



**SNOWY VALLEYS COUNCIL
ORDINARY MEETING**

AGENDA

Thursday, 15 May 2025

THE MEETING WILL BE HELD AT 4:00 PM
COUNCIL CHAMBERS 76 CAPPER STREET TUMUT / VIA VIDEO
LINK

Statement of Ethical Obligations

Councillors are reminded of the oath or affirmation of office they made under section 233A of the Local Government Act 1993 and the obligation under Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

Disclosure of Pecuniary Interests at meetings (extract from the Code of Conduct – Section 4)

- 4.28** Councillor or a council committee member who has a pecuniary interest in any matter with which the council is concerned, and who is present at a meeting of the council or committee at which the matter is being considered, must disclose the nature of the interest to the meeting as soon as practicable.
- 4.29** The councillor or council committee member must not be present at, or in sight of, the meeting of the council or committee:
- (a) at any time during which the matter is being considered or discussed by the council or committee, or
 - (b) at any time during which the council or committee is voting on any question in relation to the matter.
- 4.30** In the case of a meeting of a board of a joint organisation, a voting representative is taken to be present at the meeting for the purposes of clauses 4.28 and 4.29 where they participate in the meeting by telephone or other electronic means.
- 4.31** Disclosure made at a meeting of a council or council committee must be recorded in the minutes of the meeting.

Disclosure of Political Donations and Gifts

The *Environmental Planning and Assessment Act 1979* places obligations on Councillors, staff, applicants and any person who makes a public submission, to disclose information relating to political donations and gifts during the environmental plan making or development assessment process.

The fact that political donations or gifts have been made by applicants / proponents of a planning application should not affect whether an application is approved or refused. Political donations or gifts should not be relevant in making a determination. The matter should be determined on its merits. Nor do they provide grounds for challenging the determination of any applications.

For further information, visit www.planning.nsw.gov.au/donations

Furthermore, for each planning decision made at a Council or Committee Meeting, the names of Councillors who supported the decision and those that oppose the decision must be recorded. (Sec. 375A of the *Local Government Act 1993*)

**Use of mobile phones and the unauthorised recording of meetings
(extract from the Code of Meeting Practice – Section 15)**

- 15.21** Councillors, council staff and members of the public must ensure that mobile phones are turned to silent during meetings of the council and committees of the council.
- 15.22** A person must not live stream or use an audio recorder, video camera, mobile phone or any other device to make a recording of the proceedings of a meeting of the council or a committee of the council without the prior authorisation of the council or the committee.
- 15.23** Any person who contravenes or attempts to contravene clause 15.22, may be expelled from the meeting as provided for under section 10(2) of the Act.
- 15.24** If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary, restrain that person from re-entering that place for the remainder of the meeting.

Livestreaming of Meetings (extract from the Code of Meeting Practice – Section 5)

This meeting is live streamed on Council's website to allow the community to follow Council debates and decisions without the need to attend meetings in person. Members of the public attending or speaking at a meeting agree to have their image, voice and personal information (including name and address) recorded and publicly broadcast. Snowy Valleys Council does not accept liability for any defamatory remarks or inappropriate comments that are made during the course of a meeting. Any part of the meeting that is held in closed session will not be streamed.

- 5.19** All meetings of the council and committees of the council are to be webcast on the council's website.

Photography

Flash photography is not permitted at a meeting of the Council or a Committee of the council without the consent of the General Manager.

Public Forum (extract from the Code of Meeting Practice – Section 4)

- 4.1** The Council may hold a public forum prior to each Ordinary Council meeting for the purpose of hearing oral submissions on items of business to be considered at the meeting. All public forums will be audio/visual recorded and live streamed as part of the Council meeting.
- 4.2** Public Forums may be held by audio-visual link.
- 4.3** Public forums are to be chaired by the mayor or their nominee.

Those attending must comply with the terms and conditions of the Code of Meeting Practice which can be viewed on Council's website.



Thursday, 15 May 2025

Council Chambers 76 Capper Street Tumut and Via Video Link

4:00 PM

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1. PUBLIC FORUM

2. ACKNOWLEDGEMENT OF COUNTRY

Snowy Valleys Council proudly acknowledges the traditional owners and custodians of this land and water and pay respects to their Elders past and present.

3. APOLOGIES, LEAVE OF ABSENCE AND REMOTE ATTENDANCE

4. DECLARATIONS OF PECUNIARY INTEREST

Pursuant to Section 4 of the Code of Conduct, Councillors are required to declare any direct or indirect pecuniary interest in any matters being considered by Council.

<h2>5. CONFIRMATION OF MINUTES</h2>
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5.1. MINUTES - ORDINARY COUNCIL - 17 APRIL 2025

RECOMMENDATION:

That the Minutes of the Ordinary Council Meeting held on 17 April 2025 be received and confirmed as an accurate record.

Attachment 1 - 20250417 - DRAFT Minutes - Ordinary Council



ORDINARY MEETING

MINUTES

Thursday, 17 April 2025

THE MEETING WAS HELD AT 4:00 PM
COUNCIL CHAMBERS 76 CAPPER STREET TUMUT AND VIA
VIDEO LINK

Mayor

Acting General Manager



Thursday, 17 April 2025
Council Chambers 76 Capper Street Tumut and Via Video Link
4:00 PM

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Mayor

Acting General Manager

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PRESENT: Mayor Julia Ham, Cr James Hayes, Cr Michael Inglis, Cr John Larter, Cr Hugh Packard, Cr David Sheldon, Cr Trina Thomson, Cr Andrew Wortes

IN ATTENDANCE: Acting General Manager Jessica Quilty, Acting Director Community, Corporate & Development Nick Wilton, Director Infrastructure & Works Duncan Mitchell, Chief Financial Officer Manna Doshii

1. PUBLIC FORUM

Nil.

2. ACKNOWLEDGEMENT OF COUNTRY

An acknowledgement of the traditional custodians of the land was delivered by Cr Ham.

3. APOLOGIES, LEAVE OF ABSENCE AND REMOTE ATTENDANCE

A Leave of Absence has been received from Cr Grant Hardwick.

M74/25 RESOLVED that the Leave of Absence from Cr Grant Hardwick for today's meeting be received and granted.

Cr Packard/Cr Wortes

CARRIED UNANIMOUSLY

4. DECLARATIONS OF PECUNIARY INTEREST

Nil.

5. CONFIRMATION OF MINUTES

5.1. MINUTES - ORDINARY COUNCIL - 20 MARCH 2025

M75/25 RESOLVED:

That the Minutes of the Ordinary Council Meeting held on 20 March 2025 be received and confirmed as an accurate record.

Cr Wortes/Cr Sheldon

CARRIED UNANIMOUSLY

6. CORRESPONDENCE/PETITIONS

Nil.

7. MAYORAL MINUTE

7.1. MAYORAL MINUTE - VALE - FORMER GENERAL MANAGER CHRIS ADAMS

M76/25 RESOLVED:

1. To acknowledge former General Manager Chris Adams and his passing.

Cr Ham

CARRIED UNANIMOUSLY

7.2 MAYORAL MINUTE - APPRECIATION TO VARIOUS ORGANISATIONS

The Mayor tabled letters of thanks to the Khancoban United Volunteer Association (KUVA) for their outstanding efforts in organising and hosting the recent Khancoban Long Lunch and Forestry Corporation for their work on the Bago Forest Nature Tourism Program. The Mayor also thanked the organisers of Mt Tumbarumba Mountain Bike Park and also noted the successful Seniors Week and Youth Week programs.

Cr Ham

CARRIED UNANIMOUSLY

8. NOTICE OF MOTION/NOTICE OF RESCISSION

Nil.

9. URGENT BUSINESS WITHOUT NOTICE

Nil.

10. GOVERNANCE AND FINANCIAL REPORTS

10.1. COUNCIL RESOLUTIONS ACTION REPORT - APRIL 2025

M77/25 RESOLVED:

THAT COUNCIL:

1. Note the report on the Council resolution actions as at April 2025.

Cr Thomson/Cr Sheldon

CARRIED UNANIMOUSLY

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Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers 76 Capper Street Tumut and Via Video Link on Thursday, 17 April 2025

Mayor

Acting General Manager

10.2. DE-AMALGAMATION UPDATE**M78/25 RESOLVED:**

THAT COUNCIL:

1. Note the report on the De-amalgamation Update as at April 2025.

Cr Sheldon/Cr Wortes

CARRIED UNANIMOUSLY**10.3. PLANNING & UNDERSTANDING OF LOCAL GOVERNMENT FINANCES FOR COUNCILLORS - 21 MAY & 24 JUNE 2025****M79/25 RESOLVED:**

THAT COUNCIL:

1. Endorse the participation of Cr David Sheldon in the LGNSW Planning for Councillors training course on 21 May 2025;
2. Endorse the participation of Cr David Sheldon and Cr Michael Inglis in the LGNSW Understanding Local Government Finances for Councillors training course on 24 June 2025; and
3. Approve participation of other Councillors wishing to enrol in the above training courses, provided there is sufficient funds within budget allocations at the time of registration.

Cr Thomson/Cr Packard

CARRIED UNANIMOUSLY**10.4. ENDORSEMENT OF THE DRAFT INTEGRATED PLANNING AND REPORTING SUITE (2025-2029) - FOR PUBLIC EXHIBITION****MOTION:**

THAT COUNCIL:

1. Endorse the following draft Integrated Planning & Reporting suite to be placed on public exhibition for a minimum of 28 days:
 - a. Draft combined Delivery Program (2025-2029) and Operational Plan (2025-2026) incorporating the Operational Budget (2025-2026);
 - b. Draft Revenue Policy (2025-2026);
 - c. Draft Fees & Charges (2025-2026);
 - d. Draft Resourcing Strategy including Draft Long Term Financial Plan (2025-2035), Draft Asset Management Strategy (2025-2029), and Draft Workforce Management Strategy (2025-2029).

Cr Thomson/Cr Sheldon

M80/25 RESOLVED to move into Committee of the Whole

Cr Thomson/Cr Sheldon

CARRIED UNANIMOUSLY

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Mayor

Acting General Manager

M81/25 RESOLVED to move out of Committee of the Whole

Cr Hayes/Cr Sheldon

CARRIED UNANIMOUSLY

M82/25 RESOLVED:

THAT COUNCIL:

1. Endorse the following draft Integrated Planning & Reporting suite to be placed on public exhibition for a minimum of 28 days:
 - a. Draft combined Delivery Program (2025-2029) and Operational Plan (2025-2026) incorporating the Operational Budget (2025-2026);
 - b. Draft Revenue Policy (2025-2026);
 - c. Draft Fees & Charges (2025-2026);
 - d. Draft Resourcing Strategy including Draft Long Term Financial Plan (2025-2035), Draft Asset Management Strategy (2025-2029), and Draft Workforce Management Strategy (2025-2029).

Cr Thomson/Cr Sheldon

For: Cr Thomson, Cr Packard, Cr Ham, Cr Hayes, Cr Larter, Cr Inglis, Cr Wortes

Against: Cr Sheldon

CARRIED

7/1

10.5. COUNCILLOR AND COMMUNITY DIRECTORS TO THE BOARD - HYNE COMMUNITY TRUST

MOTION:

THAT COUNCIL:

1. Receive the report on the appointment of a Councillor and community representation to the non-Hyne Director positions to the Hyne Community Trust Board;
2. Note and endorse the current community representation and their continued interest on behalf of Snowy Valleys Council, that being Mr Ian Chaffey, Ms Bernadette Alleyn and Ms Janet Anderson; and
3. Write to the Hyne Community Trust to:
 - a. Advise of the 17 October 2024 resolution M198/24 that Mayor Julia Ham has been nominated as the Councillor non-Hyne Director, in accordance with the requirements of the Deed (2007) and amendment (2016); and
 - b. Advise that Mr Ian Chaffey, Ms Bernadette Alleyn and Ms Janet Anderson have been nominated as community non-Hyne Directors.

Cr Packard/Cr Wortes

M83/25 RESOLVED to defer item 10.5 to the 15 May 2025 Ordinary Meeting of Council.

Cr Larter/Cr Sheldon

For Cr Packard, Cr Ham, Cr Hayes, Cr Larter, Cr Inglis, Cr Sheldon

Against: Cr Thomson, Cr Wortes,

CARRIED

6/2

10.6. DRAFT PAYMENT OF EXPENSES AND PROVISION OF FACILITIES FOR MAYOR AND COUNCILLORS POLICY - FOR PUBLIC EXHIBITION

M84/25 RESOLVED:

THAT COUNCIL:

1. Endorse the Draft Payment of Expenses and Provision of Facilities for Mayor and Councillors Policy - SVC-EXE-PO-002-07 for public exhibition for a period of no less than 28 days;
2. Note if submissions are received during the exhibition, a further report will be provided to Council; and
3. Adopt the Draft Payment of Expenses and Provision of Facilities for Mayor and Councillors Policy if no submissions are received on the day after the completion of the public exhibition period.

Cr Sheldon/Cr Packard

CARRIED UNANIMOUSLY

10.7. COMMUNITY ENGAGEMENT STRATEGY AND COMMUNITY ENGAGEMENT POLICY - FOR ADOPTION

M85/25 RESOLVED:

THAT COUNCIL:

1. Adopt the Community Engagement Strategy (SVC-RP-STY-003-02); and
2. Adopt the Community Engagement Policy (SVC-EXE-PO-017-03).

Cr Sheldon/Cr Thomson

CARRIED UNANIMOUSLY

10.8. COUNCIL COMMITTEES POLICY - FOR PUBLIC EXHIBITION

M86/25 RESOLVED:

THAT COUNCIL

1. Endorse the updated Council Committees Policy SVC-GOV-PO-110-02 for public exhibition for a period of no less than 28 days;

2. Note if submissions are received during the exhibition, a further report will be provided to Council;
3. Adopt the Council Committees Policy SVC-GOV-PO-110-02 if no submissions are received on the day after the completion of the public exhibition period.

Cr Packard/Cr Sheldon

CARRIED UNANIMOUSLY

10.9. STATEMENT OF INVESTMENTS - MARCH 2025

M87/25 RESOLVED:

THAT COUNCIL:

1. Note the report on Statement of Investments - March 2025.

Cr Sheldon/Cr Packard

CARRIED UNANIMOUSLY

11. MANAGEMENT REPORTS

11.1. MULTIPURPOSE AND EVACUATION CENTRE PROJECT - UPDATE - APRIL 2025

MOTION:

THAT COUNCIL:

1. Note the Multipurpose and Evacuation Centre Project - Update - April 2025 Report.

Cr Hayes/Cr Wortes

M88/25 RESOLVED to move into Committee of the Whole

Cr Sheldon/Cr Thomson

CARRIED UNANIMOUSLY

Cr Hayes left the meeting at 5.09pm and returned at 5.11pm.

M89/25 RESOLVED to move out of Committee of the Whole

Cr Sheldon/Cr Larter

CARRIED UNANIMOUSLY

M90/25 RESOLVED:

THAT COUNCIL:

1. Note the Multipurpose and Evacuation Centre Project - Update - April 2025 Report.

Cr Hayes/Cr Wortes

CARRIED UNANIMOUSLY

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Mayor

Acting General Manager

11.2. PROPOSED TELECOMMUNICATION TOWER - TALBINGO RESOURCE RECOVERY CENTRE

MOTION:

THAT COUNCIL:

1. Note the report on the proposed telecommunications tower and accompanying draft Licence Agreement that Council has negotiated with YLESS4U that is to be located within Council Resources Recovery Centre at Talbingo;
2. Approve the location of telecommunications tower on Council's land at the Talbingo Resource Recovery Centre; and
3. Allocate funds generated through the lease of land for the tower to the Talbingo community.

Cr Thomson/Cr Sheldon

MOTION to vote on Item 11.2 Proposed Telecommunications Tower - Talbingo recommendations separately.

Cr Larter

Lapsed

M91/25 RESOLVED:

THAT COUNCIL:

1. Note the report on the proposed telecommunications tower and accompanying draft Licence Agreement that Council has negotiated with YLESS4U that is to be located within Council Resources Recovery Centre at Talbingo;
2. Approve the location of telecommunications tower on Council's land at the Talbingo Resource Recovery Centre; and
3. Allocate funds generated through the lease of land for the tower to the Talbingo community.

Cr Thomson/Cr Sheldon

For: Cr Thomson, Cr Packard, Cr Ham, Cr Hayes, Cr Inglis, Cr Wortes, Cr Sheldon

Against: Cr Larter

CARRIED

7/1

11.3. DRINKING WATER MANAGEMENT SYSTEM ANNUAL REPORT FOR 2023-2024

MOTION:

THAT COUNCIL:

1. Note this report on the Drinking Water Management System Annual Report for 2023-2024; and
2. Endorse the Drinking Water Management System Annual Report 2023-2024 for submission to the local Public Health Unit (PHU), NSW Health;
3. Receive a report regarding adding fluoride to the water.

Cr Larter/Cr Sheldon

M92/25 RESOLVED to vote on Item 11.3 Drinking Water Management System Annual Report for 2023-2024 recommendation items separately.

Cr Inglis/Cr Packard

CARRIED UNANIMOUSLY

M93/25 RESOLVED:

THAT COUNCIL:

1. Note this report on the Drinking Water Management System Annual Report for 2023-2024.

Cr Inglis/Cr Packard

CARRIED UNANIMOUSLY

M94/25 RESOLVED:

THAT COUNCIL:

1. Endorse the Drinking Water Management System Annual Report 2023-2024 for submission to the local Public Health Unit (PHU), NSW Health.

Cr Sheldon/Cr Wortes

CARRIED UNANIMOUSLY

MOTION:

THAT COUNCIL:

1. Receive a report regarding adding fluoride to the water.

Cr Larter/Cr Sheldon

For: Cr Larter, Cr Sheldon, Cr Hayes

Against: Cr Thomson, Cr Packard, Cr Ham, Cr Inglis, Cr Wortes

LOST

3/8

12. MINUTES OF COMMITTEE MEETINGS

12.1. MINUTES - AUDIT RISK AND IMPROVEMENT COMMITTEE - 19 MARCH 2025

M96/25 RESOLVED:

THAT COUNCIL:

1. Note the Minutes of the Audit, Risk and Improvement Committee held on 19 March 2025.

Cr Packard/Cr Sheldon

CARRIED UNANIMOUSLY

Cr Larter left the meeting at 5.40pm and did not return.

Cr Hayes left the meeting at 5.40pm and did not return.

12.2. MINUTES - YOUTH COUNCIL COMMITTEE - 13 MARCH 2025

M97/25 RESOLVED:

THAT COUNCIL:

1. Note the Minutes of the Youth Council Committee held on 13 March 2025; and
2. Adopt the following recommendation/s from the minutes:
 - a. That the Youth Council Committee Terms of Reference be adopted with no changes.

Cr Wortes/Cr Sheldon

CARRIED UNANIMOUSLY

12.3. MINUTES - TOOMA RECREATION RESERVE COMMITTEE - 4 MARCH 2025

M98/25 RESOLVED:

THAT COUNCIL:

1. Note the Minutes of the Tooma Recreation Reserve Committee held on 4 March 2025.

Cr Sheldon/Cr Wortes

CARRIED UNANIMOUSLY

13. CONFIDENTIAL

M99/25 RESOLVED that Council move into Confidential to consider the matters listed in the confidential section of the agenda in accordance with Section 10A(2) of the *Local Government Act 1993* for the reasons specified:

13.1 CONFIDENTIAL - RFT 2025/01 DESIGN & REPLACEMENT OF FILTER MEDIA AND ASSOCIATED WORKS AT THE TUMUT WATER TREATMENT PLANT

Item 13.1 is confidential under the *Local Government Act 1993* Section 10A (2)(d)(ii) as it relates to commercial information of a confidential nature that would, if disclosed confer a commercial advantage on a competitor of the council, and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Cr Thomson/Cr Wortes

CARRIED UNANIMOUSLY

Cr Sheldon left the meeting at 5.44pm.

The meeting was closed to the public at 5.44pm.

13.1. CONFIDENTIAL - RFT 2025/01 DESIGN & REPLACEMENT OF FILTER MEDIA AND ASSOCIATED WORKS AT THE TUMUT WATER TREATMENT PLANT**M100/25 RESOLVED:**

THAT COUNCIL:

1. Resolve in accordance with Section 55 of the *Local Government Act 1993* to accept the Tender RFT 2025/01 from Water Treatment Australia for the filter media upgrade at Tumut Water Treatment Plant for the tendered lump sum amount of \$531,153.11 excluding GST;
2. Authorise the Acting General Manager to enter into a contract with Water Treatment Australia for the design and replacement of filter media at the Tumut Water Treatment Plant;
3. Once Council has executed the Contract, information relating to the successful tender be published in Council's Register of Contracts as required by *Government Information (Public Access) Act 2009 - Part 3 Division 5 - Government Contracts with Private Sector*;
4. The Confidential Report relating to matters specified in Sections 10A (2)(d)(ii) be treated as confidential and remain confidential until Council determines otherwise; and
5. Write to the unsuccessful tenderers advising of the outcomes of the tender process.

Cr Thomson/Cr Packard

Cr Sheldon left the meeting at 5.45pm.

CARRIED UNANIMOUSLY

M101/25 RESOLVED to move back into open session.

Cr Thomson/Cr Packard

CARRIED UNANIMOUSLY

At this point, the time being 5.54pm the meeting moved back into open session.

The Mayor provided a verbal report of the resolutions made during confidential session.

14. MEETING CLOSURE

There being no further business to discuss, the meeting closed at 5.56pm.

6. CORRESPONDENCE/PETITIONS

7. MAYORAL MINUTE

7.1. MAYORAL MINUTE - HUMELINK HOST COUNCILS PUSH FOR COMMUNITY BENEFIT-SHARING PAYMENTS

REPORT AUTHOR: MAYOR, JULIA HAM

PURPOSE:

The purpose of this report is to advise of recent advocacy towards community benefit-sharing payments by Transgrid to communities hosting HumeLink transmission lines.

MAYORAL RECOMMENDATION:

- 1. Note the recent media release regarding Transgrid's HumeLink project and the associated host councils' push for community benefit-sharing payments.**

REPORT:

Mayors from Snowy Valleys, Upper Lachlan Shire, Yass Valley, Wagga Wagga City, and Cootamundra-Gundagai Regional Council areas met with NSW Minister for Energy, Penny Sharpe on the 2 May 2025 to discuss an advocacy proposal for community benefit-sharing payments related to Transgrid's HumeLink project and other energy developments into the future. The proposal aimed to ensure that local communities hosting the transmission lines receive substantial and ongoing benefits.

The Councils propose to seek agreements with Transgrid to provide community benefit-sharing payments to councils, similar to payments made to landowners under the NSW Government Strategic Benefit Payments Scheme.

The Councils are also calling on the NSW Government to establish a community benefit-sharing payments scheme for developers of future transmission lines and energy projects in all areas of the state, building on state government work to ensure local benefits in renewable energy zones.

