayor | Gwydir Shire Council |
| Leeah Daley | GM | Gwydir Shire Council |
| Cr. Paul Smith | Mayor | Cowra Council |
| Paul Devery | GM | Cowra Council |
| Cr. Mayor Matt Gould | Mayor | Wollondilly Shire Council |
| Ben Taylor | CEO | Wollondilly Shire Council |
| Cr. Ruth McRae OAM | Mayor | Murrumbidgee Council |
| Cr. Colleen Fuller | Mayor | Gunnedah Shire Council |
| Cr. Mathew Hatcher | Mayor | Eurobodalla Shire Council |
| Cr. Adam Shultz | Mayor | Lake Macquarie City Council |
| Tony Farrell | CEO | Lake Macquarie City Council |
| Cr. Peter Sharp | Mayor | Lockhart Shire Council |
| Murray Wood | GM | Coffs Harbour City Council |
| Jay Nankivell | GM | Broken Hill City Council |
| Cr. Jim Hickey | Deputy Mayor | Broken Hill City Council |
| Cr. Julia Cornwell McKean | Mayor | Berrigan Shire Council |

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| Mark Dupé | Interim CEO | Berrigan Shire Council |
| Cr. Dave McCann | Mayor | Coolamon Shire Council |
| Tony Donoghue | GM | Coolamon Shire Council |
| Cr. Kevin Mack | Mayor | Albury City Council |
| Steve McGrath | Interim CEO | Albury City Council |
| Gary Wallace | GM | Oberon Council |
| Cr. Dallas Tout | Mayor | Wagga Wagga City Council |
| Cr. Paul Best | Mayor | Weddin Shire Council |
| Matthew Sykes | GM | Weddin Shire Council |
| Eloise Chaplain | GM | Narrabri Shire Council |
| Cr. Bob Callow | Mayor | Junee Shire Council |

**Recommendation:** That the apologies be accepted and noted.

Moved by: Mayor Sharon Cadwallader (Ballina Shire)
Seconded by: Mayor John Medcalf OAM (Lachlan Shire)
– carried unanimously.

## 2. Adoption of Minutes from the 14 November 2025 meeting

**Recommendation:** **That the 14 November 2025 Minutes be accepted as a true record.**
Moved by: Mayor Sharon Cadwallader (Ballina Shire).
Seconded by: Mayor Kenrick Winchester (Queanbeyan-Palerang Regional Council)
– carried unanimously.

## 3. Matters arising from 8 August 2025 Minutes

**Nil**

## 4. CORRESPONDENCE - Since 14 November 2025

### Outward

| To | Subject |
|---|---|
| Hon Chris Minns MP, Premier | Lack of Councillor representation on Local Planning Panels |
| Hon Kristy Mc Bain, Federal Minister for Local Government | Welcoming the recommencement of the Inquiry into Local Government Financial Sustainability. |
| Hon Chris Minns MP, Premier | Productivity Commission's Review of GST Distributions |
| Hon Ryan Park MP, Minister for Health | Letter of Support for Better Care, Closer to Home Alliance's Rural Health Action Plan |
| Hon Jihad Dib MP Minister for Emergency Services | NSW Government Response to the Parliamentary Inquiry into Assets, premises and funding of the NSW Rural Fire Service |

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| | (RFS) |
| Hon Tara Moriarity MLC Minister for Agriculture | Expanded Drought Support measures and request for additional measures |
| Mr. Daniel Cram, Chairman – Little Wings | Invitation to present to CMA members |
| Ms. Cath Bowtell, Chair – Jobs and Skills Australia's Ministerial Advisory Board | Skill Shortage clarifications |
| The Hon Andrew Giles MP<br>Federal Minister for Skills and Training | Lack of rural, regional or remote Council representation on the Jobs and Skills Australia's Ministerial Advisory Board |
| Waverley Council Mayor Will Nemesh | Expressing Bondi condolences from the CMA Board and Members |
| Waverley Council Mayor Will Nemesh | Invitation to the March 2026 CMA meeting |
| NSW Deputy Nationals Leader Kevin Anderson MP | CMA congratulating him for his election to Deputy Nationals Leader |
| Infrastructure NSW CEO Mr. Tom Gellibrand | Invitation to speak at March 2026 meeting |
| NSW Treasurer the Hon Daniel Mookhey MLC | Invitation to speak at March 2026 meeting |
| NSW Shadow Treasurer Scott Farlow | Invitation to speak at March 2026 meeting |
| NSW Emergency Services Minister the Hon Jihad Dib MP | Invitation to speak at March 2026 meeting |
| NSW Nationals Leader Mr. Gurmesh Singh MP | Gun Law Reforms |
| NSW Premier the Hon Chris Minns MP | Gun Law Reforms |
| NSW Opposition Leader Mrs. Kellie Sloane MP | Gun Law Reforms |
| NSW Opposition Leader Mrs. Kellie Sloane MP | Shadow Cabinet |
| Shadow Local Government Minister Tim James MP | CMA meeting invitations and issues intro. |
| Deputy NSW Nationals Leader Mr. Kevin Anderson MP | Condolences for the passing of his wife. |
| NSW Nationals Leader Gurmesh Singh MP | Invitation to speak at March 2026 meeting |
| NSW Liberal Leader Kellie Sloane MP | Invitation to speak at March 2026 meeting |
| NSW Finance Minister Courtney Houssos MLC | Invitation to speak at March 2026 meeting |
| NSW Shadow Local Government Minister Tim James MP | Invitation to speak at March 2026 meeting |
| IPART Chair Carmel Donnelly | Invitation to speak at March 2026 meeting |
| Federal Local Government Minister the Hon Catherine King | Invitation to speak at March 2026 meeting |
| Regional Australia Institute CEO Liz Ritchie | Invitation to speak at March 2026 meeting |
| NSW Opposition Leader Mrs. Kellie Sloane MP | Shadow Parliamentary Secretaries |
| NSW Nationals Leader Mr. Gurmesh Singh MP | Shadow Parliamentary Secretaries |
| NSW Shadow Parliamentary Secretary for Local Government, Mr. Richie Williamson | Shadow Parliamentary Secretaries |
| NSW Premier the Hon Chris Minns MP | Emergency Services Levy |
| NSW Treasurer the Hon Daniel Mookhey MLC | Emergency Services Levy |
| NSW Emergency Services Minister the Hon Jihad Dib MP | Emergency Services Levy |
| Minister for Agriculture The Hon Tara Moriarty MLC | NSW Government Drought response |
| IPART CEO Mr Andrew Nicholls *PSM* | CMA representation on IPART's Council Reference Group (CRG) - agreed |
| NSW Premier the Hon Chris Minns MP | Waterfall Way lasting fix needed |

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| NSW Minister for Roads and Minister for Regional Transport, the Hon. Jenny Aitchison MP | Waterfall Way lasting fix needed |
| NSW Minister for Small Business, Minister for Recovery, and Minister for the North Coast, the Hon. Janelle Saffin MP | Waterfall Way lasting fix needed |
| NSW Shadow Minister for Regional Transport and Roads, the Hon. Paul Toole MP | Waterfall Way lasting fix needed |
| Director of the Stable Group, Mr. Ken Gillespie AC, DSC, CSM | Advising that the CMA cannot promote one consultancy over others |
| IPART CEO Mr. Andrew Nicholls | Appreciation for CMA inclusion in the IPART the Council Reference Group, acceptance of the CMA Policy Advisor for that and for agreeing to notify each Council in writing of their rate peg figure. |
| Dolly Parton Imagination Library | Letter of Support |
| Cowra Shire Mayor Paul Smith | Responding to objections to the planning reforms and outlining the CMAs advocacy on the matter. |

## Inwards

| **From** | **Note / Action** |
|---|---|
| Greater Hume Council | Code of Meeting Practice |
| Glen Innes Severn Council Mayor Margot Davis | Planning Reforms |
| Central Darling Council | Notification of CMA contact updates |
| Mr. Alex Dahlenburg, A/ General Manager | Reactions to PFAS Inquiry recommendations |
| Albury City Council | Notification of CMA contact updates |
| Cr. Rob Amos<br>Chairman – Rural Councils Victoria | Thanking CMA for its' support |
| NSW Opposition Leader Mrs. Kellie Sloane MP | The Shadow Cabinet reshuffle and CMA's disappointment that Local Government is not a stand-alone port folio. |
| NSW Nationals Leader Mr. Gurmesh Singh MP | The Shadow Cabinet reshuffle and CMA's disappointment that Local Government is not a stand-alone port folio. |
| Waverley Council Mayor Will Nemesh | Thanking the CMA for its' support |
| Acting GM, Temora Shire Council, Elizabeth Smith | Advocacy request regarding M&F funding delay |
| NSW Farmers President Xavior Martin | Primary Production Land Tax Exemptions – NSW Farmers position |
| Prime Minister the Hon Anthony Albanese MP | Update that they are still considering which CMA event to attend. |
| Mid North Coast and New England Mayors | Joint Statement regarding Waterfall Way |