Transgrid has now received Federal and State approval for its HumeLink project, which involves constructing approximately 365 km of transmission lines across the five Local Government areas. While Transgrid has a community partnerships program offering small grants and the HumeLink project has a community benefits and investment plan, these focus more on offsetting construction impacts rather than providing broad, long-term community benefits.

Unlike other developers and landholders who pay council rates, there is no requirement for Transgrid to make payments to councils to contribute towards long-term broader community benefits.

ATTACHMENTS

1. Media Release CRJO - HumeLink host Councils push for Community Benefit-sharing Payment

Attachment 1 - Media Release CRJO - HumeLink host councils push for community benefit-sharing payment



Canberra Region Joint Organisation
PO Box 66
Queanbeyan NSW 2620

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Media Release

Date: 5 May 2025

HumeLink host councils push for community benefit-sharing payments

Councils in the Snowy Valleys, Upper Lachlan Shire, Yass Valley, Wagga Wagga City, and Cootamundra Gundagai Regional areas, have put forward a compelling advocacy proposal for community benefit-sharing payments related to Transgrid's HumeLink project and other energy developments into the future.

This proposal aims to ensure that local communities hosting the transmission lines receive substantial and ongoing benefits.

On 2 May 2025, mayors of the host councils, Canberra Region Joint Organisation and Regional Development Australia representatives, met with the NSW Minister for Energy, Penny Sharpe to discuss the advocacy proposal.

"We are grateful to Minister Sharpe for her willingness to come to the region and listen to our mayors' proposal for community benefit-sharing" said Cr Russell Fitzpatrick, Chair of the Canberra Region Joint Organisation.

The five councils propose to seek agreements with Transgrid to provide community benefit-sharing payments to councils, similar to payments made to landowners under the NSW Government's strategic benefit payments scheme.

Landowners are set to receive \$10,000 per year (in 2022 dollars) for each kilometre of transmission lines to pass through their properties, for 20 years.

Councils are proposing a similar amount be paid to councils, to help pay for council-provided infrastructure and services, provide intergenerational benefit and leave a legacy for local host communities long after construction crews have pulled out.

The councils are also calling on the NSW Government to establish a community benefit-sharing payments scheme for developers of future transmission lines and energy projects in all areas of the state, building on state government work to ensure local benefits in renewable energy zones.

Transgrid has now received federal and state approvals for its HumeLink project, which involves constructing approximately 365 km of transmission lines across the five local government areas.

While Transgrid has a community partnerships program offering small grants and the HumeLink project has a community benefits and investment plan, these focus more on offsetting construction impacts rather than providing broad, long-term community benefits.

Unlike other developers and landholders who pay council rates, there is no requirement for Transgrid to make payments to councils to contribute towards long-term broader community benefits.

Cr Fitzpatrick said that “Minister Sharpe acknowledged the need for broad benefits to host communities. She encouraged the councils to continue working together to advocate to Transgrid for their communities and said she will do what she can to support that.”

“Minister Sharpe also committed to including the concept in the government’s considerations for how to ensure local benefits for host communities in areas outside of renewable energy zones.”

“She graciously thanked the five councils for their positive approach to the meeting and the advocacy proposal and expressed her willingness to continue discussions”.

The group of councils is determined in its advocacy for meaningful local community benefit-sharing agreements and schemes.

“What we want is for local host communities to directly share in the benefits from energy projects which deliver for national and statewide electricity consumers,” said Cr Fitzpatrick, “and we think that Transgrid and all operators of energy infrastructure should contribute to councils over the long-term to help achieve those local benefits.”

Contact:

For further information, please contact: Sharon Houlihan Executive Officer, Canberra Region Joint Organisation Email: sharon.houlihan@crjo.nsw.gov.au Phone: 0427 469 156

Photo:

From left to right: Mayor Paul Culhane Upper Lachlan Shire Council, Mayor Jasmin Jones Yass Valley Council, NSW Minister for Energy Penny Sharpe, Mayor Julia Ham Snowy Valleys Council, Mayor Abb McAlister Cootamundra Gundagai Regional Council, Mayor Russell Fitzpatrick Chair Canberra Region Joint Organisation

Quotes attributable to local council mayors:

“We are very appreciative to Minister Sharpe for taking the time to meet with us and discuss our concerns with the ‘boom and bust’ situation of major energy projects leaving a social and economic hole in our communities when the constructions ends. A community benefit sharing payment scheme would help smooth the transition, providing local benefits for our communities over the long-term, not just visual and amenity impacts.”

– Cr Julia Ham, Mayor Snowy Valleys Council

“While local communities recognise the need for use of local land and wind resources for the transition to renewable energy, it would be easier to accept the permanent change to local landscapes if there were broader community benefits by way of financial contributions towards infrastructure and services that communities use every day like roads, drainage, water and sewerage systems.”

– Cr Paul Culhane, Mayor Upper Lachlan Shire Council

“Despite council’s efforts to protect the rural nature of our region via rural buffer zones around development, state significant developments are approved without buffer zones and our communities as well as the highly successful agri-tourism sector are at risk from industrialisation. Councils’ submissions to have payments to councils equalling 1% of the capital cost of the Humelink project were unsuccessful so now we plan to seek contributions from Transgrid over the operating life of the transmission lines in our region.”

– Cr Jasmin Jones, Mayor Yass Valley Council

“Significant investment in local communities is needed from Transgrid, via contribution towards council-provided infrastructure and services, in addition to minor grants and sponsorships. Community benefit-sharing would help to shift the narrative from energy developments as an imposed burden on locals to a negotiated opportunity for locals to share in the benefits.”

– Cr Abb McAlister Mayor Cootamundra Gundagai Regional Council

“Rural amenity is a major reason people settle in regional areas and local communities need to be able to balance negative amenity impacts with benefits achieved through financial contribution of the developers. We are very keen to work with Minister Sharpe and our local member, Dr Joe McGirr to establish a community benefit-sharing scheme.”

– Cr Dallas Tout, Mayor Wagga Wagga City Council

End

8. NOTICE OF MOTION/NOTICE OF RESCISSION

9. URGENT BUSINESS WITHOUT NOTICE

10. GOVERNANCE AND FINANCIAL REPORTS

10.1. COUNCIL RESOLUTIONS ACTION REPORT - MAY 2025

REPORT AUTHOR: EXECUTIVE ASSISTANT - GENERAL MANAGER

RESPONSIBLE DIRECTOR: ACTING GENERAL MANAGER

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with an update on any active resolutions as at May 2025.

RECOMMENDATION:

THAT COUNCIL:

- 1. Note the report on the Council resolution actions as at May 2025.**

BACKGROUND:

The General Manager is responsible for ensuring that Council's policies, decisions and priorities are implemented in a timely and efficient manner, consistent with the goals and objectives of Council. After a Council meeting, each resolution is allocated to the responsible officer to action in accordance with the intent of the Council decision.

REPORT:

Each month, a report is presented to Council on the status of any active resolutions. The below report includes resolutions up until the last meeting of Council, that being 17 April 2025, and includes any actions yet to be completed. Resolutions resulting from Council meetings are tracked and distributed via Council's TechOne system.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

Community Strategic Plan Theme

Theme 5 - Our Civic Leadership

Community Strategic Plan Strategic Objectives

CSP5 Our Civic leadership and organisation government fosters open and transparent partnership with our community

Delivery Program Principal Activities

5.4 Maintain and deliver a governance framework that guides good decision making, accountability and legislative compliance

FINANCIAL AND RESOURCES IMPLICATIONS:

Any associated budget and allocated resources have been considered when the matter was first reported to Council.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Section 335 of the *Local Government Act 1993* states that the General Manager must implement, without undue delay, lawful decisions of the council.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Nil.

OPTIONS:

1. Adopt as per recommendations set out in this report - preferred option.
2. Amend the recommendations set out in this report.
3. Decline the recommendations set out in this report.

COUNCIL SEAL REQUIRED:

No.

COMMUNITY ENGAGEMENT AND COMMUNICATION:

N/A

ATTACHMENTS

1. Council Resolutions Action Report as at May 2025.

Attachment 1 - 20250515 Resolutions Tracker

Resolutions Tracker – May 2025

Report Date/Item	Status	Assignee	Due Date	Details
Thursday, 15 February 2024				
11.5. REQUEST FOR ROAD CLOSURE AND SALE - PART ALPINE WAY, KHANCOBAN	In Progress	Property & Roads Partner	20/07/2025	<p>M34/24 RESOLVED THAT COUNCIL:</p> <ol style="list-style-type: none"> 1. Approve the partial road closure, subdivision and sale of the formed lot bordering Lot 2 DP 850930 subject to the terms of sale being met including: <ol style="list-style-type: none"> a. compliance with the legislative framework for the closing of public roads contained within the Roads Act 1993, and sale of land contained in the Real Property Act 1900 and the current NSW Registrar General's Land Registry Services Guidelines for the Closure and Sale of Public Roads; b. sale price to be determined by an independent land valuation based on the surrounding land use zoning and not the current zoning of the land as well as the future permissible use of the land under Councils' current Tumbarumba Local Environment Plan 2010 (LEP); c. the area of land (m2) to be sold is to be confirmed in a land survey prepared by a registered land surveyor; d. the brief for the land valuation is to be prepared by Council and the Land Valuer is to be engaged directly by Council; e. 50% of all costs including land valuation costs, land survey costs, preparation of contract for sale costs, land re-zoning costs, consultation costs, notification costs, planning, legal and all other costs associated with the sale and transfer of the land are to be borne by the applicant; f. a bond of \$5,000.00 be sought from the applicant upfront before Council staff undertake any work on the road closure, subdivision and sale of the land. The costs identified above (item e) will be paid for out of the bond with any unused funds returned to the applicant. 2. Honour the 50% contribution towards the property realignment that was made by Tumbarumba Shire Council; 3. Seek concurrence and approval from Transport for New South Wales (TfNSW) in writing on the sale of this road before any valuation or sales process is undertaken by any party; 4. Notify all adjoining property owners and other relevant stakeholders of any decision of Council to sell the land before any valuation or sales process is undertaken by any party including Council;

Resolutions Tracker – May 2025

Report Date/Item	Status	Assignee	Due Date	Details
				5. Classify the land as Operational Land for the purpose of sale and the land to remain vested in Council; 6. Authorise the Interim General Manager to obtain an independent valuation of the road corridor and negotiate the sale of the land; 7. Delegate to the Mayor and Interim General Manager to affix the Council seal and execute documents relevant to the closure of the road reserve and sale of the land; and 8. Request a subsequent report to Council on the outcome of the sale of the land.
Thursday, 15 August 2024				
13.1. CONFIDENTIAL - ADELONG SERVICES & CITIZENS AND BOWLING CLUB - ADELONG CARAVAN PARK LEASE AGREEMENT	In Progress	Property & Roads Partner	30/04/2025	M184/24 RESOLVED THAT COUNCIL: 1. Enters into a new lease arrangement with the Adelong Services & Citizens and Bowling Club for the Council owned property which is 7,053 m2 of Council owned freehold operational land, located at 11-13 Victoria Hill Road, Adelong; 2. Notes as per the Council Resolution M136/24 at its 20 June 2024 meeting, the lease arrangement with the Adelong Services & Citizens and Bowling Club is for an initial five (5) year period which will commence on 18 August 2024 through to 18 August 2029 with options to renew the lease for further 5 x 5 years; 3. Enters into the new lease arrangement on the lease payment terms and conditions outlined in the attached lease which is \$15,000 per annum with a 2% annual market increase plus a CPI increase applied at the anniversary of the executed lease agreement each year (Annual rental increase); 4. Notes the other capital improvements to the Caravan Park site that the Adelong Services & Citizens & Bowling Club has committed to undertake in the first 18 months of the new lease and which are incorporated as lessee obligations to be fulfilled under the new lease; 5. Authorises the Interim General Manager or delegate to enter into direct negotiation and finalise the draft Lease with the Adelong Services & Citizens Bowling Club; 6. Authorises the Interim General Manager at the end of successful negotiations to enter into a new lease arrangement with the Adelong Services & Citizens & Bowling Club for the Council owned property (L131 - 7,053m2 of Council freehold operational land) located at 11-13 Victoria Hill

Resolutions Tracker – May 2025

Report Date/Item	Status	Assignee	Due Date	Details
				Road, Adelong; 7. Authorises the Interim General Manager and Mayor to affix the Council Seal and execute all associated documentation to the lease agreement; 8. Upon execution of the lease, advertises information relating to the lease / leases in accordance with the Government Information (Public Access) Act 2009 - Part 3 Division 5 - Government Contracts with Private Sector; and 9. Treat matters in the Confidential Report specified in Sections 10A(2)(d)(ii) as confidential and remain confidential until Council determines otherwise.
Thursday, 21 November 2024				
8.2 NOTICE OF RESCISSION – SECTION 7.11 DEVELOPMENT CONTRIBUTIONS UPDATE AND DRAFT SECTION 7.12 DEVELOPMENT CONTRIBUTIONS PLAN 2024 – CRS SHELDON, HAYES, LARTER	In Progress	Acting Director Community, Corporate & Development	31/05/2024	M252/24 RESOLVED THAT COUNCIL: 1. Receive a further report to the February 2025 meeting, including all projects from the section 7.11 plan to enable the allocation of section 7.11 Developer Contributions (Open Space) and (Roads) and Developer Contributions - Management to be subject to further consideration.
8.3 NOTICE OF RESCISSION – SALE OF COUNCIL FREEHOLD REQUEST LAND LOT 1 DP1163661 TUMUT – CRS INGLIS, SHELDON AND HAYES	In Progress	Director Infrastructure & Works	30/06/2025	M256/24 RESOLVED THAT COUNCIL: 2. Receive a further report on the outcome of Expressions of Interest; and 3. Receive a report on potential future uses of the site.
8.4 NOTICE OF MOTION – NEW ADVOCACY PLAN – CR JAMES HAYES	In Progress	A/General Manager	30/06/2025	M259/24 RESOLVED THAT COUNCIL: 1. Urgently engage with peak community bodies to develop a new advocacy plan for Snowy Valleys Council.
8.5 NOTICE OF MOTION – POTABLE WATER TO AIRPORT PRECINCT – CR JAMES HAYES	In Progress	Director Infrastructure & Works	30/09/2025	M260/24 RESOLVED THAT COUNCIL: 1. Investigate the options of supplying potable water to the airport precinct and beyond including investigating funding sources.

Resolutions Tracker – May 2025

Report Date/Item	Status	Assignee	Due Date	Details
Thursday, 12 December 2024				
10.9 DISSOLUTION OF ADELONG SHOWGROUND COMMITTEE AS A SECTION 355 COMMITTEE	In Progress	Manager Technical Services	31/05/2025	M298/24 RESOLVED THAT COUNCIL: 2. Endorse the establishment of a Maintenance and Operation Agreement with the Adelong Showground Management Committee to be put in place by February 2025.
Thursday, 20 February 2025				
8.1 NOTICE OF MOTION - SWIMMING POOL ACCESS REVIEW - CR SHELDON, CR LARTER	In Progress	Director Infrastructure & Works	31/05/2025	M10/25 RESOLVED THAT COUNCIL: 1. Conduct a post swimming pool season workshop to investigate opportunities to increase accessibility by the public in preparation for the 2025/2026 season including but not limited to the following: • Pools opening on Public Holidays, i.e. Boxing Day, New Years Day • Potential to offer 10 free entry passes to SVC swimming pools for children under 16 years • Introduction of free adult swimming lessons
11.1 MANNUS LAKE BLUE-GREEN ALGAE MANAGEMENT	Complete	Manager Utilities & Waste Business	19/06/2025	M08/25 RESOLVED THAT COUNCIL: 8. As a matter of urgency investigate options and costs for the removal of the Mannus Dam wall and the rehabilitation of the dam bed and creek.
Thursday, 20 March 2025				
7.1. MAYORAL MINUTE - RECOGNITION OF RECENT COMMUNITY EVENTS	Complete	Administration Officer – GM Office	16/04/2025	M43/25 RESOLVED THAT COUNCIL: 1. Write to Tumut Hospital Auxiliary thanking the committee and volunteer members for 90 years of service to the Tumut area; 2. Write to the Tumbafest Committee thanking the committee and volunteers for their work with the successful Tumbafest music festival; and 3. Acknowledge the NSW South-West Slopes SES recipients for their long service and emergency awards.

Resolutions Tracker – May 2025

Report Date/Item	Status	Assignee	Due Date	Details
7.2. MAYORAL MINUTE - REMOVAL OF BLACKBERRIES AS PRIORITY WEEDS - NSW STATE WEEDS ACTION PLAN	Complete	Administration Officer – GM Office	16/04/2025	M44/25 RESOLVED THAT COUNCIL: 3. Write to Minister Moriarty to reclassify blackberries as a priority weed on the State Weeds Action Plan; 4. Write to the Local Land Service outlining the position of Snowy Valleys Council as a council that is committed to controlling weeds and the need for recurrent funding to continue its efforts.
10.5. DRAFT REVISED SNOWY VALLEYS COMMUNITY STRATEGIC PLAN - TOWARDS 2042 - FOR PUBLIC EXHIBITION	Complete	Corporate Planning Officer	31/05/2025	M53/25 RESOLVED THAT COUNCIL: 1. Endorse the revised Snowy Valleys Community Strategic Plan - Towards 2042 for public exhibition for a minimum period of 28 days; 2. Note if any submissions are received during the exhibition, a further report will be provided; 3. Authorise the Acting General Manager to make any minor changes to the revised Community Strategic Plan -Towards 2042, if required; and 4. Endorse the Snowy Valleys Community Strategic Plan-Towards 2042 if no submissions are received, on the day after the completion of the public exhibition period.
10.6. DRAFT KERBSIDE COLLECTION POLICY - FOR PUBLIC EXHIBITION	In Progress	Manager Utilities & Waste Business	31/05/2025	M54/25 RESOLVED THAT COUNCIL: 1. Endorse the Draft Kerbside Collection Policy SVC-ENG-PO-134-01 for public exhibition for a period of no less than 28 days; 2. Note if submissions are received during the exhibition, a further report will be provided to Council; and 3. Adopt the Kerbside Collection Policy SVC-ENG-PO-134-01 if no submissions are received after the completion of the public exhibition period.
Thursday, 15 April 2025				
10.4. ENDORSEMENT OF THE DRAFT INTEGRATED PLANNING AND REPORTING SUITE (2025-2029) - FOR PUBLIC EXHIBITION	Complete	Corporate Planning Officer	14/05/2025	M82/25 RESOLVED THAT COUNCIL: 1. Endorse the following draft Integrated Planning & Reporting suite to be placed on public exhibition for a minimum of 28 days: a. Draft combined Delivery Program (2025-2029) and Operational Plan (2025-2026) incorporating the Operational Budget (2025-2026); b. Draft Revenue Policy (2025-2026);

Resolutions Tracker – May 2025

Report Date/Item	Status	Assignee	Due Date	Details
				<ul style="list-style-type: none"> c. Draft Fees & Charges (2025-2026); d. Draft Resourcing Strategy including Draft Long Term Financial Plan (2025-2035), Draft Asset Management Strategy (2025-2029), and Draft Workforce Management Strategy (2025-2029).
10.5. COUNCILLOR AND COMMUNITY DIRECTORS TO THE BOARD - HYNE COMMUNITY TRUST	In Progress	Executive Assistant – General Manager	14/05/2025	M83/25 RESOLVED to defer item 10.5 to the 15 May 2025 Ordinary Meeting of Council.
10.6. DRAFT PAYMENT OF EXPENSES AND PROVISION OF FACILITIES FOR MAYOR AND COUNCILLORS POLICY - FOR PUBLIC EXHIBITION	In Progress	Acting General Manager	14/05/2025	<p>M84/25 RESOLVED THAT COUNCIL:</p> <ol style="list-style-type: none"> 1. Endorse the Draft Payment of Expenses and Provision of Facilities for Mayor and Councillors Policy - SVC-EXE-PO-002-07 for public exhibition for a period of no less than 28 days; 2. Note if submissions are received during the exhibition, a further report will be provided to Council; and 3. Adopt the Draft Payment of Expenses and Provision of Facilities for Mayor and Councillors Policy if no submissions are received on the day after the completion of the public exhibition period.
10.7. COMMUNITY ENGAGEMENT STRATEGY AND COMMUNITY ENGAGEMENT POLICY - FOR ADOPTION	Complete	Manager Communications, Activation and Strategy	14/05/2025	<p>M85/25 RESOLVED THAT COUNCIL:</p> <ol style="list-style-type: none"> 1. Adopt the Community Engagement Strategy (SVC-RP-STY-003-02); and 2. Adopt the Community Engagement Policy (SVC-EXE-PO-017-03).
10.8. COUNCIL COMMITTEES POLICY - FOR PUBLIC EXHIBITION	In Progress	Manager Governance	14/05/2025	<p>M86/25 RESOLVED THAT COUNCIL</p> <ol style="list-style-type: none"> 1. Endorse the updated Council Committees Policy SVC-GOV-PO-110-02 for public exhibition for a period of no less than 28 days; 2. Note if submissions are received during the exhibition, a further report will be provided to Council; 3. Adopt the Council Committees Policy SVC-GOV-PO-110-02 if no submissions are received on the day after the completion of the public exhibition period.

10.2. DE-AMALGAMATION UPDATE

REPORT AUTHOR: ACTING GENERAL MANAGER

EXECUTIVE SUMMARY:

Snowy Valleys Council has been pursuing de-amalgamation since 2022. A new 'pathway' for Councils to de-amalgamate was announced by the State Government in 2023. Council is now at a stage whereby it has submitted its de-amalgamation implementation plan and financial sustainability plans (including community consultation submissions on the plans) to the Local Government Boundaries Commission for their consideration. Council is currently awaiting their decision. There have been no further developments to date. It is recommended that the report be noted.

RECOMMENDATION:

THAT COUNCIL:

1. Note the report on the De-amalgamation Update as at May 2025.

BACKGROUND:

In September 2022, Council resolved to request the Minister to de-amalgamate Snowy Valleys Council and to seek proposals for the preparation of a business case for de-amalgamation. It has been a lengthy journey since September 2022, with firstly the report from Professor Drew, University of Newcastle, Institute of Regional Futures being forwarded to the Local Government Boundaries Commission in September 2023.

In October 2023, the Minister for Local Government, the Hon. Ron Hoenig MP, released a new Pathway for those councils seeking to de-amalgamate which should include:

- Demonstrate financial sustainability;
- Where the boundaries should be;
- Electoral matters such as wards, number of Councillors and the method for electing the Mayor;
- Division and sharing of assets and liabilities;
- Allocation of staff, as well as management and organisational structures; and
- Service standards and shared service arrangements.

In April 2024, the Office of Local Government made funding of \$45,000 available to assist Council in preparing Financial Sustainability Plans for the two proposed new councils which were completed over the remainder of 2024. The DIP and FSPs were endorsed by Council at the 12 December 2024 Council meeting and forwarded to the Local Government Boundaries Commission, the Office of Local Government and Minister for Local Government.

Community consultation on the DIP and the FSPs was undertaken during the second half of January 2025. Council resolved at its February 2025 Ordinary Meeting to forward a copy of the Council report and the submissions received to the Local Government Boundaries Commission. These were subsequently forwarded to the commission on 21 February 2025.

REPORT:

As mentioned previously, Council is currently awaiting a decision from the Local Government Boundaries Commission on its de-amalgamation proposal. As of May, Council has not been advised of any decision.

In accordance with the passed *Local Government Amendment (De-amalgamation) Bill 2024*, the Commission can recommend supporting, rejecting, or modifying the proposal. The Minister must then

publicly release the Commission's report within 48 hours and provide a written response to the amalgamated council on whether a referendum will be approved. Before making a decision, the Minister must consult with the Electoral Commissioner and, if an alternative proposal is recommended, also consult the amalgamated council.

Once the Minister approves a referendum on de-amalgamation, the amalgamated council must consult with the Electoral Commission and engage the community by publicly displaying the business case (and any associated documentation) for at least 28 days and accepting submissions for at least 42 days. The Minister may prohibit the council from selling assets or amending local environmental plans until the referendum outcome is determined. If the referendum is approved, restrictions end when the de-amalgamation takes effect. The referendum must be held within 12 months unless an extension is granted; otherwise, no further action on the business case can proceed. Council will be required to fund the cost of the referendum.

It should also be noted that Council's request to pursue de-amalgamation is having significant financial, resourcing and service delivery impacts on the current organisation (SVC) and therefore needs to be resolved as soon as possible.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

Community Strategic Plan Theme

Theme 5 - Our Civic Leadership

Community Strategic Plan Strategic Objectives

CSP5 Our Civic leadership and organisation government fosters open and transparent partnership with our community

Delivery Program Principal Activities

5.5 Provide effective short and long term financial management to deliver financial sustainability

5.6 Proactively support and advocate for the needs of the community to other level of government and organisations

FINANCIAL AND RESOURCES IMPLICATIONS:

Should Council be able to demonstrate the financial sustainability of two proposed new councils to the Local Government Boundaries Commission, and ultimately with the approval of the Minister, significant additional funding would then be required to complete the second stage of the De-amalgamation Implementation Plan, along with the actual implementation costs.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Under section 218CD (1) of the *Local Government Act 1993 (the Act)*, Snowy Valleys Council has submitted a business case for the dissolution of Snowy Valleys Council and the re-creation of its former areas of Tumut and Tumbarumba. This is in the form of a detailed De-amalgamation Implementation Plan and Financial Sustainability Plans for the two new Councils. These Plans have been submitted to the Local Government Boundaries Commission, the Office of Local Government and the Minister for Local Government.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

The risk has been assessed as high, as at this stage, the De-amalgamation Business Case is before the Local Government Boundaries Commission for examination, and it is unknown whether the State Government will provide funding for Council's wish to de-amalgamate. Changes to the *Local Government Act 1993*, however, has given the Minister for Local Government the discretion to provide either a grant or

a loan to assist with the de-amalgamation costs should a de-amalgamation be approved. However, if each new Council was required to take out a loan to fund the de-amalgamation, this would have detrimental financial impacts on each new Council.

OPTIONS:

1. Adopt as per recommendations set out in this report - preferred option.
2. Amend the recommendations as referred to in this report.
3. Decline the recommendations set out in this report.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:**External Consultation:**

Extensive Community Consultation was held throughout January on the De-amalgamation Implementation Plan and Financial Sustainability Plans which have been submitted to the Boundaries Commission.

ATTACHMENTS

Nil.

10.3. REVISED COMMUNITY STRATEGIC PLAN - TOWARDS 2042 - FOR ENDORSEMENT

REPORT AUTHOR: CORPORATE PLANNING OFFICER

RESPONSIBLE DIRECTOR: ACTING DIRECTOR COMMUNITY, CORPORATE AND DEVELOPMENT

EXECUTIVE SUMMARY:

Over the past 18 months, Council has engaged with the community to revise Snowy Valleys 10 year plan for the region. The draft Snowy Valleys Community Strategic Plan - Towards 2042 was publicly exhibited from 24 March 2025 to 20 April 2025. During this time, one (1) submission was received, and staff have reviewed the plan against this submission.

This report outlines feedback received and seeks Council's endorsement of the plan.

RECOMMENDATION:

THAT COUNCIL:

1. Note the report on the Draft Community Strategic Plan - Towards 2042 - feedback from public exhibition;
2. Note the submission received for the Draft Community Strategic Plan - Towards 2042;
3. Endorse the Community Strategic Plan - Towards 2042; and
4. Write to the submitter, thanking them for their input and advising them of the outcome of their submission.

BACKGROUND:

Council is required to undertake corporate planning and reporting activities in accordance with the *Local Government Act 1993*, the Local Government (General) Regulations 2021 and the NSW Government's Integrated Planning and Reporting Guidelines and Handbook 2021.

Under this legislation, Council is required to:

- engage with the community to review and prepare a revised 10-year community strategic plan every four years, and before 30 June in the year following the election of a new council
- publicly exhibit the plan for at least 28 days and invite submissions during this time.

Council prepares the Community Strategic Plan on behalf of the community. It is the highest level strategic planning document and reflects the aspirations and vision of the local community. Council is not wholly responsible for its implementation. Other parties, including federal and state government agencies, non-government organisations and community groups, also play a vital role in implementing the plan.

Community Strategic Plan - Towards 2042 is structured around five (5) themes, each with a strategic objective:

1. **Our Community:** Our communities are connected and inclusive, supported by services that nurture health, wellbeing and identity.
2. **Our Economy:** Our diverse economy supports community longevity, vibrancy and a sustainable future.
3. **Our Environment:** Our natural environment is cared for and protected to ensure future generations can experience and enjoy its beauty.
4. **Our Infrastructure:** Our local infrastructure is sustainable and facilitates our way of life.
5. **Our Civic Leadership:** Our civic leaderships and organisational governance fosters open and transparent partnership with our community.

Each theme outlines the strategic objectives, strategies for achieving them, important partners and collaborators, and the specific role of the Council. A separate section explains the review and reporting process and measures to track progress. The strategies in this plan have been developed with careful consideration of the quadruple bottom line (QBL) and are grounded in Social Justice Principles.

REPORT:

At its Ordinary meeting on 20 March 2025, Council resolved to place the Draft Revised Snowy Valleys Community Strategic Plan - Towards 2042 on public exhibition for 28 days from 24 March to 28 April 2025 (M53/25).

As part of the exhibition period, a variety of communication methods were used to not only publicise the public exhibition period, but also promote the purpose of the plan. This was carried out through various mechanisms, including:

- Council's 'Have Your Say' Web Page
- SVC Community Newsletter
- Sounds of the Mountains Radio Station
- Council's Facebook Page
- Media Releases
- Direct email to local Community Groups

Council's online engagement platform recorded the following activity:

- 59 total visits to the webpage - Draft Revised Community Strategic Plan - Towards 2042
- 33 downloads of the draft plan

Council received one (1) formal submission during the exhibition period. The table below provides a brief summary of the submission raised and a response on how this relates to the Community Strategic Plan - Towards 2042.

A full copy of the public submission has been provided to Councillors separately.

Submission	Summary of Submission	Response to submission
1.	<p>Additional objectives and strategies for consideration and other ways Council could consider addressing health priorities within the Community Strategic Plan:</p> <ol style="list-style-type: none"> 1. Accessible, safe, well-connected paths for active transport and cycling, including rail trails. 2. Infrastructure supporting active transport is available e.g. bike racks, drinking fountains. 3. Encourage cycling and walking through the development and promotion of tracks and paths and improving pedestrian safety in town centres. 4. Infrastructure such as lighting, pedestrian crossings, islands and 	<p>The Community Strategic Plan (CSP) sets out Council's long-term vision, aspirations, and priorities for the local community. While Council leads its preparation and implementation, achieving the CSP's goals is a shared responsibility involving all levels of government, business, industry, community organisations, and individuals.</p> <p>The CSP demonstrates Council's commitment to partnership, collaboration, and advocacy to deliver positive outcomes for the community.</p> <p>Health priorities are integrated into the CSP through key themes:</p> <p>Theme 1: Our Community promotes a healthy lifestyle by supporting social</p>

Submission	Summary of Submission	Response to submission
	<p>seating are available in all community centres.</p> <p>5. Health information shared regularly with community e.g. heard through Council communications.</p> <p>6. Identify health issues during community engagement or by using NSW HealthStats and Local Government Area Community Profiles.</p> <p>7. Including health priorities in the vision and overarching goals of the plan such as community health and wellbeing, a healthy community or liveable and healthy neighbourhoods.</p> <p>8. Including health priorities and outcomes in the strategies and performance measures of the plan.</p> <p>9. Highlighting other determinants of health, such as the built environment, access to employment, education, and quality and affordable housing, explicitly in the plan.</p>	<p>connection, inclusivity, and access to essential services.</p> <p>Strategic Objective: “The wellbeing of local people is supported through the provision of local health, recreation, and community services.”</p> <p>Theme 4: Our Infrastructure supports healthy living by providing safe, accessible spaces, encouraging active transport, protecting clean environments, and fostering community connection.</p> <p>Strategic Objective: “Our amenities, infrastructure, green spaces, and community facilities meet community needs.”</p> <p>These priorities are embedded into Council’s four-year Delivery Program and annual Operational Plan with health outcomes tracked in the Annual Report.</p> <p>The draft 2025–2029 IP&R suite is currently on public exhibition until 26 May 2025. Community feedback is vital to ensure the plan continues to align with local needs and promotes health and wellbeing.</p> <p>No changes have been made to the document.</p>

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

Community Strategic Plan Theme

Theme 5 - Our Civic Leadership

Community Strategic Plan Strategic Objectives

CSP5 Our Civic leadership and organisation government fosters open and transparent partnership with our community

Delivery Program Principal Activities

5.1 Communicate with our community and provide opportunities for participation in decision making

5.4 Maintain and deliver a governance framework that guides good decision making, accountability and legislative compliance

FINANCIAL AND RESOURCES IMPLICATIONS:

While Council is the custodian of the Community Strategic Plan, all levels of government, businesses, industry groups, community groups and Individuals will share the responsibility for achieving our long-term goals.

The 2025-2029 Delivery Program and annual Operational Plans will detail the specific actions that Council will take towards achieving the outcomes of this Community Strategic Plan. These documents are currently placed on public exhibition until midnight, 26 May 2025 and will be presented to Council for adoption at the June 2025 Ordinary Meeting.

The Resourcing Strategy is presented on public exhibition with the Delivery Program and Operational Plan. It will detail how Council will provide the resources required to perform its function whilst maintaining the long-term sustainability of the organisation. Our Resourcing Strategy considers our workforce, our finances, our technology and our assets.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Section 402 (1) and (2) of the *Local Government Act 1993* requires NSW Councils to have a Community Strategic Plan (CSP) that has been developed and endorsed by the Council. The CSP must:

- identify the main priorities and aspirations for the future of the local government area covering a period of at least 10 years from when the plan is endorsed; and
- established strategic objectives together with strategies for achieving those objectives.

Section 402 (3) states that 'following an ordinary election of councillors, the Council must review the Community Strategic Plan before 30 June following the election. The Council may endorse the existing plan, or develop a new Community Strategic Plan, as appropriate, to ensure that the area has a community strategic plan covering at least the next 10 years.

This revised Draft Snowy Valleys Community Strategic Plan - Towards 2042, has been developed in accordance with the above requirements.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Nil

OPTIONS:

No options are considered necessary, as the Community Strategic Plan is a requirement under section 402 of the *Local Government Act 1993*.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Promotional activities were designed to ensure citizens and stakeholders were aware of the opportunities to review and comment on the draft revised Community Strategic Plan - Towards 2042, with the following deployed during the period of public exhibition:

- Placement of content on Council's yourvoice.svc.nsw.gov.au website
- Media Releases and associated newspaper article/advertisements
- Social Media promotion
- Radio Interviews and discussions
- Council Community Newsletters
- Direct email to local community group.

ATTACHMENTS

1. Revised Community Strategic Plan - Towards 2042 - For Endorsement (Under separate cover)

10.4. COUNCILLORS AND MAYORAL FEES FOR 2025/2026 FINANCIAL YEAR

REPORT AUTHOR: GOVERNANCE OFFICER

RESPONSIBLE DIRECTOR: ACTING DIRECTOR COMMUNITY, CORPORATE & DEVELOPMENT

EXECUTIVE SUMMARY:

This report outlines the determination made by the Local Government Remuneration Tribunal (the Tribunal) relating to the fees payable to Mayors and Councillors from 1 July 2025.

The report also makes recommendations in relation to annual remuneration for Snowy Valleys Council elected officials for 2025/2026 financial year.

RECOMMENDATION:

THAT COUNCIL:

1. **Note the Local Government Remuneration Tribunal's determination for a 3% increase in mayoral and councillor fees for the 2025/2026 financial year;**
2. **Set the annual Councillor Fee for the period 1 July 2025 to 30 June 2026 at the amount \$18,890 under the 'Rural Large' Category rate in accordance with the provisions of section 248 of the *Local Government Act 1993*;**
3. **Set the annual addition Mayoral Fee for the period 1 July 2025 to 30 June 2026 at the amount of \$40,530 under the 'Rural Large' Category rate in accordance with the provisions of section 249 of the *Local Government Act 1993*; and**
4. **Approve to pay the Deputy Mayor the proportion of the additional mayoral fee for such time as the Deputy Mayor acts in the Office of the Mayor, which is to be deducted from the Mayor's annual fee.**

BACKGROUND:

The 2025 Determination of the Tribunal has been released, setting the scale for fees payable to elected representatives for all Councils in NSW under sections 239 and 241 of the *Local Government Act 1993* (the LG Act).

REPORT:

Section 239 of the LG Act provides for the Tribunal to determine the categories of Councils and Mayoral Offices and allocates each Council and Mayoral Office into one of those categories. The categories are to be determined at least once every three (3) years.

Section 241 of the LG Act provides for the Tribunal to determine, not later than 1st May in each year, for each of the categories determined under section 239, the maximum and minimum amount of fees to be paid to mayors and councillors of councils.

The Tribunal has determined that there will be a 3% increase in Mayoral or Councillor Fees for the 2025/2026 financial year.

On the 27 April 2023, the Tribunal reclassified Snowy Valleys Council as a 'Rural Large' Council.

The Report states that 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 1,200.

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.

Pursuant to section 241 of the LG Act, the Tribunal’s 2025 annual determination has set the annual fees to be paid in each of the categories to Mayors and Councillors effective from 1 July 2025.

The LG Act states that if Council does not fix the fees for the Mayor and Councillors by resolution, the minimum rate is automatically applied.

Currently, the Councillor fees are paid at the rate for the 2024/2025 determination \$18,340 for the 'Rural Large' category. The additional Mayoral fees are also paid at the rate for the 2024/2025 financial year being \$39,350 per annum.

The Tribunal has determined that the range of annual fees payable to Councillors and Mayors in the 'Rural Large' category for the 2025/2026 financial year is as follows:

Table 1 Rural Large

COUNCILLOR ANNUAL FEE		MAYOR ADDITIONAL FEE*	
Minimum	Maximum	Minimum	Maximum
10,530	18,890	16,820	40,530

*The Mayoral fee must be paid in addition to the fee paid to the Mayor as a Councillor in accordance with section 249(2) of the *Local Government Act 1993*.

In the event that Snowy Valleys Council is de-amalgamated, the former local government areas of Tumbarumba and Tumut are likely to revert to their 'Rural' categorisation.

Councillor fees may be determined by:

- The substantial geographic size of the Local Government Area
- The responsibilities associated with the Delivery Plan, the Long-Term Financial Plan, and the annual Operational Plan and Budget
- The large variety and level of services delivered by Council
- The increased commitment of time required for the Mayor and Councillors to fulfil their civic duties effectively.

All the above suggest that the Councillors and Mayoral fees should be set at the maximum level for the 'Rural Large' category. This would establish the Councillors and Mayor annual fees commensurate with the current size and complexity of Snowy Valleys Council.

Additionally, Section 249(5) of the LG Act states that:

(5) A council may 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.

This report recommends that Council approves payment from the Mayoral annual fee for any time that the Deputy Mayor acts in the Office of the Mayor.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:**Integrated Planning and Reporting Framework:****Community Strategic Plan Theme**

Theme 5 - Our Civic Leadership

Community Strategic Plan Strategic Objectives

CSP5 Our Civic leadership and organisation government fosters open and transparent partnership with our community

Delivery Program Principal Activities

5.4 Maintain and deliver a governance framework that guides good decision making, accountability and legislative compliance

FINANCIAL AND RESOURCES IMPLICATIONS:

The 2024/2025 budget provided for an amount of \$212,000 for councillor fees based on the current 'Rural Large' categorisation and historic payments.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Section 248 of the *Local Government Act 1993* require councils to fix and pay an annual fee based on the Tribunal's determination for a 3% increase for the 2025/2026 financial year to councillors:

248 Fixing and payment of annual fees for councillors

- (1) A council must pay each councillor an annual fee.
- (2) A council may fix the annual fee and, if it does so, it must fix the annual fee in accordance with the appropriate determination of the Remuneration Tribunal.
- (3) The annual fee so fixed must be the same for each councillor.
- (4) A council that does not fix the annual fee must pay the appropriate minimum fee determined by the Remuneration Tribunal.

Section 249 of the *Local Government Act 1993* require Councils to fix and pay an annual fee based on the Tribunal's determination for a 3% increase for the 2025/2026 financial year to Mayors and section 249(5) provides for payment to the Deputy Mayor from the Mayoral annual fee for such time spent acting in the Office of the Mayor.

249 Fixing and payment of annual fees for the mayor

- (1) A council must pay the mayor an annual fee.
- (2) The annual fee must be paid in addition to the fee paid to the mayor as a councillor.
- (3) A council may fix the annual fee and, if it does so, it must fix the annual fee in accordance with the appropriate determination of the Remuneration Tribunal.
- (4) A council that does not fix the annual fee must pay the appropriate minimum fee determined by the Remuneration Tribunal.
- (5) A council may 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.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

The costs associated with the payments to Councillors and the Mayor are included in the annual budget of Council.

In the event that the Deputy Mayor acts in the Office of the Mayor, a pro-rata amount of the mayoral fee will be paid from the Mayor's annual fee allocation in the annual budget.

OPTIONS:Option 1: Recommended

THAT COUNCIL:

1. Note the Local Government Remuneration Tribunal's determination for a 3% increase in mayoral and councillor fees for the 2025/2026 financial year;
2. Set the annual Councillor Fee for the period 1 July 2025 to 30 June 2026 at the amount \$18,890 under the 'Rural Large' Category rate in accordance with the provisions of section 248 of the *Local Government Act 1993*;
3. Set the annual addition Mayoral Fee for the period 1 July 2025 to 30 June 2026 at the amount of \$40,530 under the 'Rural Large' Category rate in accordance with the provisions of section 249 of the *Local Government Act 1993*; and
4. Approve to pay the Deputy Mayor the proportion of the additional mayoral fee for such time as the Deputy Mayor acts in the Office of the Mayor, which is to be deducted from the Mayor's annual fee.

This option proposes that the Councillors and Mayor's fees be set at the maximum level for 'Rural Large' categorised Councils. This reflects Snowy Valleys Council's current categorisation and the scale and complexity of present organisational responsibilities.

Option 2:

THAT COUNCIL:

1. Establish an alternative Councillor and additional Mayoral per annum fee within the range determined by the Local Government Remuneration Tribunal for Rural Large Councils as per Table 1.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Nil

ATTACHMENTS

1. 2025 Annual Determination - Councillor Fees - LG Remuneration Tribunal (under separate cover)

10.5. COUNCILLOR AND COMMUNITY DIRECTORS TO THE HYNE COMMUNITY TRUST

REPORT AUTHOR: EXECUTIVE ASSISTANT - GENERAL MANAGER

RESPONSIBLE DIRECTOR: ACTING GENERAL MANAGER

EXECUTIVE SUMMARY:

The purpose of this report is to appoint a Snowy Valleys Councillor to the non-company director position and approve community non-Hyne directors on the Hyne Community Trust Board, in accordance with the Trust's Deed of Trust (2007) and Deed Poll Amendment (2016).

RECOMMENDATION:

THAT COUNCIL:

- 1. Note the report on the appointment of a Councillor and community representation to the non-Hyne Director positions to the Hyne Community Trust Board;**
- 2. Write to the Hyne Community Trust to:**
 - a. Advise of the 17 October 2024 resolution M198/24 that Mayor Julia Ham has been approved as the Councillor non-Hyne Director, in accordance with the requirements of the Deed (2007) and amendment (2016); and**
 - b. Advise that Mr Ian Chaffey, Ms Bernadette Alleyn and Ms Janet Anderson have been approved as community non-Hyne Directors.**

BACKGROUND:

This report is re-submitted following the 17 April 2025 resolution (M83/25) to defer, pending clarification regarding the approval of community non-Hyne Directors. The Hyne Community Trust (the Trust) was established in 2006 following development approval for the expansion of the Hyne Timber Mill on Jingellic Road, Tumbarumba. The Trust was established by original endowment of \$100,000 and annual endowments of \$40,000 (indexed by CPI) for public charitable purposes for the benefit of the people of the former Shire of Tumbarumba. The Trust Fund is managed by a Board of Directors, made up of at least five persons, who have been determined to have a high degree of responsibility to the public in exercising control and administration of the Trust.

Clauses 4.2 and 4.3 of the original Trust Deed (2006) state:

"4.2. The Trustee must ensure that up to two persons (whether or not Qualified Persons), nominated by the Settlor while it is the owner of the Mill, or the Successor Operator, are appointed as Directors.

4.3. Other than the Directors to be appointed under clause 4.2, no Director will be appointed without prior written approval of Council, such approval not to be unreasonably withheld. At least one non-company director appointed is to be an elected Councillor of Tumbarumba Shire Council or its successors."

Following the merger of the former Tumbarumba and Tumut Shires, a Deed Poll Amending the Trust Deed dated 11 August 2016 was endorsed at the 22 September 2016 Ordinary Council Meeting to give effect to the Objects of the Trust to Snowy Valleys Council. Clause 4.3 of the Amended Deed (2016) states:

"4.3 Other than the Directors to be appointed under clause 4.2, no Director will be appointed without prior written approval of Council, such approval not to be unreasonably withheld. At least one non-company director appointed is to be an elected Councillor of Council who resides in the "Shire of Tumbarumba", where Clause 1.1 of the Amended Trust Deed includes the definition "Shire of Tumbarumba" means the former Local Government Area known as the Shire of Tumbarumba as at 26 March 2007."