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| Australian Minister for Skills and Training the Hon Andrew Giles MP | Jobs and Skills Australia Board and CMA engagement |
| Glen Innes Severn Council Mayor Margot Davis | Advocacy for Sustainable Funding for Rural and Regional Water Supplies |
| Bourke Shire Council Mayor Lachlan Ford | CMA-National Parks MoU proposal |
| IPART CEO Mr Andrew Nicholls *PSM* | CMA representation on IPART's Council Reference Group (CRG) – Request approved |
| NSW Premier the Hon Chris Minns MP | PRRRAC additional members |
| President of the Murray Darling Association Cr. Shari Blumer | Seeking to speak to the CMA.<br>**Recommendation in General Business.** |
| Minister for Agriculture The Hon Tara Moriarty MLC | NSW Government Drought response |
| Prime Minister the Hon. Anthony Albanese | Confirmation that they are still working on getting to a CMA event in 2026 |
| NSW Minister for Roads and Minister for Regional Transport, the Hon. Jenny Aitchison MP | Response re Regional and Local Roads Repair Program. Regional Emergency Road Repair Fund expanded. |
| Cowra Shire Council Mayor Paul Smith | Requesting CMA advocacy against the NSW Government Planning reforms.<br>**Refer to Policy Advisor report.** |
| REROC CEO Megan Mulrooney | Response to House of Representatives Standing Committee on Regional Development - LG Funding and Fiscal Sustainability. |
| Byron Shire Mayor Sarah Ndiaye | Letter to Minister Hoenig re Remote Participation in Council Meetings.<br>**CMA working with Minister Hoenig on this.** |
| NSW Health Minister the Hon. Ryan Park | Response to CMA letter of support for Dr. McGirr's Rural Health Action Plan |
| Cobar Shire Mayor and Chair of the Western Alliance of Councils, Cr. Jarrod Marsden | The need for western / remote Council representation on the Local Government Expert Advisory Panel<br>Recommendation in General Business. |
| Peter McKechnie AFSM<br>Deputy Commissioner Strategic Capability<br>NSW Rural Fire Service | Inviting the CMA Executive &/or Board to meet with the RFS on the outcomes of the Public Accounts Committee (PAC) Inquiry into the assets, premises and funding of the RFS.<br>**Recommendation in General Business.** |
| Head of Policy & Government Relations for Royal Far West, Jenny Stevenson | Royal Far West 2030 strategy |
| NSW Emergency Services Minister the Hon Jihad Dib MP | Responding to CMA correspondence re the Red Fleet. Audit now to be completed by end of 2026. |
| NSW Planning Minister the Hon Paul Scully | Responding to CMA advocacy regarding the planning reforms |

**Recommendation:** **That the correspondence be received and noted.**
Moved by: Mayor Danielle Mulholland (Kyogle Council).
Seconded by: Mayor Cheryl Cook (Federation Council)
– carried unanimously.

## 5. MEDIA RELEASES

NSW Country Mayors congratulate new Nationals leadership team

Country Mayors draw out political big guns

NSW Country Mayors Welcome Reopening of Inquiry

Country Mayors renew vows with LGNSW

Eugowra people, Cabonne Council honoured for Inland Tsunami response

COUNTRY MAYORS AND LOCAL GOVERNMENT NSW – A BIG WEEK OF COLLABORATION

CMA backs Dr. McGirr's Rural Health Action Plan

No quick fix for NSW Red Fleet Ownership

NSW Country Mayors react to Bondi shooting

Legislation on Guns and Public Assembly too Rushed

NSW Country Mayors react to new look State Shadow Ministry

VALE DAME MARIE BASHIR

CMA discusses GST Review with NSW Premier and Treasurer

Welcome recognition for country NSW Council luminaries

CMA and NSW Emergency Services Minister progress Red Fleet issue

Emergency Services Levy a NSW Government responsibility

NSW Government drought response a good start

NSW Country Mayors welcome LG Expert Advisory Panel

NSW Premier and Country Mayors brainstorm

NSW COUNTRY MAYORS: TIME FOR NSW TO GET ITS' FAIR SHARE OF THE GST

NSW Country Mayors mourn Ray Donald OAM

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| **Recommendation:** | **That the media releases be received and noted.** |
| Moved by: | Mayor John Harvie (Murray River Council) |
| Seconded by: | Mayor Danielle Mulholland (Kyogle Council). |

– carried unanimously.

## 6. REPORTS

### Report from CMA Chairman Mayor Rick Firman OAM

**Recommendation:** **That the Report be received and noted.**
Moved by: Mayor Danielle Mulholland (Kyogle Council).
Seconded by: Mayor Sharon Cadwallader (Ballina Shire)

– carried unanimously.