REPORT:

In line with the Council Committees Policy and the Council Committees Operations Manual, the Hyne Community Trust is classified as an External Committee with Council Representation. The appointment of councillor delegates to committees usually aligns with the term of the elected Council, unless changes are proposed.

In order to preserve the intent of the Trust, Clause 4.3 of the Trust Deed specifies that Councillor representation can only comprise a councillor who resides within the former Tumbarumba Shire. Mayor Julia Ham is, therefore, the only Snowy Valleys councillor eligible for consideration of appointment to the position of non-Hyne Director on The Hyne Community Trust and as such was elected as Council's representative when considering all committee delegates in October 2024.

Previous Mayor Ian Chaffey was the councillor Director on the Trust's Board at the time of the 2016 merger of the two former Councils, continued during his tenure as Mayor of Snowy Valleys Council and has since advised that he is happy to continue his involvement as a community representative. The two other community representatives, Ms Bernadette Alleyn and Ms Janet Anderson are recommended to remain as Snowy Valleys Council community representatives based on their long tenure, associated experience to date and confirmation that they wish to continue.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:**Integrated Planning and Reporting Framework:****Community Strategic Plan Theme**

Theme 5 - Our Civic Leadership

Community Strategic Plan Strategic Objectives

CSP5 Our Civic leadership and organisation government fosters open and transparent partnership with our community

Delivery Program Principal Activities

5.1 Communicate with our community and provide opportunities for participation in decision making

FINANCIAL AND RESOURCES IMPLICATIONS:

Councillor representative Mayor Julia Ham is considered to be conducting official council business whilst attending meetings and can claim expenses incurred in line with Council's *Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy*.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

The relevant sections in the Council Committees Policy and Operations Manual apply to External Committees with Council Representation.

The Hyne Community Trust Deed of Trust (2006) and Amended Deed Poll (2016) are both attached.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

The Hyne Community Trust administers funding to community groups that are based within the footprint of the former Tumbarumba LGA. The provision of a dedicated councillor ensures communication and transparency between the committee and Council and will therefore assist Council to identify emerging risks associated with the purpose and function of the Trust.

There is a risk of conflict of interest between the elected Councillor's role as a public official and their role as a Director of a charitable trust. An elected official acting on the Trust board could potentially allocate/withhold funds, exert influence, or make decisions in order to secure political support in election

campaigning. They are unable to act on behalf of the broader Council because they do not speak for the Councillors nor do they speak on behalf of the Council organisation, itself. They are merely one part of a communal whole.

The other concern is that this Trust Deed puts obligations on Council (to provide a Councillor) but Council is not a party to the Trust (i.e. Council do not have any control or oversight of the Councillor). If there is a legitimate reason for the Council (as an organisation) to be involved with the Hyne Trust then it should be a staff member appointed acting in Council's interest. This would also remove any need to re-appoint the Trust directorship every term of Council. More importantly, however, it would ensure that there is appropriate oversight and accountability in place. Any decisions could be under delegated authority, codes of conducts could be enforced, and so on.

OPTIONS:

- Council may consider issuing a new Expression of Interest for community representatives.
- Council may at this time decide to not endorse the appointment of a councillor to the vacant position of non-Hyne Director on The Hyne Community Trust.
- Council may elect to adjust the termination date of this appointment, currently set to align with the end of Council term.
- Council may request the Hyne Community Trust consider an amendment to the Trust Deed that would allow eligibility to all Snowy Valleys councillors, regardless of the place of residence.
- Council may request the Hyne Community Trust consider a review of the Trust Deed to address the potential risks identified.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

A media release summarising any Director's appointment and associated details may be distributed via Council's social media channels and distributed to local media outlets for dissemination to the public.

ATTACHMENTS

1. Hyne Community Trust Deed of Trust (2006) (Under separate cover)
2. Amended Deed Poll (2016) (Under separate cover)

10.6. STATEMENT OF INVESTMENTS - MAY 2025**REPORT AUTHOR: FINANCE OFFICER****RESPONSIBLE DIRECTOR: CHIEF FINANCIAL OFFICER**

EXECUTIVE SUMMARY:

This report provides an overview of Council's cash and investment portfolio performance as at 30 April 2025.

RECOMMENDATION:**THAT COUNCIL:**

- 1. Note the report on Statement of Investments - May 2025.**

BACKGROUND:

In accordance with section 212 of the Local Government (General) Regulation 2021, a monthly report is required to be submitted to Council detailing all investments of the Council.

REPORT:

This report provides analysis and commentary on investment performance metrics.

As at 30 April 2025, the following table provides a comprehensive snapshot of Council's cash, at-call Investments, and term deposits:

30/04/2025						
Financial Institution	Current Month	Last Month	Movement	Type	Interest Rate%	Maturity Date
Commonwealth Bank	\$ 8,593,186	\$ 2,711,659	\$ 5,881,527	W/Acct	4.10%	-
Commonwealth Bank	\$ 6,797,722	\$ 6,772,374	\$ 25,348	At Call (BOS)	4.15%	-
Commonwealth Bank	\$ 275	\$ 274	\$ 1	Gen-Roth	4.10%	-
Sub-total Cash Accounts	\$ 15,391,183	\$ 9,484,307	\$ 5,906,876		4.12%	
Financial Institution	Current Month	Last Month	Movement	Lodgement Date	Interest Rate%	Maturity Date
Suncorp	\$ -	\$ 1,500,000	-\$ 1,500,000	2/10/2024	5.35%	2/04/2025
Westpac	\$ -	\$ 2,000,000	-\$ 2,000,000	3/04/2024	5.07%	3/04/2025
Westpac	\$ -	\$ 1,000,000	-\$ 1,000,000	3/04/2024	5.07%	3/04/2025
Westpac	\$ -	\$ 2,000,000	-\$ 2,000,000	11/04/2024	5.13%	11/04/2025
ICBC Sydney Branch	\$ 1,500,000	\$ 1,500,000	\$ -	27/09/2024	5.01%	27/05/2025
Bank of Queensland	\$ 1,000,000	\$ 1,000,000	\$ -	28/11/2024	5.15%	28/05/2025
Bank of Queensland	\$ 1,000,000	\$ 1,000,000	\$ -	28/11/2024	5.15%	28/05/2025
Bank of Queensland	\$ 1,500,000	\$ 1,500,000	\$ -	18/12/2024	5.20%	18/06/2025
Bank of Queensland	\$ 1,500,000	\$ 1,500,000	\$ -	18/12/2024	5.20%	18/06/2025
Bank of Queensland	\$ 1,000,000	\$ 1,000,000	\$ -	18/12/2024	5.20%	18/06/2025
ICBC Sydney Branch	\$ 1,000,000	\$ 1,000,000	\$ -	15/01/2025	5.00%	15/07/2025
National Australia Bank	\$ 1,000,000	\$ 1,000,000	\$ -	31/07/2024	5.30%	31/07/2025
National Australia Bank	\$ 1,000,000	\$ 1,000,000	\$ -	29/08/2024	5.00%	29/08/2025
Australian Military Bank	\$ 1,500,000	\$ 1,500,000	\$ -	1/08/2023	5.35%	1/08/2025
National Australia Bank	\$ 2,000,000	\$ 2,000,000	\$ -	9/09/2024	4.95%	9/09/2025
AMP Bank	\$ 1,000,000	\$ 1,000,000	\$ -	18/12/2024	5.15%	18/09/2025
Westpac	\$ 2,000,000	\$ 2,000,000	\$ -	29/09/2023	5.21%	29/09/2025
ICBC Sydney Branch	\$ 1,000,000	\$ 1,000,000	\$ -	30/09/2024	4.92%	30/09/2025
Westpac	\$ 1,000,000	\$ 1,000,000	\$ -	3/04/2024	4.95%	15/10/2025
ICBC Sydney Branch	\$ 1,500,000	\$ 1,500,000	\$ -	31/10/2024	4.95%	31/10/2025
Australian Military Bank	\$ 1,000,000	\$ 1,000,000	\$ -	2/12/2024	5.05%	2/12/2025
Suncorp	\$ 2,000,000	\$ 2,000,000	\$ -	22/12/2023	4.93%	22/12/2025
ICBC Sydney Branch	\$ 2,000,000	\$ 2,000,000	\$ -	15/01/2025	5.01%	15/01/2026
Suncorp	\$ 1,000,000	\$ 1,000,000	\$ -	20/01/2025	4.96%	20/01/2026
National Australia Bank	\$ 1,000,000	\$ 1,000,000	\$ -	29/01/2025	4.90%	29/01/2026
ICBC Sydney Branch	\$ 1,500,000	\$ 1,500,000	\$ -	30/01/2025	4.85%	30/01/2026
Westpac	\$ 2,000,000	\$ 2,000,000	\$ -	10/02/2025	4.75%	10/02/2026
ICBC Sydney Branch	\$ 2,000,000	\$ 2,000,000	\$ -	10/02/2025	4.84%	10/02/2026
Westpac	\$ 2,000,000	\$ 2,000,000	\$ -	26/02/2025	4.67%	6/03/2026
Westpac	\$ 1,500,000	\$ 1,500,000	\$ -	3/03/2025	4.65%	7/04/2026
Suncorp	\$ 1,000,000	\$ 1,000,000	\$ -	31/03/2025	4.60%	14/04/2026
Westpac	\$ 2,000,000	\$ 2,000,000	\$ -	3/03/2025	4.65%	12/05/2026
National Australia Bank	\$ 2,500,000	\$ -	\$ 2,500,000	8/04/2025	4.31%	9/06/2026
National Australia Bank	\$ 1,026,153	\$ 1,026,153	\$ -	17/03/2025	4.56%	17/06/2026
Westpac	\$ 2,000,000	\$ -	\$ 2,000,000	8/04/2025	4.30%	8/07/2026
Sub-total Term Deposits	\$ 45,026,153	\$ 47,026,153	-\$ 2,000,000		4.89%	
Total Cash & Investments	\$ 60,417,336	\$ 56,510,460	\$ 3,906,877		4.70%	

As at the end of April 2025, applying long-term ratings only, all individual banks were within the Policy limits. Overall, the portfolio is lightly diversified across the investment grade credit spectrum, with no exposure to the unrated institutions.

Compliant	Issuer	Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	Commonwealth Bank	AA-	\$ 15,391,183	25.48%	30%	\$ 2,734,019
✓	ANZ (Suncorp)	AA-	\$ 4,000,000	6.62%	30%	\$ 14,125,201
✓	NAB	AA-	\$ 8,526,153	14.11%	30%	\$ 9,599,047
✓	Westpac	AA-	\$ 12,500,000	20.69%	30%	\$ 5,625,201
✓	ICBC	A	\$ 10,500,000	17.38%	20%	\$ 1,583,467
✓	BOQ	A-	\$ 6,000,000	9.93%	20%	\$ 6,083,467
✓	Aus Military Bank	BBB+	\$ 2,500,000	4.13%	15%	\$ 6,562,600
✓	AMP	BBB+	\$ 1,000,000	1.66%	15%	\$ 8,062,600
			\$ 60,417,336	100.00%		

Note: The available (\$) is the amount of funds left available to invest with the financial institution before the maximum investment limit is reached. The maximum investments limits are set by Council's *Investment Policy*.

Currently, the portfolio has 48.00% of investments maturing within 365 days and 39.54% maturing within 90 days.

Compliant	Horizon	Invested (\$)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0-90 days	\$ 23,891,183	39.54%	10%	100%	\$ 36,526,153
✓	91 - 365 days	\$ 29,000,000	48.00%	0%	100%	\$ 31,417,335
✓	1 - 2 years	\$ 7,526,153	12.46%	0%	70%	\$ 34,765,981
✓	2 - 5 years	\$ -	0.00%	0%	50%	\$ 30,208,668
✓	5 - 10 years	\$ -	0.00%	0%	25%	\$ 15,104,334
		\$ 60,417,336	100.00%			

It is hereby certified that the above investments have been made in accordance with section 625 of the *Local Government Act 1993* and the regulations thereunder, and in accordance with Snowy Valleys Council's *Investment Policy*. Cash and Investments increased by \$3.9M in April 2025.

Major cash receipts received during April 2025 included:

- Department Of Primary Industries - Bushfire Local Economic Recovery Package - Tumut Aerodrome Improvements - \$5.6M
- Department Of Primary Industries - Tumut Aerodrome Raw Water Supply - \$561K

Main cash disbursements (excluding employee costs) during the month included:

- Road Maintenance Council Contract (RMCC) - Slope Remediation - \$298K
- Town Streets - Spray Seal - \$153K
- Khancoban and Tumut Telemetry - Upgrade - \$140K
- Tumut Aerodrome - Earthwork Equipment Hire - \$101K

Each month, Council's investments are assessed against portfolio risk, portfolio risk refers to the overall risk of the portfolio of investments, this includes the combined risk of each individual investment.

Currently, all aggregate ratings categories are within the Policy limits ensuring Council remains compliant across the institutional credit framework outlined in Council's *Investment Policy*.

Compliant	Credit Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	AA Category	\$ 40,417,336	66.90%	100%	\$ 20,000,000
✓	A Category	\$ 16,500,000	27.31%	60%	\$ 19,750,401
✓	BBB Category	\$ 3,500,000	5.79%	60%	\$ 14,625,201
✓	Unrated ADIs	\$ -		15%	
		\$ 60,417,336	100.00%		

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:**Integrated Planning and Reporting Framework:****Community Strategic Plan Theme**

Theme 5 - Our Civic Leadership

Community Strategic Plan Strategic Objectives

CSP5 Our Civic leadership and organisation government fosters open and transparent partnership with our community

Delivery Program Principal Activities

5.5 Provide effective short and long term financial management to deliver financial sustainability

FINANCIAL AND RESOURCES IMPLICATIONS:

Investments are undertaken based upon the best rate on the day and after consideration on spreading Council's Investment risk across various institutions as per the *Investment Policy* and section 625 of the *Local Government Act 1993*.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

The information provided complies with Council's *Investment Policy* and section 625 of the *Local Government Act 1993*.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Monthly reporting of investments keeps Council informed of current cash holdings and return on investments.

OPTIONS:

Nil.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Matters arising from this report that require further communication will be addressed at the meeting or taken on notice and a response will be provided.

ATTACHMENTS

Nil.

10.7. QUARTERLY BUDGET REVIEW AS OF 31 MARCH 2025**REPORT AUTHOR: COORDINATOR MANAGEMENT ACCOUNTING****RESPONSIBLE DIRECTOR: CHIEF FINANCIAL OFFICER**

EXECUTIVE SUMMARY:

This report is a placeholder report for the late report of Council's financial performance against budget as of 31 March 2025.

RECOMMENDATION:**THAT COUNCIL:**

- 1. Receive and adopt the Quarterly Budget Review as at 31 March 2025; and**
- 2. Adopt the Revenue, Expenditure and Capital Budget adjustments as noted in the 31 March 2025 Quarterly Budget Review.**

BACKGROUND:

Clause 203 (1) of the Local Government (General) Regulation 2021 requires Council's Responsible Accounting Officer to prepare and submit a quarterly budget review statement to the governing body of Council. The Quarterly Budget Review Statement is designed to reflect the information normally prepared annually as part of the financial statements on a quarterly basis. All Directors and Managers are required to monitor their budgets on a continual and frequent basis throughout the financial year and adjustments are recommended as required. The 2024/2025 Annual Budget was adopted on 20 June 2024.

11. MANAGEMENT REPORTS

11.1. MULTIPURPOSE AND EVACUATION CENTRE PROJECT - UPDATE - MAY 2025

REPORT AUTHOR: MAJOR PROJECTS - PROJECT MANAGER

RESPONSIBLE DIRECTOR: DIRECTOR INFRASTRUCTURE & WORKS

EXECUTIVE SUMMARY:

This report provides an update regarding the Snowy Valleys Multipurpose and Evacuation Centre Project at Richmond Park, Tumut.

RECOMMENDATION:

THAT COUNCIL:

- 1. Note the Multipurpose and Evacuation Centre Project - Update - May 2025 Report; and**
- 2. Schedule an Extraordinary Meeting of Council on 31 July 2025 to consider the Construction Tender Award for the project to minimise any delay in the delivery of the project.**

BACKGROUND:

Snowy Valleys Council (SVC) is to complete construction of the Snowy Valleys Multipurpose and Evacuation Centre under grant funding received from the State and Federal Government Bushfire Local Economic Recovery Fund (BLERF).

The outcomes of this project will be:

1. A multipurpose facility to cater for multiple indoor sports, the size of two basketball courts, to accommodate local, regional and state sporting competitions as well as a facility to host conferences, local school and community events, which can also serve as an emergency evacuation centre.
2. Local employment outcomes, including apprenticeships and indigenous employment opportunities, through the building and construction of the facility.
3. Local employment outcomes, through the ongoing management of the facility.
4. An increase in community wellbeing and cohesion through the provision of an indoor sporting facility equipped with a large stadium, changerooms, amenities and spectator seats with disability access, where sport can be played and watched 12 months of the year, in any climate.
5. Natural disaster readiness for the community, where many people can shelter in the facility and access emergency services.

Council progressed the planning for the facility at Richmond Park, Tumut, and awarded a tender for the design at the Ordinary Meeting on 21 November 2024, and unanimously resolved:

13.4. CONFIDENTIAL RFT 2024/11 DESIGN OF THE TUMUT EVACUATION AND MULTIPURPOSE CENTRE – TENDER REPORT**M279/24 RESOLVED:**

THAT COUNCIL:

1. Note that this resolution is subject to the endorsement of expenditure by the Department of Primary Industries and Regional Development;
2. Resolve in accordance with Section 55 of the NSW *Local Government Act 1993* to accept the tender RFT 2024/11 from Facility Design Group Pty Ltd to prepare documentation for the Design of the Snowy Valleys Emergency Evacuation Centre and Multipurpose Facility for the tendered lump sum amount of \$469,523.75 excluding GST;
3. Authorise the Interim General Manager to enter into a contract with Facility Design Group Pty Ltd to prepare documentation for the Snowy Valleys Emergency Evacuation Centre and Multipurpose Facility;
4. Once Council has executed the Contract, information relating to the successful tender be published in Council's Register of Contracts as required by *Government Information (Public Access) Act 2009 - Part 3 Division 5 - Government Contracts with the Private Sector*;
5. The Confidential Report relating to matters specified in Sections 10A(2)(d) be treated as confidential and remain confidential until Council determines otherwise; and
6. Write to the unsuccessful tenderers advising of the outcomes of the tender process.

Cr Packard/Cr Wortes

CARRIED UNANIMOUSLY

The contract requires Facility Design Group to:

1. Undertake investigations, consultation, and design development of the current option
2. Prepare all documentation and lodgement of a Development Application (DA)
3. Prepare all required documentation for both a Construction Certificate (CC) and a Construction Tender
4. Provide Design Services during construction.

At its Ordinary Meeting held on 20 February 2025, Council resolved:

11.2. SNOWY VALLEYS MULTIPURPOSE AND EVACUATION CENTRE PROJECT - CONCEPT DESIGN**M32/25 RESOLVED:**

THAT COUNCIL:

1. Note the Concept Design for the Snowy Valleys Multipurpose and Evacuation Centre at Richmond Park, which subject to minor improvements as a result of consultation feedback, will be progressed to a Development Application; and
2. Note the continued community consultation opportunities as part of the Development Application process.

Cr Hayes/Cr Packard

For: Cr Thomson, Cr Packard, Cr Hayes, Cr Hardwick, Cr Wortes, Cr Ham

Against: Cr Sheldon

CARRIED

6/1

At the same meeting, Councillors indicated a desire to receive monthly update reports on this project.

REPORT:

The program and progress status update



Work completed to date:

Phase 1 – Undertake investigations, consultation, and design development of the current option

Reported to Ordinary Meeting of Council on 20 February 2025.

Phase 2 – Prepare all documentation and lodgement of a DA

Submitted through the NSW Planning Portal on 6 March 2025.

Work in Progress:

Phase 3 - Planning Approvals

The project will undergo an independent assessment before being referred to the NSW Southern Regional Planning Panel (SRPP) for a final determination. The SRPP will consider the independent assessment report, public submissions, and relevant planning legislation before making its decision. Council is in negotiations with the SRPP to hold a public determination meeting with a tentative date of 11 June 2025, slightly later in the program than expected. The impact of this delay is provided further below.

Phase 4 - CC and Construction Tender Documentation

Facility Design Group is currently working on CC and Construction Tender documentation. The outcome will be a project which is accurately defined, costed, programmed, risk assessed and evaluated as an ongoing asset to Council. The project will be detailed and developed for inclusion into a formal Tender Document and progression through Phase 5 Construction. Tender document will then be prepared, ready for release to market on a planning approval determination. Any documentation changes required due to consent conditions will be incorporated once known.

Communications

The project page remains a great resource for Councillors and community to keep up to date with the project [Multipurpose and Evacuation Centre | Your Voice Snowy Valleys](#). You will note that during April there were 2 Newsletters. Council will be sharing communications from the Southern Regional Planning Panel regarding their upcoming public meeting via social media and the newsletters.

Crown Lands - Draft Plan of Management (PoM) Richmond Park and Stockwell Gardens

The March report noted that we are following the direction of the Crown Lands and Public Space Team in preparing a site-specific PoM. The draft PoM went on public exhibition and submissions were able to be lodged from the community over a 42-day period. Submissions closed on 16 April 2025. Council received 25 submissions for the Plans of Management. A summary report of submissions and documentation was forwarded for review to Crown Lands, who will determine if the PoM meets the Minister's consent requirements for Council to adopt the PoM. This process has been finalised and is subject to a separate report presented to the 15 May 2025 Ordinary Council Meeting.

Multipurpose Centre Operational Business Plan

Council officers and the community working group have been working on potential operational business plan models. Professional assistance is being provided from Mr Simon Haire, Director of Xypher Sport and Leisure. Mr Haire is an expert in business planning in the operation of sports facilities. He has previously worked with Tamworth Regional Council, where he oversaw operating the multipurpose sports facility and has completed numerous feasibility studies and business cases for indoor sport facilities. Mr Haire has developed a draft operating model, using Council as the manager. The assumptions and calculations of this model are presently being validated. Alternative scenarios are being developed for volunteer-based models which may have financial advantage. Discussions are being held with key user groups for input, as necessary. The models will clearly indicate the likely bottom-line results – i.e. surplus/(deficit), after accounting for revenue and expenditure. Once developed, the outcomes of this work will be presented to Councillors at a workshop. Council will need to consider and decide on the preferred model. Pending the outcome of this decision, Expressions of Interest may be sought, and any lease arrangements (if needed) may be undertaken during the construction phase.