### Finance Report – Ms. Melissa Boxall (CMA Secretary)

**Recommendation:** **That the Report be received and noted, as read.**
Moved by: Mayor Paul Culhane (Upper Lachlan Shire).
Seconded by: Mayor Kenrick Winchester (QPRC)
– carried unanimously

### Report from the President of ALGA, Mayor Matt Burnett

**Recommendation:** **That the Report be received and noted, as read.**
Moved by: Mayor Paul Culhane (Upper Lachlan Shire).
Seconded by: Mayor Cheryl Cook (Federation Council)
– carried unanimously.

### Report from President of LGNSW – Mayor Darcy Byrne

**Mayor Byrne spoke to his report:**

Mayor Byrne advised of a Webinar on Wednesday 1 April regarding Fuel supply. He encourage members to register.
I had a meeting with Minister Hoenig about the Code of Meeting Practice and he accepts that there may be need for some improvements but he wants proposals, not complaints. It does seem to be excessive to be banning remote participation , especially for remote Councils.

**Recommendation:** **That the Report be received and noted.**
Moved by: Mayor John Medcalf OAM (Lachlan Shire Council).
Seconded by: Mayor Danielle Mulholland (Kyogle Council).
– carried unanimously.

### Policy Advisor's Report – Mrs. Julie Briggs

**Recommendation:** **That the Report be received and noted and that the recommendations therein be endorsed.**

Moved by: Mayor Paul Culhane (Upper Lachlan Shire).
Seconded by: Mayor Danielle Mulholland (Kyogle Council).
– carried unanimously.

# Business with Notice

## a) Patrons of the Country Mayors Association of NSW

***CMA Board Recommendation: that the following three former CMA Chairmen be endorsed as inaugural Patrons of the Country Mayors Association of NSW***

- ***Emeritus Mayor Ken Keith OAM (Parkes Shire)***
- ***Emeritus Mrs Katrina Humphries (Moree Plains Shire)***
- ***Emeritus Mayor Jaime Chaffey MP (Gunnedah Shire)***

***And further that a suitable presentation be made to each.***

Moved by: Mayor Sharon Cadwallader (Ballina Shire).
Seconded by: Mayor John Medcalf OAM (Lachlan Shire Council
– carried unanimously.

Mayor Mulholland asked if there will be a cap on Patron numbers.
Mayor Firman that that can be teased out in future reviews of the Constitution.

## b) CMA Board is seeking formal endorsement of the Members for the following adopted Board resolutions:

*i) Taxi Services*
***That given the impracticality of Uber in rural and remote communities, the lack of taxis and their importance to those communities, that the CMA Board advocates to the NSW Regional Transport and Roads Minister for substantially decreased costs for taxi operators in rural and remote NSW.*** (Narromine Shire)

*ii) Local Government Expert Advisory Panel*
***That the CMA Board write to NSW Local Government Minister, the Hon Ron Hoenig MP, requesting that he consider a position for the Chairman of the Western Division of Councils to sit on the Minister Expert Advisory Panel. (***Cobar Shire)

*iii) Engagement and Consultation during Policy Development by NSW Government*
***That the CMA Board write to the NSW Premier, the Hon Chris Minns MP, respectfully requesting that enhanced levels of engagement/consultation by the NSW Government occur during policy development, which is specific to our rural, remote and regional Member Councils.*** (CMA Board)

*iv) Local Government – Stand Alone Minister*
***That the CMA Board write to both the NSW Premier and the NSW Opposition Leader, requesting a commitment to a stand-alone Local Government portfolio.***

*v) Financial Sustainability*
***That the CMA Board write to the NSW Premier, NSW Opposition Leader, NSW Minister and Shadow Ministers for Local Government, requesting details on what is being done to address the financial sustainability crisis impacting rural, remote and regional NSW Councils.***

***and further***

***That the CMA Chairman and LGNSW President seek an urgent meeting with the NSW Minister for Local Government and the Shadow Minister for Local Government, to amplify the seriousness of the situation confronting the CMA Member Councils.***

***Recommendation: That the CMA Members endorse the Board resolutions listed above.***

***Mayor Winchester suggested that we only need to write to the Opposition Leader but Mayor Firman clarified that we still want the Premier to confirm a stand alone port folio will continue.***

Moved by: Mayor Jarrod Marsden (Cobar Shire).
Seconded by: Mayor Nina Dillon (Goulburn Mulwaree Council)
– carried unanimously.

## Urgent business without notice

**Nil**

## Without any further business, Chairman, Mayor Firman declared the CMA General Meeting closed at 12:38 pm

The next CMA meeting will be **8 May 2026**, in the NSW Parliament House Theatrette – 8:20am-1:45pm.

Theme: Skill Shortages, Labour Solutions

**A tutorial on accessing the data from the CMA-RDN Rural Health Access Survey will be the final session of the meeting, for those who can stay on.**