Project Schedule impacts

The project schedule, which we put together in August 2024 and presented to Council in November 2024, has been tracking close to the mark for all activities up to now. For Detailed Design Phase 3 (Planning Approvals) we had allowed from 3 March through to 7 May 2025. The SRPP hearing is likely scheduled for 11 June 2025, and we need to fall into line with their programming, which is beyond the control of Council. This has pushed the project schedule back by 35 days. The additional time until the planning determination will be used to proactively quality check all our tender documentation ready for release to market on 12 May 2025, and to finalise and present the draft operational business plan to Councillors. The required date changes to the pre-construction activities (subject to planning consent) are shown in the table below. There remains suitable construction period available to deliver the project and acquit the grant funding before 30 June 2026. Within the tender documentation we will insist that potential tenderers demonstrate their capacity to meet the project timeline. However, to minimise delays, we recommend that Council resolve to hold an Extraordinary Meeting for the purpose of determining a tender for the construction on 31 July 2025, in lieu of waiting for the Ordinary Meeting in August.

Phase 5 - Construction (External resources)
Review and release RFT to market on 12 June 25
Tender period closing 15 July 25
Tender assessment by 22 July 25
Prepare report for Council by 24 July 25
Council meeting determination 31 July 25
Engagement and site possession 6 August 25
Construction period 6/8/25 to 25/5/26

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:**Integrated Planning and Reporting Framework:****Community Strategic Plan Theme**

Theme 1 - Our Community

Theme 4 - Our Infrastructure

Theme 5 - Our Civic Leadership

Community Strategic Plan Strategic Objectives

CSP1 Our communities are connected and inclusive. Supported by services that nurture health, wellbeing and identity

CSP4 Our infrastructure includes Council services that plan, manage, maintain and renew our community infrastructure and transport networks

CSP5 Our Civic leadership and organisation government fosters open and transparent partnership with our community

Delivery Program Principal Activities

1.2 Provide and maintain community spaces that encourage activity and wellbeing

1.4 Plan, manage and support the response and recovery of communities from natural disasters and economic shocks

4.4 Plan and deliver a capital works program to responsibly manage and maintain community infrastructure

5.1 Communicate with our community and provide opportunities for participation in decision making

5.6 Proactively support and advocate for the needs of the community to other level of government and organisations

FINANCIAL AND RESOURCES IMPLICATIONS:

The project is fully funded from grant funding received from the State and Federal Government Bushfire Local Economic Recovery Fund (BLERF).

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Nil.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Council has resolved on a project site and the design development of the facility is currently underway at this site to meet a tight project delivery schedule. Any significant delays to the project at this stage will most likely see the funding withdrawn and the project cancelled.

The grant funding and the associated 12-month extension of time to 30 June 2026 is approved for the project at the Richmond Park site only.

There is ongoing significant financial and reputational risk associated with this project.

OPTIONS:

1. Adopt as per recommendations set out in this report.
2. Amend the recommendation set out in this report.
3. Decline the recommendations set out in this report.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

As detailed in the "Snowy Valleys Emergency Evacuation Centre and Multipurpose Facility at Richmond Park - Communications and Engagement Plan" and "Snowy Valleys Emergency Evacuation Centre and Multipurpose Facility at Richmond Park - Communications Action Plan".

ATTACHMENTS

Nil.

11.2. VISITOR INFORMATION HUBS - EXPRESSIONS OF INTEREST OUTCOMES

REPORT AUTHOR: MANAGER COMMUNICATIONS, ACTIVATION AND STRATEGY

RESPONSIBLE DIRECTOR: ACTING DIRECTOR COMMUNITY, CORPORATE AND DEVELOPMENT

EXECUTIVE SUMMARY:

The purpose of this report is to provide the Council with information on the outcome of the Visitor Information Hubs Public Expressions of Interest.

Following 30 days of advertising, fifteen (15) submissions were received from a variety of businesses situated in towns across the Local Government Area (LGA).

RECOMMENDATION:

THAT COUNCIL:

- 1. Note the report on the Visitor Information Hubs Expressions of Interest;**
- 2. Agree to enter into a Memorandum of Understanding with the following fifteen (15) local businesses and community groups to operate Snowy Valleys Visitor Information Hubs within their establishments:**
 - a. Adelong Alive Museum**
 - b. Adelong Country Creations**
 - c. The Middle Adelong**
 - d. Apple Thief Cider House, Batlow**
 - e. Inconvenience Store, Batlow**
 - f. Talbingo Trading Post**
 - g. Ladbrooken Distilling and Brewhouse, Tumbarumba**
 - h. Twisted Willow, Tumbarumba**
 - i. My Fruit and Veg Shop, Tumut**
 - j. Oriental Hotel, Tumut**
 - k. Tumut River Brewing Co, Tumut**
 - l. Ground Up Tumut**
 - m. Tumut Valley Holiday Park**
 - n. The Cotton Merchants, Tumut**
 - o. Local at Learmonts, Tumut;**
- 3. Write to the submitters, thanking them for their application and advising them of the outcome; and**
- 4. Endorse the provision of Visit Snowy Valleys branded collateral and visitor information materials to the successful candidates.**

BACKGROUND:

At the 21 March 2024 Ordinary Meeting, Council resolved to invite expressions of interest for the provision of Visitor Information Centres throughout the region.

M48/24 RESOLVED:**THAT COUNCIL:**

1. Enter into a 12-month Memorandum of Understanding agreement with National Parks and Wildlife Service for the operation of the Tumut Visitor Information Centre, with a financial contribution of \$100,000.
2. Invite Expressions of Interest for the provision of Visitor Information Centres throughout the shire.

Cr Johanna (Hansie) Armour/Cr Julia Ham

The amendment became the motion and was put and carried.

For: Cr Armour, Cr Hughes, Cr Hayes, Cr Ivill, Cr Ham, Cr Chaffey, Cr Thomson

Against: Cr Larter

CARRIED

An Expression of Interest (EOI) was launched in February 2025 inviting local businesses to express their interest in integrating Visitor Information Hubs within their establishments, offering a fresh and dynamic approach to how tourists access information while exploring the region.

Applications were open from 26 February 2025 to 28 March 2025.

REPORT:

The Visitor Information Hubs (Hubs) EOI was open for 28 days and invited businesses to express an interest in providing a designated space within their retail premises or community facility where tourism and promotional materials could be displayed and made accessible to the public. The Hubs were described as first points of contact for visitors seeking maps and brochures for local attractions and services; directions and travel advice within the region; and local recommendations on dining, accommodation, and experiences.

Benefits to successful applicants included the potential for increased foot traffic to their location, helping to boost sales and community engagement, being recognised as a key supporter of local tourism and economic development, and gaining visibility through promotional efforts by Snowy Valleys Council (SVC), including online and print recognition.

The EOI was advertised in a variety of ways including:

- Direct emails to businesses and Chambers
- Media release issued to local media
- Story included in SVC's business newsletter
- Social media (both SVC and Visit Snowy Valleys)
- SVC business hub facebook group
- Website
- SVC community newsletter
- Local radio
- Personal face-to-face invitations.

As part of the EOI submission, applicants were required to provide details about the space they could dedicate within their premises for displaying tourism materials, commit to maintaining regular operating hours—including at least one day every weekend and public holidays—be open to welcoming tourists and travellers, offer basic information and directions as needed, and ensure sufficient staff and/or volunteers could be available to assist visitors with their enquiries.

Fifteen submissions were received, three (3) from Adelong, two (2) from Batlow, one (1) from Talbingo, two (2) from Tumbarumba, and seven (7) from Tumut. All the businesses showed they have the capacity and enthusiasm to incorporate visitor information into their establishments. Most are already providing an informal visitor information service for tourists and being recognised as 'official' Snowy Valleys Visitor Information Hubs would further support their efforts. The submitted EOIs have been provided to Councillors separately for their information.

Location	Business Name
Adelong (3)	Adelong Alive Museum
	Adelong Country Creations
	The Middle Adelong
Batlow (2)	Apple Thief Cider House
	Inconvenience Store
Talbingo (1)	Talbingo Trading Post
Tumbarumba (2)	Ladbroken Distilling and Brewhouse
	Twisted Willow
Tumut (7)	My Fruit and Veg Shop
	Oriental Hotel
	Tumut River Brewing Co
	Ground Up Tumut
	Tumut Valley Holiday Park
	The Cotton Merchants
	Local at Learmonts

The benefits of engaging local Hubs include:

- The Hubs will complement the Tumut and Tumbarumba Visitor Information Centres (VICs), providing more opportunities for tourists to get information about the region
- The Hubs provide a new innovative approach to the delivery of visitor information in a changing market
- The Hubs will reach people who don't frequent the traditional VICs
- Encourages local pride and participation in promoting the region
- Easier access to information may lead tourists to explore more and extend their visits
- Visitors can access information outside traditional VIC operating hours
- Evidence shows that tourists value local knowledge and recommendations
- Tourists are more likely to discover hidden gems and off-the-beaten-path experiences.

While the potential risks include:

- Hubs may prioritise their own interests over balanced regional promotion
- There may be local bias among Hub operators/staff, which may negatively impact other businesses
- Hubs might unknowingly provide outdated or incorrect details about attractions, services, or events
- Businesses may struggle to keep up with demand during peak tourist seasons

- If visitors receive conflicting or poor-quality recommendations, it could harm the reputation of the Hubs and the region
- Businesses may lose interest in participating if they do not perceive a direct benefit
- Council cannot provide the range of printed materials that are found in the traditional VICs
- Council may struggle to allocate resources for maintaining and supporting the Hubs long-term.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

Community Strategic Plan Theme

Theme 1 - Our Community

Theme 2 - Our Economy

Community Strategic Plan Strategic Objectives

CSP1 Our communities are connected and inclusive. Supported by services that nurture health, wellbeing and identity

CSP2 Our diverse economy supports community longevity, vibrancy and a sustainable future

Delivery Program Principal Activities

1.5 Value our heritage and promote civic pride

2.1 Support the development of diverse local tourism offerings and emerging markets

2.2 Promote our towns, villages and region

FINANCIAL AND RESOURCES IMPLICATIONS:

It is estimated that an initial investment of approximately \$50,000 will be required to establish the Hubs. This amount will cover setup costs, including Visit Snowy Valleys branded materials, brochures, portable fixtures, fittings, and staff induction and initial training. An additional \$15,000 should be budgeted for the 2026/2027 financial year to support ongoing or supplementary needs.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

A Memorandum of Understanding (MOU) will be entered into between Council and each successful candidate.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

RISK CATEGORY	RISK/REWARD DESCRIPTION	COST/RISK	BENEFIT/ REWARD
Financial	Future annual budgets may not support the provision of required resources for the Hubs.	Council may not have the funds to support Hubs with ongoing printed maps and brochures.	Evidence shows that tourists value local knowledge and recommendations. The Hubs will complement the Tumut and Tumbarumba Visitor Information Centres (VICs), providing more opportunities for tourists to get information about

RISK CATEGORY	RISK/REWARD DESCRIPTION	COST/RISK	BENEFIT/ REWARD
			the region. Easier access to information may lead tourists to explore more and extend their visits.
Stakeholder	Businesses may lose interest in participating if they do not perceive a direct benefit.	The project might be publicly seen as a failure, impacting Council's credibility.	By checking in regularly, acting on feedback to make improvements, and recognising businesses publicly, we can keep them actively involved.

OPTIONS:

1. Adopt as per recommendations set out in this report - preferred option.
2. Amend recommendation.
3. Decline the recommendations set out in this report.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:**External Consultation:**

EOI applications opened on 26 February and closed on 28 March 2025.

Advertising and promotion included:

- Direct emails to businesses and Chambers
- Media release issued to local media
- Story included in SVC's business newsletter
- Social media (both SVC and VSV)
- SVC business hub facebook group
- Website
- SVC community newsletter
- Local radio
- Personal face-to-face invitations

Fifteen submissions were received.

ATTACHMENTS

Nil

11.3. MANNUS LAKE BLUE-GREEN ALGAE MANAGEMENT

REPORT AUTHOR: MANAGER UTILITIES AND WASTE BUSINESS

RESPONSIBLE DIRECTOR: DIRECTOR INFRASTRUCTURE & WORKS

EXECUTIVE SUMMARY:

This report has been prepared in response to Council resolution M08/25 at its 20 February 2025 Council meeting. This followed a Mayoral Minute M289/24 resolved by Council at its 12 December 2024 Council meeting.

This report provides an update to item 8 of resolution M08/25, being "as a matter of urgency investigate options and costs for the removal of Mannus Dam wall and the rehabilitation of the Dam bed and creek".

RECOMMENDATION:

THAT COUNCIL:

- 1. Note the report on Mannus Lake Blue-Green Algae Management.**
- 2. Support the 12-month trial implementation and treatment of Mannus Lake algae blooms using enzyme, bacterial or other nature-based additives at an operational cost to Council of \$75,000 for 2024-2025.**
- 3. Pursuing grant funding opportunities for the purchase and installation of Ultrasonic systems for Mannus Lake bloom treatments with \$250,000 being allocated in the 2025-2026 capital budget with an expected 50/50 funding contribution split.**
- 4. Engage a consultant to further evaluate additives/products/solutions and provide a recommendations report at an operational cost to Council of \$50,000 for 2025-2026.**

BACKGROUND:

This report has been prepared to address item number 8 of resolution M08/25 from the February 2025 Council ordinary meeting. A copy of the Council resolution is below. The report presented to the February meeting was in response to the Mayoral Minute M289/24 resolved by Council at its 12 December 2024 Council meeting.

M08/25 RESOLVED:

THAT COUNCIL:

1. Support the ongoing monitoring program to identify an algae bloom on Mannus Lake and inform the downstream users group of any red alert notifications;
2. Support the implementation and treatment of Mannus Lake algae blooms using enzyme, bacterial or other nature-based additives subject to a review and costing of these treatments;
3. Support a University of Technology Sydney (UTS) application for an Australian Research Council (ARC) funding grant;
4. Endorse a \$74,000 allocation from Council's General Fund for the management of Mannus Lake and Pioneer Park Pond in the 2025-2026 Budget as a matched funding contribution towards the UTS grant application;
5. Update the current version of the Mannus Lake Blue-Green Algae Management Policy adopted in 2020 to reflect the latest "Best Practice" industry standards and guidelines for the management and treatment of blue-green algae;
6. Support the community to establish a Mannus Creek Working Group to make improvements to the Mannus Creek catchment upstream and downstream of Mannus Lake; and
7. Recommend that the Working Group develop a catchment management strategy for Mannus Creek to accompany Council's updated policy on the management of blue-green algae.
8. As a matter of urgency investigate options and costs for the removal of the Mannus Dam wall and the rehabilitation of the dam bed and creek.

Cr Packard/Cr Thomson

CARRIED UNANIMOUSLY**M09/25 RESOLVED** to return to the order of business.

Cr Thomson/Cr Sheldon

CARRIED UNANIMOUSLY**History**

Mannus Lake Dam is located approximately 14 km south-west of the town of Tumbarumba.

The original Mannus Lake Dam (originally called Hovell Weir) was constructed on Mannus Creek in 1986 by a private landowner. The dam was used to impound a section of the creek to create an upstream storage to supply water for a trout farm (that never eventuated) and a mini hydropower scheme. The hydropower plant (on the left bank downstream of the dam) utilised the pre-existing 19th century diversion tunnel (constructed for mining purposes) and was only run for a few years before being shut down. Council assumed ownership of the dam in 1999.

The Mannus Lake Dam wall failed as a result of overtopping during a large flood event on 15 October 2010. The majority of the right half of the embankment, including the maximum height section in the main part of the creek, was lost during the flood event.

Following widespread and overwhelming community support for restoration (including public meetings with over 100 attendees and a petition with over 700 signatures), works were subsequently undertaken, and Mannus Lake Dam was commissioned on December 2014. The cost to Council to reconstruct the Dam in 2013-2014 was \$8,990,000 which was grant funded.

The Review of Environmental Factors (REF) that was completed in 2013. It should be noted that full supply level (the normal level) of the lake was lowered by 200mm. While the dam crest level was raised by 1.8m, this does not impact the normal lake level. This height increase is for structural strength of the dam wall and flood mitigation measures. The REF also notes several reasons for restoration. These being socio-economic benefits, significant value for tourism, welfare and amenity to local residents and the lake was regarded as a critical asset for water storage.

Mannus Lake Dam is currently owned and operated by Council, which is ultimately responsible for the safety, operation and maintenance of the Dam.

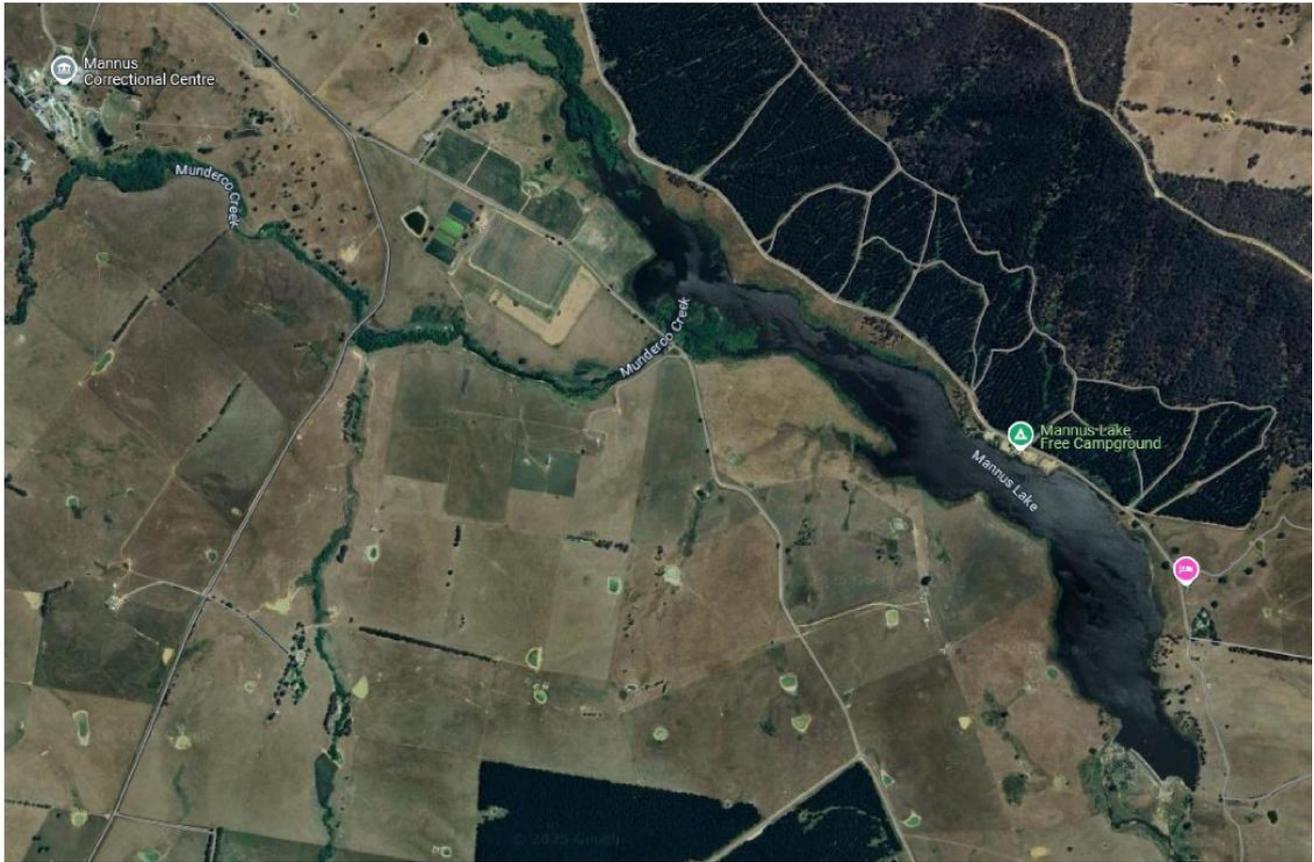


Figure 1. Aerial view of Mannus Lake



Figure 2. Mannus Lake from the Dam Wall showing the Mechanical Mixer and Trunion Pontoon.



Figure 3. Mannus Lake showing the dam spillway and the lake towards the camping ground

REPORT:

In order to address item number 8 of resolution M08/25, as a matter of urgency, Council staff investigated the feasibility and costs to remove the Dam wall. While this was determined to not be a recommended course of action this is discussed below.

The investigation of options and costs to remove the Mannus Lake Dam wall has been investigated by an experienced consultant (NSW Public Works Advisory) to understand the likely requirements and conditions that Council may face to complete this type of work. The consultant has been involved in a number of Dam decommissioning projects and is aware of the general requirements.

While Council understands a natural disaster caused a failure of the original Dam wall in 2010, it does not mean that the Dam can just be opened up, or the Lake level lowered. Council has licence conditions in place that must be followed and monitored. To surrender the licences, a number of activities, evaluations and assessments would need to be undertaken to ensure there is no impacts as a result of the removal of the dam.

The following activities must be considered as part of any decommissioning process for the Lake. The following cost estimates are indicative and are provided as a high-level guide only.

- Loss of Water Storage

It is essential to firstly ensure Council is aware that decommissioning the Dam will result in the permanent loss of water storage. To construct a new Dam of similar capacity at another suitable site, the estimated cost is approximately \$25 million should a site be available and the required approvals be granted.

- Flood Study Requirement

Dams Safety NSW (DSNSW) requires a flood study to assess downstream impacts prior to decommissioning. This study will involve updated survey data, hydrology assessments, and computer modelling. Estimated cost: \$140,000.

- Environmental Impact Assessment

An Environmental Impact Assessment will be necessary to evaluate potential effects on local ecosystems, including wildlife and vegetation that relied on the Dam storage. Estimated cost: \$100,000.

- Bathymetric Survey and Silt Removal

A bathymetric survey will be needed to determine the volume of silt and debris in the Dam. These materials must be removed prior to decommissioning. This may also result in adverse environmental impacts. Estimated cost: \$70,000 excluding silt removal. Silt removal costs could likely be several million.

- Project Management

Procurement, Management and reporting on the above investigations including public consultation and business case development. Estimated cost: \$200,000.

- Decommissioning Approach and Further Studies

The most feasible way of decommissioning the Dam is to excavate both spillway channels down to creek bed level, thereby eliminating water storage. Estimated cost: \$8 million.

Further computer modelling will be required to confirm that the above arrangement will pass the required natural flood from incoming streams into the Dam. It may be that part, or all of the existing embankments may also have to be demolished. Additional flood studies are required to confirm this. Estimated cost of the flood study analysis and modelling: \$80,000. If the whole embankment is to be removed, an additional cost of \$5M should be considered in addition to the cost of removal of the two spillways.

- Design and Project Management

Upon completion of the above investigations and subject to DSNSW approval, concept and detailed design work will be required. Estimated cost: \$450,000 including planning, project management, and contract administration.

In order to consider the viability of decommissioning the Dam, the costs will be approximately \$600,000 with later design and decommissioning costs in the order of \$8 million to \$13 million. This does not include the flora and fauna rehabilitation impacts and likely riparian planting costs for creek edge restoration. The costs for 3,000m of riparian planting would be several million dollars over many years with ongoing maintenance while rehabilitation is completed and planting is established to replicate natural flora and fauna habitats.

Resolution M08/25 Updates:

The most appropriate course of action is to drive the community to establish a Mannus Creek Working Group to make improvements to the Mannus Creek catchment upstream and downstream of Mannus Lake to improve water quality and reduce nutrients (such as nitrogen and phosphorus) from entering the Lake. It is not recommended that a section 355 committee be created as the catchment management is not a function of Council and the land within the catchment is not owned by Council, however there should be strong support from Councillors and Council staff to encourage the community to setup the working group with a specific focus on land owners in the upstream catchment area.

Council should promote representation from relevant authorities and assist with requesting landowner engagement. Council has received a call from an interested community member following the February 2025 Council meeting.

Following further review of solutions and discussions with suppliers, the treatment of Mannus Lake algae blooms using enzyme, bacterial or other nature based additives with suitable dosage rates to have a real benefit has a higher cost than expected. The estimates for different products range from \$100,000 to \$400,000 per annum. The concern with this solution is the real risk of applying a product to the water body and the lake being subject to a severe weather event that washes most of the improved water downstream. While this is a risk, the application of these products helps to build a stronger ecosystem that can limit blue-green algae growth while also consuming settled organic sludge. With an initial increase of annual operational budgets by around \$200,000, it is possible to significantly reduce this cost in subsequent years

as lake health improves, and dose rates are reduced. Improvements to the upstream catchment will also reduce the reliance on these types of products over time.

Nature-based treatments have been used in multiple sites across Australia and internationally. Examples include applications in Cecil Hills NSW, Lake Wyangan Griffith NSW and Sydney International Regatta Centre NSW, just to name a few.

Council is in discussion with UTS and providing assistance to progress the application for the Australian Research Council grant funding.

The alternative solution noted in the February 2025 meeting, being ultrasonic systems, could simply be placed into the Lake and switched on for a faster response. For the size and shape of Mannus Lake the expected capital investment of at least \$250,000 would be required to deploy several solar powered pontoons based ultrasonic units. Council will look for funding opportunities to support this work.

Ultrasonic systems have been used widely internationally, with local installations in VIC, NSW, SA and QLD. Examples include sites in Gatton QLD, McLaren Vale SA, Murray Darling Fisheries NSW, Trinity Bay QLD.

Ideally, a combined approach of ultrasonic systems with a nature-based additive would see real improvement to the overall lake water quality. However, it should be noted that there is no "quick fix". It is recommended that Council start a short trial using additives while a consultant is engaged to look at the broader range of possible options and costs. The existing mixer was provided by NSW Fisheries with Council engaging UTS to review the performance of the mixer. These Annual Reports from UTS were not to consider potential solutions but only to monitor the performance of the mixer. Engaging a consultant such as UTS to look at the broad range of short term and long-term solutions will provide a better overall direction for Council to move towards reducing algae blooms in Mannus Lake.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

Community Strategic Plan Theme

Theme 3 - Our Environment

Community Strategic Plan Strategic Objectives

CSP3 Our natural environment is cared for and protected to ensure future generations can experience and enjoy its beauty

Delivery Program Principal Activities

3.4 Partner with other agencies to protect our natural spaces and environment

FINANCIAL AND RESOURCES IMPLICATIONS:

There is currently no specific capital or operating budget allocated to Mannus Lake for algae control. There is an operational budget for the general maintenance of the Dam and Lake for activities such as monitoring and inspections, SCADA, power, equipment maintenance and reporting.

If Council endorses the recommendations in this report, it is proposed to ask for an increase of \$75,000 in 2024-2025 for immediate purchase of additive products.

A further \$50,000 is also being requested in 2024-2025 for consultants in the operational budgets to investigate further solutions and possible products that could be used to address algae blooms in Mannus Lake.

Finally, a \$250,000 allowance for capital costs in the 2025-2026 budget from Council's General Fund is being requested to demonstrate commitment for grant funding applications.

Council will also require an ongoing operational budget for the specific treatment of blue-green algae at Mannus Lake. The long-term ongoing costs for this operational budget is unknown until an effective

treatment is determined, agreed to with all relevant authorities and tested to determine suitable dose rates and effective algae control is confirmed.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

While there is little statutory implications, there are many guidelines on blue-green algae and cyanobacteria published by Government departments (such as NSW Department of Primary Industries, Water Quality Australia, NSW Health and Water NSW).

The current Snowy Valleys Council's Mannus Lake Blue-Green Algae Management Policy adopted in 2020 will undergo a full review as per the M08/25 resolutions from the February Council meeting to ensure it reflects the latest "Best Practice" industry standards and guidelines for the management and treatment of blue-green algae.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

The updated Mannus Lake Blue-Green Algae Management Policy will aim to improve the environmental water quality of Mannus Lake and lower potential health risks.

Accurate long-term costings will not be known until further research and an effective treatment is agreed to by Council staff and external stakeholders.

OPTIONS:

The options currently available are as follows:

Option 1 - Demolition of the dam wall and reinstatement of the original natural watercourse.

The current dam wall was built by Council using grant funding in 2014. The cost to Council to reconstruct the dam in 2013-14 was \$8,990,000.

To deconstruct the wall and reinstate the natural water course (Mannus creek) would cost Council, at least, between \$8 million to \$13 million depending upon the approval conditions required from NSW Fisheries, EPA, Water NSW and other regulatory bodies. There would be significant costs related to rehabilitation of not only the dam wall site but the full length of the water course to establish creek edge plantings, riparian zones, desilting, refuse collection and reforming the watercourse.

This option is *not recommended* due to its significant cost.

Option 2 - Support the community to establish a Mannus Creek Working Group to make improvements to the Mannus Creek catchment upstream and downstream of Mannus Lake. Recommend the working group develop a Catchment Management Strategy. It is recommended that the working group is not a Section 355 committee. This option is *already covered in Resolution M08/25* but requires strong councillor support and engagement with the community to get a group established.

Option 3 - Continue the status quo monitoring program of the Mannus Dam and Lake with no additional operational or capital investment into water quality improvements.

This option continues to follow the Mannus Lake Blue-Green Algae Management Policy and the required activities to meet licence conditions by reactive monitoring only. This option does not consider making any improvements to water quality.

This option is *not recommended*, however Council will continue to undertake regular monitoring in line with licence conditions and the SVC Blue-Green Algae Management policy.

Option 4 - That Council support trial implementation and treatment of Mannus Lake algae blooms using enzyme, bacterial or other nature-based additives at an increased operational cost of \$75,000 in 2024-2025. **Option 4 is a recommended option.**

Option 5 - Implement Ultrasonic systems for Mannus Lake with an expected capital investment of at least \$250,000 subject to getting grant funding. **Option 5 is a recommended option.**

Option 6 - Engage a consultant to look at the broader range of short-term and long-term solutions and provide a recommendations report. This option will require an additional \$50,000 operational cost in the 2025-2026 budgets. **Option 6 is a recommended option.**

With the options recommended, Council can:

1. Adopt as per recommendations set out in this report - preferred option.
2. Amend the recommendations.
3. Decline the recommendations set out in this report.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

The Mannus Lake Blue-Green Algae Management Policy already sets out communication plans for red alert notifications to the community and downstream user group.

No additional consultation or communication is required at this stage.

ATTACHMENTS

Nil

11.4. COUNCIL MANAGED CROWN LAND PLAN OF MANAGEMENT - RICHMOND PARK & STOCKWELL GARDENS - FOR ADOPTION

REPORT AUTHOR: PROPERTY & ROADS PARTNER

RESPONSIBLE DIRECTOR: DIRECTOR INFRASTRUCTURE & WORKS

EXECUTIVE SUMMARY:

The purpose of this report is to recommend to Council to adopt the site-specific Council Managed Crown Land Plan of Management for Richmond Park and Stockwell Gardens (Reserves) pursuant to Section 40 of the *Local Government Act 1993* in accordance with 3.23 (6) of the *Crown Land Management Act 2016*.

This site-specific draft Council Managed Crown Land Plan of Management was placed on public exhibition for 49 days from 5 March 2025 to 22 April 2025. During this time, Council received 25 submissions.

The *Crown Land Management Act 2016* (the CLM Act) authorises local councils appointed to manage dedicated or reserved Crown Land (Council in the capacity of Crown Land Managers) to manage land as if it were public land under Section 40 the *Local Government Act 1993* (LG Act).

Under the *Local Government Act 1993*, a Plan of Management (PoM) must be adopted by Council for all "Community Land" managed by Council which includes this specific site which Council has been appointed as the Crown Land Manager.

The two (2) Reserves that are the subject of this site-specific PoM are Richmond Park (Reserve 620045) and Stockwell Gardens (Reserve 1041093). On 22 November 2024, Council was appointed as Crown Land Manager of the Richmond Park Bowling Greens (R1041093) which forms part of this Plan of Management and is the subject site of the proposed Tumut Multipurpose Centre which is currently subject to a Development Application.

RECOMMENDATION:

THAT COUNCIL:

- 1. Adopt the updated Site-Specific Council Managed Crown Land Plan of Management for Richmond Park and Stockwell Gardens (Reserves) pursuant to Section 40 of the *Local Government Act 1993* in accordance with 3.23 (6) of the *Crown Land Management Act 2016*.**

BACKGROUND:

Council currently manages seventy (70) Crown Reserves classified as "Community Land" on behalf of Crown Lands in its capacity as a Crown Lands Manager. The total area of these Crown Reserves in the Snowy Valleys Council is 1094 hectares (10,9442,448 m²) of land. Each year, Council spends around \$3 million in maintaining this portfolio of Crown Land Reserves on behalf of Crown Lands.

At the Council Meeting held on 17 February 2022, Council resolved the following:

11.5 PLAN OF MANAGEMENT FOR COUNCIL MANAGED COMMUNITY CROWN RESERVES

**M61/22 RESOLVED:
THAT COUNCIL:**

1. Receive this report for the Plan of Management for Council Managed Community Crown Reserves.
2. Approve the draft Council Managed Crown Land Plan of Management to be forwarded to the landowner, Crown Lands (NSW Department of Planning, Industry and Environment), seeking endorsement to proceed to public exhibition of the draft Plan of Management and authorise

administrative and corrective amendments to the documents by the CEO.
3. Delegate authority to the Chief Executive Officer to revise the draft Council Managed Crown Land Plan of Management in accordance with any direction received from Crown Lands, prior to placing on public exhibition for a minimum period of 28 days and inviting the public to make submission over a period of 42 days.
4. Bring the final version of the Council Managed Crown Land Plan of Management to a future Council meeting for consideration and adoption.

In Council Business Paper dated 21 November 2024 (page 102), the Richmond Park and Stockwell Gardens Plan of Management (PoM) had been removed at the request of Crown Lands pending a site-specific PoM for the use of that land for the purposes of a Multipurpose Centre.

As noted on resolution point number 4, this report now seeks to formally adopt the site-specific Snowy Valleys Council Managed Crown Lands Plans of Management (PoM).

Council Managed Crown Land Plan of Management

Local Councils appointed as Crown Land Managers to manage dedicated or reserved Crown Land are required to develop Plans of Management for the land where it is classified as "Community Land" under the *Local Government Act 1993*.

Under the amendments to the Crown Land Management System in 2018, Councils in NSW have responsibility to manage some areas of Crown Land, generally in the same way that they manage their own "Community Land" under the *Local Government Act 1993*. The draft Snowy Valleys Council (SVC), Council Managed Crown Land PoM applies to all Council Managed Crown Land that has been classified as 'Community Land' within Snowy Valleys Council local government area.

PoMs are legal documents developed by Crown Lands that set out how to maintain and guide how Crown Land will be sustainably managed. They provide a wealth of information about a particular site, including social, environmental, and economic values, they set objectives and performance targets for community land, and provide for active land management and use, including the issuing of tenures over the land.

All draft PoMs must be developed in line with the public exhibition requirements under Section 38 of the *Local Government Act 1993* which requires a minimum of 42 days on public exhibition.

LOCAL GOVERNMENT ACT 1993 - SECTION 40

Under the *Local Government Act 1993* - Section 40, Local Councils are required to formally adopt the Plans of Management (PoMs) that have been prepared for "Community land" under Councils' direct care and control and or in this case "Community Land" that Council manages on the behalf of Crown Lands.

Below is an extract from the *Local Government Act 1993* - Section 40.

Section 40 - Adoption of Plans of Management

- *After considering all submissions received by it concerning the draft plan of management, the council may decide to amend the draft plan or to adopt it without amendment as the plan of management for the community land concerned.*

- *If the council decides to amend the draft plan it must either-*
 - *(2A) If a council adopts an amended plan without public exhibition of the amended draft plan, it must give public notice of that adoption, and of the terms of the amended plan of management, as soon as practicable after the adoption.*
 - *The council may not, however, proceed to adopt the plan until any public hearing required under http://www.austlii.edu.au/au/legis/nsw/consol_act/lga1993182/s40a.html section 40A has been held in accordance with http://www.austlii.edu.au/au/legis/nsw/consol_act/lga1993182/s40a.html section 40A.*

Reserves classified as "Community Land" that Council manages on the behalf of Crown Lands

Council currently manages seventy (70) Reserves classified as "Community Land" on behalf of Crown Lands as a Crown Lands Manager which cover a total land area within the Snowy Valleys Council area of 1094.245 hectares (10,944,248 m²). Each year Council spends around \$3 million in maintaining this portfolio of Crown Land Reserves on behalf of Crown Lands. These Crown Reserves Plan of Management were adopted at Council meeting dated 21 November 2024.

Each Reserve is covered by several parcels of land. The two (2) Reserves that are the subject of the PoM are Richmond Park (Reserve 620045) and Stockwell Gardens (Reserve 1041093)

Note: Council has since 1994 been the Crown Land Manager for Richmond Park (Reserve 620045) and Stockwell Gardens (Reserve 1041093) but was recently appointed as Crown Land Manager of the Richmond Park Bowling Greens (R1041093) the subject site of the proposed Tumut Multipurpose Centre on 22 November 2024.

REPORT:

The Richmond Park and Stockwell Gardens public open spaces comprise just over 1.6 hectares and 1.8 hectares of Council-managed Crown land, respectively. They are located to the immediate south of the Tumut town centre.

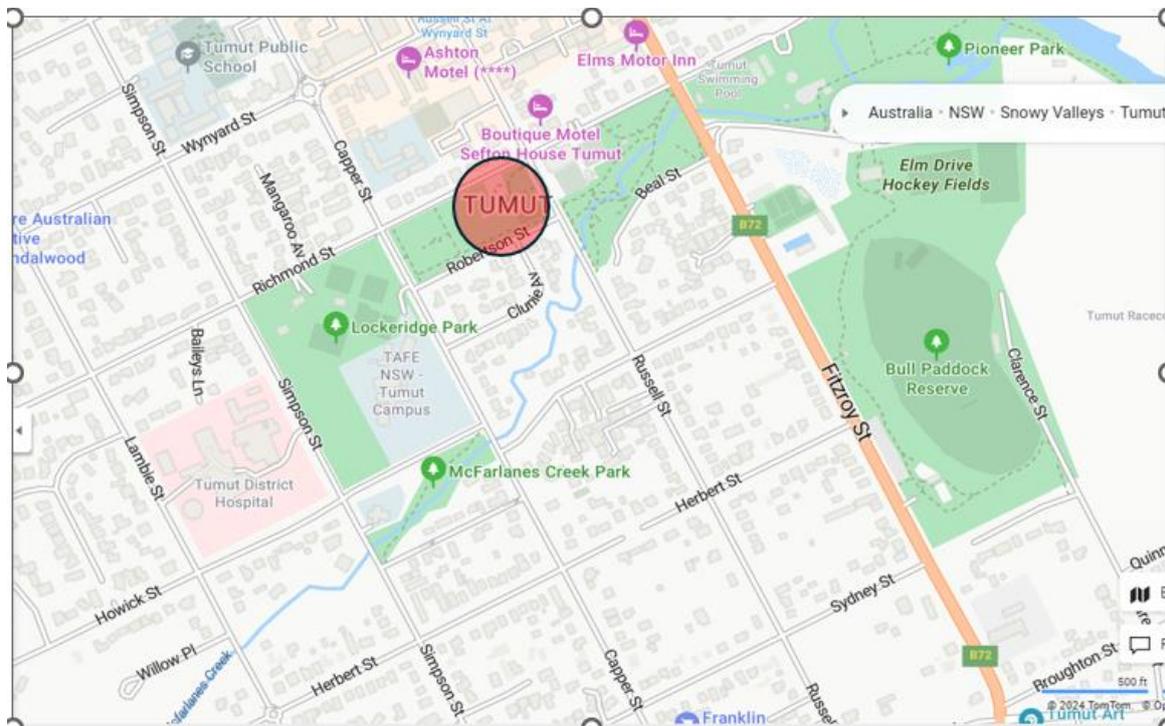


Figure 1. Location Plan - Site-Specific Plan of Management - Richmond Park and Stockwell Gardens

The areas are generally surrounded to the north and south by low-density residential development, to the west by further public open space (Lockeridge Park) and to the east by the Tumut Swimming Pool. The Tumut Bowling Club is also located between the two public open space areas, as shown below.



Figure 2. Extent of Site-Specific Plan of Management - Richmond Park and Stockwell Gardens

Summary of the Site-Specific Plan of Management for Richmond Park and Stockwell Gardens

The Plan of Management (POM) that Council's specialist consultants prepared for Richmond Park and Stockwell Gardens for public exhibition outlined that the old Bowling Greens that had been transferred over to Council by Crown Lands had identified this part of the Park as being earmarked for the future development of the Snowy Valleys Multipurpose and Evacuation Centre (referred to as the 'Multipurpose Centre').

The Plan of Management (POM) identifies that the Multipurpose Centre, including associated on-site parking, would replace the underutilised lawn bowling green and associated clubrooms in the eastern portion of the site. The POM identifies that that the project will necessitate the relocation of the existing playground and be subject to a Development Application that has been prepared and will be considered concurrently with the POM.

The POM outlines that its key purpose is to seek out the land's future intended use, as described above, balancing informal passive recreational uses with the presence of the new Multipurpose Centre and its related activities.

The POM clearly articulates that it had considered the Multipurpose Centre as a future use on the site and that this use will allow Richmond Park and Stockwell Gardens to continue to be developed and used as key recreational and cultural spaces whilst enabling a new multiuse sporting and emergency hub to be developed and used to the benefit of the Tumut and broader communities.

The POM provides an overview of the site's history, its current use, asset condition and future development.

The POM identifies that the eastern end of the Richmond Park site has been identified for the development of the Multipurpose Centre. The POM identifies that the Multipurpose Centre will cater for:

- multiple indoor sports, being the size of two basketball / netball courts, to accommodate local, regional and state sporting competitions
- provision of evacuation centre capabilities in times of emergency

- may also cater for community, training or education events, such as conferences, local school or community events. These may be provided for using the provisions of a licence under Section 2.20 of the *Crown Land Management Act 2016*.

The POM identifies that the need for the project was evidenced through the 2019/2020 bushfire events which highlighted the need for a suitable, large-capacity emergency evacuation facility that would allow communities to remain close to their homes and localities in the event of a natural disaster or other emergency.

The POM identifies that the resulting Multipurpose Centre project is being made possible through a grant from the Australian and NSW Governments Bushfire Local Economic Recovery Fund (BLERF).

The POM identifies that as a consequence of the Multipurpose Centre development, the underutilised lawn bowling green and club rooms will be demolished. The playground and picnic area will also be relocated within the Reserve.

The POM for Richmond Park and Stockwell Gardens also clearly articulates the key legislation that applies to the sites that are subject to this POM and relevant Council strategies which include:

- *Crown Land Management Act 2016* – as the land is Crown Land owned by the State
- *Local Government Act 1993* - as Council is the manager of the Crown Land, it is managed under the provisions of this Act as if it were Council-owned
- *Environmental Planning & Assessment Act 1979* - which dictates land-use approvals, processes and environmental considerations for development and activities in NSW
- *Native Title Act 1993* (Commonwealth)
- Snowy Valleys Community Strategic Plan 2042
- Snowy Valleys Council Advocacy Plan 2021-22

Multipurpose Centre Development Application

The Richmond Park and Stockwell Gardens POM outlines that a Development Application for the Multipurpose Centre has been prepared concurrently with the Plan of Management. The POM identified that the Development Application will be assessed in accordance with Part 4 of the *Environmental Planning & Assessment Act 1979* and that the Development Application will include the preparation of a 'Statement of Environmental Effects' and supporting documentation that will identify and assess the details of the project and how it intends to meet all applicable development standards and controls.

Community Consultation

The POM outlines how Community and Stakeholder Consultation would be undertaken in accordance with Council's adopted *Community Participation Plan (2022)* and *Community Engagement Strategy (2025)* that sets out the principles for engaging the Snowy Valleys community in the land-use planning system and with Council's activities more broadly.

Key Values considered in the POM

The POM identifies that the key values considered for Richmond Park and Stockwell Gardens describe how the Park would be utilised in the future in terms of the following:

- Recreation and Open Space values
- Sporting Values
- Social and Cultural Values

From these a series of objectives were developed which are as follows:

Key Objectives of the Plan of Management

- Enabling defined and cohesive public spaces to meet a wide range of uses.

- Maintaining localised provision of facilities, such as a playground, gardens, public toilets and recreational pathways.
- Providing for ongoing use of various war memorials and associated spaces.
- Establishing clear and consistent processes for community use and management of the Multipurpose Centre.
- Ensuring that event and ongoing use traffic, parking and access arrangements are well-managed.

Future use and Management

Once the key values and objectives were established, the POM then outlines how future development and use of the area would be enabled in accordance with the legislative management requirements, proposed management and maintenance regimes of the site. This included the following:

- Site maintenance and management
- Leases and Licencing
- Development and Use

Implementation and Action Plan

Finally, the POM for Richmond Park and Stockwell Gardens outlines an Implementation and Action Plan which includes objectives and performance targets along with three (3) key directions. The three (3) key directions identified include:

Direction 1: Implement the Multipurpose Centre Concept Plan

Direction 2: Work collaboratively with the community and stakeholders to develop and implement operational management plans

Direction 3: Continue to maintain and improve the broader Richmond Park and Stockwell Gardens areas in line with available resources

Each key direction includes:

- Core Objectives
- POM Objectives
- Performance Targets

The objectives are accompanied by a summary of how the objectives will be achieved and then how they will be measured. Refer to Table on Page 31-32 of the POM (attached).

Public Exhibition Period

The draft site-specific Plan of Management (PoM) for Richmond Park (Reserve 620045) and Stockwell Gardens (Reserve 1041093) was placed on Public Exhibition, as required by the *Crown Land Management Act 2016*, for 49 days from 5 March 2025 to 22 April 2025. During this time, Council received 25 submissions.

Submissions Summary

The key subject of all submissions received was on the proposed Multi-Purpose Centre Development in Richmond Park.

In general, seven (7) of the submissions were supportive of the POM and eighteen (18) were not supportive.

Those submissions in support of the POM identified that they thought the Park needed a Multipurpose Centre. These submissions identified that they wanted the development in the Park to proceed as soon as possible and that they thought the development in this location would be beneficial for future generations and did not impact upon the Park.

Those submissions not in favour of the POM identified that they were not supportive of the proposed Multipurpose Centre in this location for the following reasons:

- The site is the wrong site for a Multipurpose Centre
- The architecture of the Multipurpose Centre is not suitable or appropriate for the Park setting
- Bulk and Scale of the proposed Multipurpose Centre is not appropriate for the Park
- Noise due to the activities a Multipurpose Centre will be used for
- Traffic and Parking issues generated by the Multipurpose Centre
- Anti-Social behaviour as a result of the Multipurpose Centre
- Heritage concerns about the Multipurpose Facility Centre and its proximity to the war memorials in the Park
- Lack of consultation about the Multipurpose Centre
- Lack of a Business Plan for the Multipurpose Centre
- The cost for Council to operate the Multipurpose Centre
- The impact that the Multipurpose Centre will have on the passive recreation activities that are undertaken in the Park.

The bulk of the submissions that were not supportive of the POM identified the proposed Multipurpose Centre in the Park as being the source of their concern and why they didn't support the POM for Richmond Park and Stockwell Gardens.

The issues summarised above are all matters that will be considered and addressed as part of the Development Application and assessment process. The Development Application public consultation process was running at the same time (concurrently) as the POM public exhibition process for Richmond Park and Stockwell Gardens.

Letter from Crown lands – Minister's consent to adopt the Plan of Management

On 2 May 2025, Council received a letter from the Department of Planning, Housing and Infrastructure – Crown Lands and Public Spaces (Crown Lands) confirming that Council has the Minister's consent to adopt the Plan of Management (PoM) for Richmond Park – Stockwell Gardens under clause 70B of the Crown Land Management Regulation 2018.

A copy of the letter from the Department of Planning, Housing and Infrastructure – Crown Lands and Public Spaces (Crown Lands) is attached (**Attachment 1**)

The full Draft PoM (**Attachment 2**) prepared by consultant Locale Consulting on behalf of Council is attached to this report.

Once adopted by Council, the PoM will be submitted to Crown Lands at the Department of Planning, Housing and Infrastructure for their records in accordance with legislative requirements and will be made available on the SVC Website.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

Community Strategic Plan Theme

Theme 1 - Our Community

Theme 3 - Our Environment

Community Strategic Plan Strategic Objectives

CSP1 Our communities are connected and inclusive. Supported by services that nurture health, wellbeing and identity

CSP3 Our natural environment is cared for and protected to ensure future generations can experience and enjoy its beauty

Delivery Program Principal Activities

1.2 Provide and maintain community spaces that encourage activity and wellbeing

1.4 Plan, manage and support the response and recovery of communities from natural disasters and economic shocks

3.3 Provide a planning and development framework that enhances local amenity through sustainable growth

3.4 Partner with other agencies to protect our natural spaces and environment

FINANCIAL AND RESOURCES IMPLICATIONS:

The costs associated with the development of the PoM have been included in the 2022-2023 and 2023-2024 budgets adopted by Council. Council received \$80,000 in funding from the Office of Local Government towards the cost of preparing the PoM in 2021.

The consultant costs for the preparation of the Generic Plan of Management adopted in October 2024 was \$46,563. Part of the remaining \$33,437 available has been used for the site-specific Richmond Park & Stockwell Gardens PoM. The balance to be used for a Tumbarumba Caravan Park site-specific PoM.

Council receives no additional funding for the maintenance of Crown Reserves managed by Council. In 2023-2024 Council spent \$3.44 million to manage and maintain these Reserves.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

The attached PoM has been prepared in accordance with relevant legislation primarily relating to the *Crown Land Management Act 2016*, the *Crown Land Management Regulation 2018* and the *Local Government Act 1993*. These Acts provide the core framework to enable the future management and improvement of the Community land to which this PoM applies.

A range of other legislation, policies and statements also applies to the management of public land. Application of these will typically depend on the activities or use being undertaken, and the attributes of the land – for example, the presence of native vegetation or proposed use. Legislation that is typically relevant to the land management process includes:

- *Environmental Planning & Assessment Act 1979* and the Environmental Planning Instruments (EPIs) that it enable, including:
- relevant State Environmental Planning Policies (SEPPs), including SEPP (Transport and Infrastructure) 2021 and SEPP (Exempt and Complying Development Codes) 2008
- *Biodiversity Conservation Act 2016*
- *Rural Fires Act 1997* – Council may be required to manage vegetation within Reserves via means of mechanical control and/or hazard reduction burns for the purpose of satisfying bush fire mitigation responsibilities and preventing bushfires governed by Section 63 of the *Rural Fires Act 1997*
- *National Parks & Wildlife Act 1974*
- *Heritage Act 1977*
- *Environmental Protection and Biodiversity Conservation Act 1999* (Commonwealth)

Other Policies and Statements which also applies to the management of public land include:

Envisage 2040: Our Path to a Sustainable Future - Local Strategic Planning Statement

Tumbarumba Local Environmental Plan (LEP) 2010

Tumut LEP 2012

Snowy Valleys Development Control Plan (DCP) 2024

Disability Inclusion Plan 2022-2026

Advocacy Plan 2018-2028

Tumut Shire Council Growth Strategy Plan 2013-2033

Zero Waste Strategy 2024-2030

Regional Economic Development Strategy 2023

Following adoption, it is recommended that the PoM be reviewed every 2 years to ensure it remains current in capturing the current uses and improvements on the Reserves included in the PoM according to all the current Snowy Valleys Council Strategic Plans.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

The adoption of the PoM following Ministerial consent is a statutory requirement and poses no risk to Council.

There is a risk of not complying with the statutory obligations if the PoM is not adopted.

The introduction of the PoM will enable a consistent approach to the management of Crown Reserves (Community Land) that are managed by Council.

Not adopting the PoM may result in Council being requested to refund the grant funding it has received from the Office of Local Government.

OPTIONS:

1. Adopt as per recommendations set out in this report.
2. Amend the recommendations set out in this report.
3. Decline the recommendations set out in this report noting there is a risk of not complying with the statutory obligations if the PoM is not adopted.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

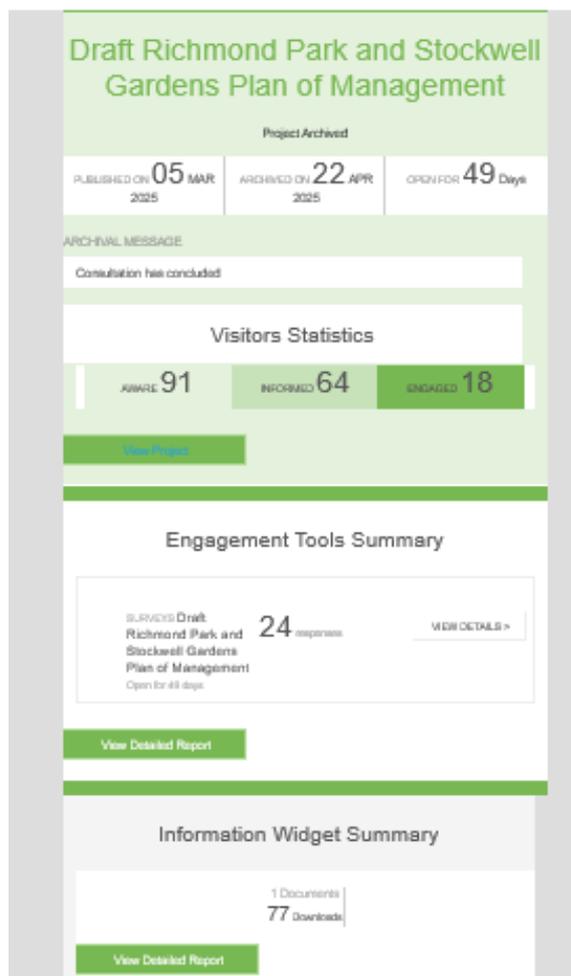
External Consultation:

The POM outlined how Community and Stakeholder Consultation would be undertaken in accordance with Council's adopted *Community Participation Plan (2022)* and *Community Engagement Strategy (2025)* that sets out the principles for engaging the Snowy Valleys community in the land-use planning system and with Council's activities more broadly.

This updated PoM was exhibited in its draft form in accordance with Section 38 of the *Local Government Act 1993*. Council provided public notice of the draft Plan of Management, exhibiting it from 5 March 2025 to 22 April 2025 on the "Your Voice - Snowy Valleys Council Engagement Hub" webpage. Council received 24 submissions via the webpage and 1 via email to info@svc.nsw.gov.au.

In total, Council received 25 submissions of which seven (7) were supportive of the POM and eighteen (18) were not supportive.

Council website was viewed 91 times with 64 residents informed and 77 downloads. No changes were made to the PoM as a result of the consultation.



ATTACHMENTS

1. 20250502- Department of Planning, Housing and Infrastructure – Crown Lands and Public Spaces (Crown Lands) confirming that Council has the Ministers consent to adopt the Plan of Management (PoM) for Richmond Park – Stockwell Gardens under clause 70B of the Crown Land Management Regulation 2018. (Under separate cover)
2. 20250505 - Richmond Park & Stockwell Gardens - Plan of Management - for Adoption (Under separate cover)

11.5. CROWN LAND TRANSFER REQUEST - PADDYS RIVER FLATS RESERVE

REPORT AUTHOR: PROPERTY AND ROADS PARTNER

RESPONSIBLE DIRECTOR: DIRECTOR INFRASTRUCTURE AND WORKS

EXECUTIVE SUMMARY:

The purpose of this report is to request a merger and transfer of a number of Crown Reserves located on the Southern side of Tooma Road, at Paddys Flats - Paddys River, which are currently under the formal management responsibility of the Local Land Services.

These Reserves currently comprise Crown Reserves 2921 (7013//96858, 7014/96858 & 7015//96835), 64320 (7011//96858) & 64321 (7012//96858) and are located on the southern side of Tooma Road & western side of Paddy's River. The Reserves are currently managed by Local Land Services and contain a popular campground and a number of Council assets which are maintained by Council.

Currently there is no formal agreement in place between Snowy Valleys Council and Local Land Services for the maintenance, management and operation of the campground and associated facilities.

Council has undertaken negotiations with the Local Land Services representatives, and it has been agreed that the Local Land Services are supportive of being removed as Crown Land Managers and the management of the Reserves transferred to Council. This requires formal consent from Crown Lands.

Attachment 1 is written confirmation from the Local Land Services that they are agreeable to relinquishing their current status and responsibilities as Crown Land Managers for these Reserves and are happy for Council to take on this role in their place.

RECOMMENDATION:

THAT COUNCIL:

- 1. Write to Crown Lands requesting the transfer and merger of the following Reserves (R) and Travelling Stock Reserves (TSR) that are currently managed by Local Land Services to Council with Council then taking over as Crown Land Manager. These Reserves are as follows:**
 - a. Lot 7015 DP 96835- Part of TSR 2921 - Gazetted: 06 March 1882,**
 - b. Lot 7014 DP 96858 - Part of TSR 2921 - Gazetted: 06 March 1882,**
 - c. Lot 7013 DP 96858 - Part of TSR 2921 - Gazetted: 06 March 1882,**
 - d. Part of Reserve 1760 (Duplicate No: R1002815) - Gazetted: 8 August 1877,**
 - e. Lot 7012 DP 96858 - Reserve 64321 - Gazetted: 22 Dec 1933,**
 - f. Lot 7011 DP 96858 - Part of Reserve 64320 - Gazetted: 22 December 1933.**
- 2. Write to Crown Lands and request the creation of a single Reserve for Camping and Public Recreation be created over all six lots listed above.**

BACKGROUND:

Snowy Valleys Council has undertaken negotiations with the Local Land Services stakeholders who currently manage the following reserves,

- Reserve 2921 comprising Lot 7015 DP 96835 - Part of TSR 2921 - Gazetted: 06 March 1882,**
- Reserve R64320 comprising Lot 7014 DP 96858 - Part of TSR 2921 - Gazetted: 06 March 1882,**

- **Reserve R64321 comprising Lot 7013 DP 96858 - Part of TSR 2921 - Gazetted: 06 March 1882,**
- **Part of Reserve 1730 (Duplicate No: R1002815) - Gazetted: 8 August 1877**
- **Note:** Reserve lot 7013//96858 (R2921) is part of a larger traveling stock reserve that run along both sides of Tooma Road.

It has been agreed with Local Land Services representatives that they are to be removed as Crown Land Managers and management of these Reserves be transferred to Council. The transfer of the land is on condition that Council contacts Crown Lands about the proposal and Crown Lands agrees to appoint Council as the Crown Land Manager. No transfer of responsibility for the management of the land is to take place until Council is formally appointed as Crown Land Manager.

Written confirmation from the Local Land Services that they agree to relinquish their Crown Land Management responsibilities and are happy for Council to take on this role is included in Attachment 1 of this report.

It is also being requested that the Reserves listed above are then merged into a single Reserve that is gazetted under Councils Management as a Crown Land Manager for the purpose of Water Supply, Camping, Public Recreation Access and Travelling Stock Reserve.

Council staff are requesting the transfer and merger of these Reserves as under the current arrangement, Council maintains the Reserve and the infrastructure on this land but has no responsibility or authority as a Land Manager.

Council currently has assets located on the Reserves with an estimated replacement value of \$200,000 and has maintained the Reserves and these assets since at least the 1980's. These assets are primarily for the Reserves to be used as a public campground known as Paddys River Flats campground.

Paddys River Flats is a popular camp site for many visiting the Snowy Valleys Council. There are forty five (45) camping spots at the Paddys River Reserve and the land is in constant use throughout the Spring and Summer months and the campground is regularly at capacity during long weekends and the Christmas/New Year period.

All costs for maintaining and managing the campground assets are covered by Council and, in the last financial year, cost Council \$14,462.00 in operating costs including the depreciation cost of the assets that Council owns on the land.

The campground has been included in Council's Annual Reports since Snowy Valleys Council was amalgamated in 2016.

Council faces a substantial reputational risk if the campgrounds are not available and/or not kept in a condition that meets community expectations.

As at 31 January 2025, Council has also have received seven (7) x Aboriginal Land Claims relating to Paddys River Flats Reserve - Refer to Table 1.

Attachment 2 is written permission from Aboriginal Land Claim Assessment Team to continue with the request for transfer of the land over to Council as Crown Land Manager.

Table 1. Aboriginal Land Claims on land at Paddys River Flat Reserve.

Claim No	Land Claimed	Description	Date of Claim	File Reference	Suburb	LALC Area	
58038	7009/96859	Whole	31-Jan-2025	25/01254	BURRA	BRUNGLE/ TUMUT, WAGONGA	Paddys River Flats Reserve
58040	7011/96858	Whole	31-Jan-2025	25/01256	BURRA	BRUNGLE/ TUMUT, WAGONGA	Paddys River Flats Reserve

Claim No	Land Claimed	Description	Date of Claim	File Reference	Suburb	LALC Area	
58040	7013/96858	Whole	31-Jan-2025	25/01256	BURRA	BRUNGLE/TUMUT, WAGONGA	Paddys River Flats Reserve
58040	7015/96835	Whole	31-Jan-2025	25/01256	BURRA	BRUNGLE/TUMUT, WAGONGA	Paddys River Flats Reserve
58040	7012/96858	Whole	31-Jan-2025	25/01256	BURRA	BRUNGLE/TUMUT, WAGONGA	Paddys River Flats Reserve
58040	7014/96858	Whole	31-Jan-2025	25/01256	BURRA	BRUNGLE/TUMUT, WAGONGA	Paddys River Flats Reserve
58048	7006/10552 28	Whole	31-Jan-2025	25/01272	BURRA	BRUNGLE/TUMUT, WAGONGA	Paddys River Flats Reserve

REPORT:

Paddys River Flats is a popular camp site for many visiting the Snowy Valleys Council.

There are five (5) lots that are currently under the management of Local Land Services: Refer to Figure 1.

Lot 7015 DP 96835 – Part of TSR 2921 Gazetted: 06 Mar 1882

- **Management:** Local Land Services (01 Aug 1930)
- **Purpose:** Travelling Stock (Blue edged Lot)

Lot 7014 DP 96858 - Part of TSR 2921 Gazetted: 06 Mar 1882

- **Management:** Local Land Services (01 Aug 1930)
- **Purpose:** Travelling Stock (Purple edged Lot)

Lot 7013 DP 96858 - Part of TSR 2921 Gazetted: 06 Mar 1882

- **Management:** Local Land Services (01 Aug 1930)
- **Purpose:** Travelling Stock also

Part of Reserve 1760 (Duplicate No:R1002815) Gazetted: 08 Aug 1877

- **Management:** Local Land Services (01 Aug 1930)
- **Purpose:** Access To Water, Camping (Green edged Lot)

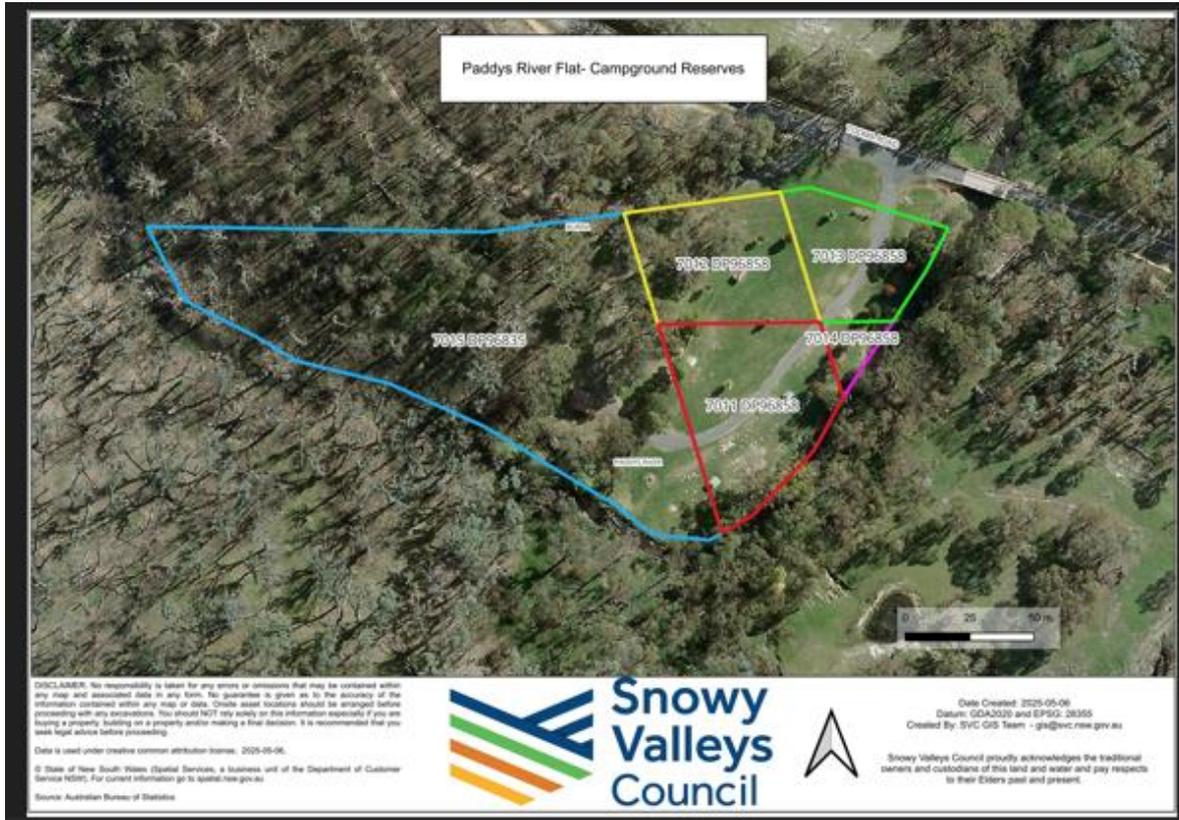
Lot 7012 DP 96858 – Reserve 64321 Gazetted: 22 Dec 1933

- **Management:** Local Land Services (16 Oct 1936)
- **Purpose:** Camping, Water Supply (Yellow edged Lot)

Lot 7011 DP 96858 – Part of Reserve 64320 Gazetted: 22 Dec 1933;

- **Management:** Local Land Services (16 Oct 1936)
- **Purpose:** Camping, Water Supply (Red edged Lot)

Figure 1. Paddys River Flats Reserves - Reserves 2921 (Lots 7013//96858, 7014/96858 & 7015//96835), Reserve 64320 (Lots 7011//96858) & Reserve 64321 (Lots 7012//96858) - Local Land Services as Crown Land Managers



Campsite at Paddys River Flats

Currently the camp site is comprised of Crown Reserves 2921 (Lots 7013//96858, 7014/96858 & 7015//96835), 64320 (Lots 7011//96858) & 64321 (Lots 7012//96858) on the southern side of Tooma Road & western side of Paddy’s River and are managed by Local Land Services. Also situated on these reserves in the campground are a number of Council assets which include an amenities block, septic tanks, picnic tables and BBQs.

The current gazetted purpose of these Reserves which come under the care and control of the Local Land Services group as Crown Land Manager are as follows:

- R2921 – Travelling Stock Reserve
- R64320 – Travelling Stock Reserve, camping
- R64321 & R 1002815 – Water supply, Camping

Photos 1 to 4 shows Council owned assets on the reserve



Photo 1. Public Amenities number 1 is located on Reserve No 2921. The public amenities block is owned and maintained by Council



Photo 2. Public Amenities no 2 is located on Reserve No 2921. The public amenities block is owned and maintained by Council.



Photo 3. Current Septic System on Reserve No 2921. The septic system is owned and maintained by Council.



Photo 4. Current campground facilities - picnic tables - BBQs located on Reserve No 64321, Reserve No. 64320 & Reserve No. 2921. All are owned and maintained by Council.

It is being recommended in this report that Council writes to Crown Lands requesting the merger of these lots into a single Reserve gazetted under Councils management as a Crown Land Manager for the purpose of Water Supply, Camping, Public Recreation Access and Traveling Stock Reserve.

It has been agreed that the Local Land Services are to be removed as Crown Land Managers and management of these Reserves are transferred to Council. This requires formal consent from Crown Lands.

Attachment 1 is written confirmation that Local Land Services has agreed to hand over responsibility to Council to become Crown Land Manager of the Reserves, subject to Crown Lands agreement.

Attachment 2 is written permission from Aboriginal Land Claim Assessment Team to continue with the request for transfer of the land over to Council as Crown Land Manager.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

Community Strategic Plan Theme

Theme 3 - Our Environment

Community Strategic Plan Strategic Objectives

CSP3 Our natural environment is cared for and protected to ensure future generations can experience and enjoy its beauty

Delivery Program Principal Activities

3.4 Partner with other agencies to protect our natural spaces and environment

FINANCIAL AND RESOURCES IMPLICATIONS:

Snowy Valleys Council has approximately \$200,000 worth of infrastructure assets located on these Reserves that are currently managed by the Local Land Services. Which include a Public Amenities Block, Septic Tanks, Picnic structures, BBQs and associated utility services.

Council currently depreciates these assets which it owns outright.

Council also currently attends to the ongoing maintenance of the Camping Reserve which includes, the weekly cleaning of the amenity facilities, mowing, tree pruning, rubbish collection, electricity costs, building insurance and general repairs to the assets. The total operational spend on maintenance in the 2023/2024 financial year which included the depreciation costs of the Council's assets on the site was \$14,462.00 plus GST.

Going forward, the annual cost to Council to maintain the facilities on this land will be around \$14,000 to \$15,000 plus GST per annum.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Crown Land Management Act 2016

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

RISK CATEGORY	RISK/REWARD DESCRIPTION	COST/RISK	BENEFIT/ REWARD
Legal	Council needs to comply with the <i>Crown Land Management Act 2016</i> for Crown Land it is responsible for the management of.	Nil	Nil
Financial	Council loses access and assets to the value of \$200,000.	Council has responsibility and cost to manage land with little community value and almost no control. Snowy Valleys Council has approximately \$200,000 of assets located in these Reserves.	A saving of approx. \$14,000 to \$15,000 annually on the maintenance of the property.

RISK CATEGORY	RISK/REWARD DESCRIPTION	COST/RISK	BENEFIT/ REWARD
		The total spend on maintenance 2023/2024 included mowing, waste service, cleaning, electricity, insurance, depreciation of the structures was - \$14,462.	
Stakeholder	Council faces substantial reputational risk if the campgrounds are not available or maintained.	In the current situation Council has responsibility and costs to manage land that has little community value and almost no control over (R75503) and has significant reputational risk if the current land manager enforced the gazetted purpose of the land. No written agreement to maintain the property is in place.	Ongoing care and maintenance will benefit the community and visitors to the area.

OPTIONS:

1. Adopt as per recommendations set out in this report - preferred option.
2. Amend the recommendations set out in this report
3. Decline the recommendations set out in this report

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

N/A

ATTACHMENTS

1. Written confirmation from the Local Land Services (under separate cover) (Redacted)
2. 20250224 - Aboriginal Land Claim Assessment Team - permission to continue with transfer (under separate cover)

11.6. GOCUP FIRE SHED - DRAFT HEADS OF AGREEMENT

REPORT AUTHOR: MANAGER TECHNICAL SERVICES

RESPONSIBLE DIRECTOR: DIRECTOR INFRASTRUCTURE AND WORKS

EXECUTIVE SUMMARY:

Riverina Highlands Rural Fire Service Zone has identified the Gocup Brigade as requiring a shed for the storage of the Brigade's trucks and other resources. The Rural Fire Service (RFS) has provided seed funding to identify and develop a site within the Brigade area for this purpose.

Council and the RFS have identified a suitable location and have reached a Heads of Agreement (HoA) with the landowner. The area is proposed to be leased per the HoA and will be managed by the Rural Fire Service.

RECOMMENDATION:

THAT COUNCIL:

- 1. Enter into a new lease arrangement with the landowner of Lot 8 DP880381 on a minimum 20 year (5 x 4) lease;**
- 2. Authorise the Acting General Manager or delegate to enter into direct negotiation and finalise the draft Heads of Agreement with the land owner;**
- 3. Authorise the Acting General Manager at the end of successful negotiations to enter into a new lease arrangement with the landowner;**
- 4. Authorise the Acting General Manager and Mayor to affix the Council Seal and execute all associated documentation to the lease agreement; and**
- 5. Note that the funding provided by Rural Fire Service will cover legal costs associated with the preparation and execution of the lease.**

BACKGROUND:

Gocup Rural Fire Service Brigade (the Brigade) currently house their two trucks on private land. With the Rural Fire Service (RFS) moving towards centralised storage of trucks and equipment, the Brigade has been looking for suitable land for the development of a shed and area for this facility to be constructed on, within their footprint.

The Brigade has identified suitable land and made introductions between Council and the landowner.

REPORT:

Council has engaged with the Owner of Lot 8 DP 880381 for a long-term arrangement for the construction of a RFS Brigade Shed and storage facility located on Smarts Road, Gocup. The owner is amenable to the construction under a lease arrangement for 900m² of land on Smarts Road, Gocup as per Diagram 1. The land is currently zoned as RU1.

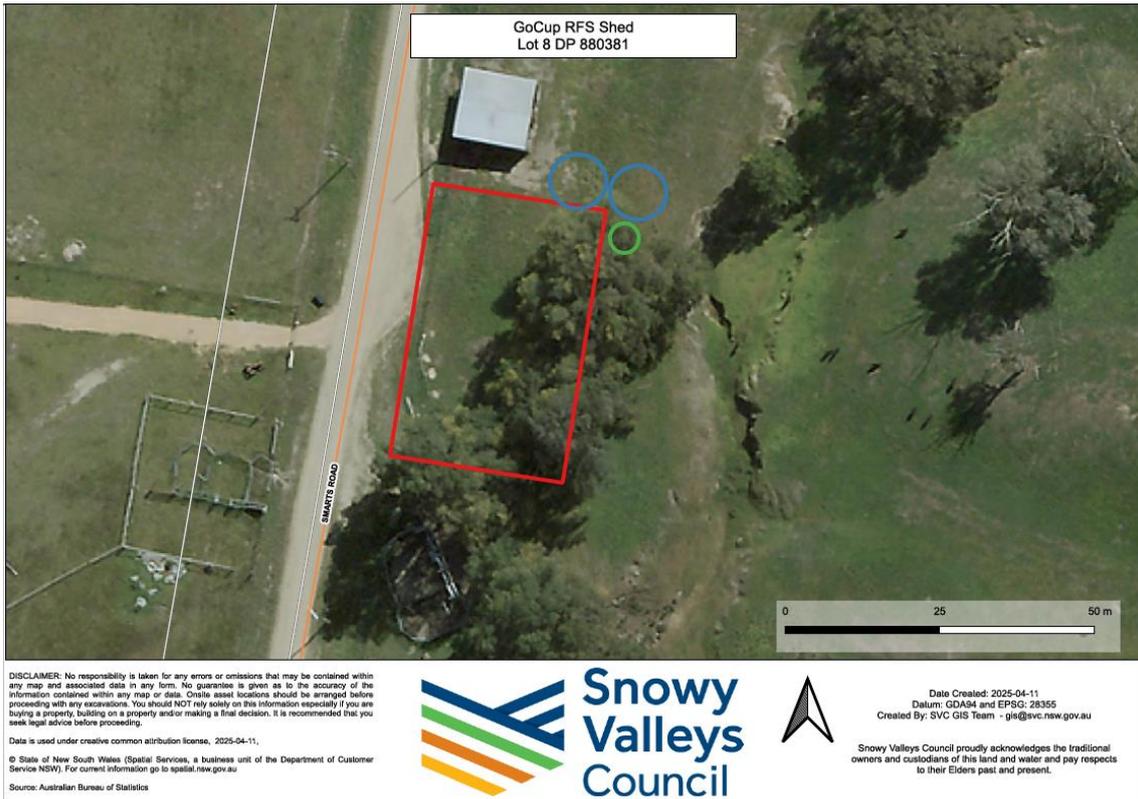


Diagram 1

The leasing of this land aligns with previous arrangements for other sheds on the Taradale Road (Lower Bago Brigade) and Elliott Way (Tumbarumba Brigade). The construction of a shed will future proof the RFS Brigades requirements over the next 30 years. This would include the construction of a 2A style brigade station with a footprint similar to Diagram 2.

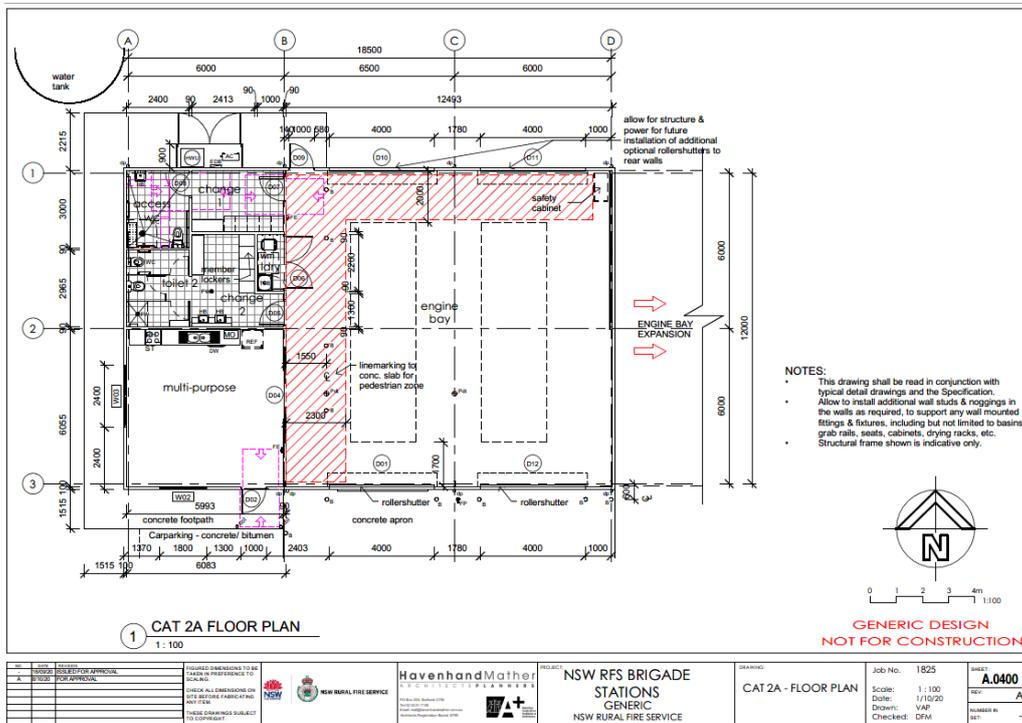


Diagram 2

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

Community Strategic Plan Theme

Theme 4 - Our Infrastructure

Community Strategic Plan Strategic Objectives

CSP4 Our infrastructure includes Council services that plan, manage, maintain and renew our community infrastructure and transport networks

Delivery Program Principal Activities

4.2 Manage and plan for affordable infrastructure to meet current and future community needs

FINANCIAL AND RESOURCES IMPLICATIONS:

The RFS have identified the requirement for a suitable location for a Brigade shed and have made funds available in the 2024/2025 financial year for identification of land, associated legal costs, agreements and development of the site to Development Application stage. It is forecast that if this occurs, funding will be provided for the construction of the brigade shed in 2025/2026 financial year through funding from the RFS.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Under Section 120 of the *Rural Fires Act 1997*,

(1) Any of the following purposes are purposes to which the consolidated fund of a council may be applied under section 409 of the *Local Government Act 1993* -

- (a) the purchase, distribution, maintenance and storage of fire fighting apparatus for the prevention, mitigation and suppression of bush and other fires,
- (b) the organising of rural fire brigades and such matters as are relevant to doing so, including the establishment of fire stations and fire control centres,
- (c) the establishment and maintenance of fire breaks,
- (d) the removal or destruction of combustible matter,
- (e) the taking of measure generally for the prevention, mitigation or suppression of bush fires.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

RISK CATEGORY	RISK/REWARD DESCRIPTION	COST/RISK	BENEFIT/ REWARD
Financial	RFS is unable to fund the cost of development of the site in the future	<\$2,000/Low Risk	Council has land for use for other options including stockpiles or can terminate the lease
People	The Brigade currently has over 30 members and actively responds to incidents in its area		
Stakeholder	Rural Fire Service loses funding for the development of the parcel	Low Risk	Council has land available for future operational use

OPTIONS:

1. Adopt as per recommendations set out in this report - preferred option.
2. Amend the recommendations set out in this report.
3. Decline the recommendations set out in this report and notify the Rural Fire Service of the intention not to proceed with endorsing a Gocup Brigade Station.

COUNCIL SEAL REQUIRED:

Yes.

The Council Seal will be required to be affixed to the lease between Snowy Valleys Council and the landowner once the lease has been finalised.

COMMUNITY ENGAGEMENT AND COMMUNICATION:

No Community Consultation is required.

ATTACHMENTS

1. Draft Heads of Agreement - Gocup Brigade (Under separate cover)

11.7. TUMBARUMBA CARAVAN PARK - BUSINESS PLAN AND MASTER PLAN

REPORT AUTHOR: DIRECTOR INFRASTRUCTURE & WORKS

RESPONSIBLE DIRECTOR: ACTING GENERAL MANAGER

EXECUTIVE SUMMARY:

The purpose of this report is to request that Council adopts the Tumbarumba Caravan Park Business Plan and Master Plan which will be progressively implemented as funding becomes available.

The Tumbarumba Caravan Park Business Plan and Master Plan sets out Council's vision for the future development and improvements required at the Park to ensure its long-term viability as a Caravan Park.

Crown Lands has also requested a copy of the Business Plan and Master Plan as the Caravan Park and adjoining Tumbarumba Show Grounds are located wholly on Crown Land for which Council is the appointed Crown Land Manager.

RECOMMENDATION:

THAT COUNCIL:

- 1. Adopts the Tumbarumba Caravan Park Business Plan and Master Plan; and**
- 2. Forwards copies of the Tumbarumba Caravan Park Business Plan and Master Plan to Crown Lands for their information.**

BACKGROUND:

In October 2024, Council prepared a consultant brief requesting the provision of professional services to prepare a detailed Business Plan for the Tumbarumba Caravan Park located in Lauder Street, Tumbarumba, followed by a Draft Master Plan for the site.

Consultant Brief

The consultant brief outlined that Snowy Valleys Council requires the preparation of the Business Plan and Draft Master Plan to guide the future development and management of the Caravan Park for the next 5-10 years.

The Business Plan must clearly identify revenue sources based on past revenue received (last 5 years) and also identify new sources of revenue. The Business Plan must also clearly identify the expenditure based on past expenditure (last 5 years). The expenditure is to clearly define the operating and capital expenses over the last five (5) financial years and identify what those operating and capital expenses will be for the Park over the next 5 -10 years.

The Business Plan should also identify other key business operating aspects of the park such as asset condition, past and future utilisation (Usage), marketing opportunities to increase patronage and future business opportunities for the Park with the view to increase its overall financial sustainability both now and into the future.

The Business Plan should be prepared to align with the requirements of Crown Lands as the Caravan Park is wholly situated on Crown Land and Council is the Crown Land (Trust) Manager. The preparation of the Business Plan has been requested by Crown Lands to satisfy the requirements that the land (Caravan Park) is being managed and maintained in line with the objectives of the Crown Land 2031 State Strategic Plan – June 2021.

Following the preparation of a Business Plan for Council's review, the consultant is then to develop a Draft Master Plan for the Tumbarumba Caravan Park that can be implemented in a staged approach in accordance with the recommendations of the Business Plan.

Recent Land Valuation

The Tumbarumba Caravan Park site has recently been valued by Opteon Land Valuers as having a total market value of **\$3,435,000** – in situ and a total replacement cost of all accommodation cabins, infrastructure and other building improvements of **\$6,624,000**.

To date there isn't a Business Plan or Master Plan for the Caravan Park. There is an adopted Plan of Management for the Caravan Park which is a requirement for all Crown Land managed by Crown Land Managers such as Council. This Plan of Management for Tumbarumba Caravan Park was adopted by Council in November 2024.

The preparation of a Business Plan and accompanying Master Plan for this key Council facility will enable Council to clearly outline its vision for the site.

The Business Plan and Master Plan, along with the current Plan of Management would enable Council to have a thorough framework around how it manages the site in terms of financial management, operational management, asset management, capital investment, marketing and tourism opportunities to ensure the sites viability as a Community and Council asset well into the future.

Tumbarumba Caravan Park General background information

The Tumbarumba Caravan Park is a vital tourism asset for Tumbarumba, Snowy Valleys Council and the broader region, serving both the local community and regional tourism. The site spans 29,527m² (2.9727Ha), and is situated wholly on Crown Land within Reserve R61616, encompassing multiple lots, including Lots 453/DP755892, Lot 433/DP755892, and Lot 247/DP755892.

Since 1968, the Snowy Valleys Council has acted as the Crown Land Manager for this site and the adjoining Tumbarumba Show Grounds.

Located at the corner of Lauder and Mate Streets in Tumbarumba, the park features predominantly level terrain divided by Tumbarumba Creek. While the creek adds to the park's natural beauty and tranquil ambience, it also creates a division between the northern and southern sections. This division poses operational challenges, particularly during flood events, when the large portions of the northern section, including unpowered sites, are often rendered unusable due to water inundation.

The Park's natural assets, such as its canopy of deciduous trees and the tranquil presence of Tumbarumba Creek, offer unique opportunities to enhance the visitor experience. Future upgrades and strategically sited new accommodation facilities will aim to capitalise on these natural features, creating an even more peaceful and attractive environment for guests.

In recent years, Snowy Valleys Council has adopted a proactive approach to managing its caravan parks. Following an Expression of Interest (EOI) process in November 2023 for the operation of its Caravan Parks in Batlow, Adelong, Tumut, and Tumbarumba, the Council chose to continue in-house management due to the lack of compelling external submissions for this particular Caravan Park. Since 2023, the Tumbarumba Caravan Park has been directly managed by Snowy Valleys Council.

Meanwhile, other parks in the region have seen different outcomes. For example, the Riverglade Caravan Park in Tumut transitioned back to Crown ownership in late 2024 and is now operated by Reflections Holiday Parks. Council retains an interest in the site through ownership of a 1.529ha (Lot 2) - the freehold portion of land within the site. These developments reflect the Council's strategic efforts to balance operational responsibilities with the preservation of community and economic benefits that its portfolio of Caravan Parks brings.

Tumbarumba is also home to major events that draw significant visitor numbers. The Tumbarumba Music Festival, held each February, attracts 2,000–3,000 visitors, while the Tumbarumba Rodeo, hosted on New Year's Day, draws 5,000–6,000 attendees. These events provide substantial economic boosts for the town but also highlight the need for expanded, modern accommodation to meet peak demand.

Conveniently located within walking distance of Tumbarumba's main street, the park offers easy access to a supermarket, hotel, and other retail services. Its proximity to family-friendly amenities, including a pool, waterplay area, playground, and skate track, enhances its appeal, particularly to families.

Since 2017, the Tumbarumba Caravan Park has played a crucial role in accommodating contractors working on major infrastructure projects, such as the Snowy Hydro 2.0 System and UGL, which collectively account for over 60% of the park's annual income. However, with the expected completion of the Snowy Hydro 2.0 and Hume Link Projects in 2028 and the decline of local blueberry farming industry, the park must transition from its reliance on contractor accommodation to a tourism-focused model. This shift is essential to drive regional growth and sustain year-round visitation to not just the park but Tumbarumba as a whole.

The Business Plan that accompanies this report has also referenced the valuation report on the park prepared by Opteon Consultants (Specialist Land Valuers) who were commissioned by Council in August 2024. That report focused on the valuation and condition assessment of the Park's assets, providing insights into infrastructure quality and replacement costs. While the Business and Master Plans incorporate relevant data from that report, its primary focus is on strategic planning and long-term financial sustainability of the park.

The Business Plan and Master Plan documents present a comprehensive roadmap for the Tumbarumba Caravan Park, evaluating its potential to meet visitor and community needs while ensuring compliance with Crown Land obligations. The Plan is designed to maximise economic, social, and environmental benefits by leveraging Tumbarumba's unique natural features and its growing reputation as a tourism destination.

Council Briefing Workshop - 1 May 2025

Council has been briefed in detail by the specialist consultant who prepared the Business Plan and Master Plan for Tumbarumba Caravan Park at a Council workshop held on Thursday 1 May 2025.

REPORT:

The Tumbarumba Caravan Park Business and Master Plans are informed by a comprehensive methodology designed to ensure a robust, data-driven approach to decision-making and development. The methodology includes:

- **Site Inspection:**

A detailed inspection of the Tumbarumba Caravan Park was conducted on December 4, 2024, to assess existing facilities, natural assets, and challenges such as flooding in the northern section of the park.

- **Stakeholder Consultations:**

Engaged with key stakeholders, including the Park Manager, and representatives from the Snowy Valleys Council, to identify operational challenges, opportunities, and community expectations. Consultations with local tourism operators, winery owners, and event organisers to align the Park's Plans with regional tourism strategies.

- **Data Collection and Analysis:**

Gathered data from reputable sources, including the Australian Bureau of Statistics, Tourism Research Australia, and the Caravan Industry Association of Australia, to evaluate market trends and visitor demographics.

Reviewed tourism and accommodation data from competing parks and nearby attractions, including mountain bike trails and wineries, to identify opportunities for differentiation.

- **Regulatory Compliance Assessment:**

Conducted a thorough review of the *Crown Land Management Act 2016*, Crown Land 2031 State Strategic Plan, and other relevant legislative frameworks to ensure compliance with Crown Land obligations.

- **Flood Risk Analysis:**

The flood risk analysis highlighted the northern section of the park as particularly vulnerable, with historical flood levels indicating the need for mitigation strategies. While new accommodation and facilities have been largely proposed for the southern section of the park, which is on higher ground, this area is still

subject to some inundation. However, the specific sites identified for the accommodation are among the higher areas, and with the use of raised modular buildings, the risk of inundation is significantly mitigated. Improvements such as enhanced drainage, relocation of critical infrastructure, and the construction of a second bridge over the creek to improve access and cohesion between the Park's sections further reduce risks and enhance resilience, ensuring the Park remains safe during and after flooding.

- **Market Research and Trends Analysis:**

Investigated emerging trends in the caravan and camping industry, including the growing demand for adventure tourism, eco-tourism, and premium camping experiences (e.g. ensuite-powered sites).

Examined the potential impact of adventure tourism attractions, such as the Hume and Hovell Track, Tumbarumba Mountain Bike Trails and Mount Tumbarumba Bike Trail, on visitor numbers.

- **Economic Feasibility and Financial Modelling:**

Developed financial models to evaluate the feasibility of proposed infrastructure upgrades, new accommodation options, and marketing initiatives.

- **Community and Economic Impact Assessment:**

Assessed the potential benefits of increased visitation on Tumbarumba's local economy, including retail, hospitality, and tourism services.

- **Sustainability and Environmental Considerations:**

Incorporated sustainable practices into the planning process, such as leveraging natural assets (shaded tree canopy and creekside views) and minimising the Park's environmental footprint through eco-friendly infrastructure.

- **Integration with Regional Plans:**

Aligned the Tumbarumba Caravan Park's development with broader regional tourism initiatives, including partnerships with Destination NSW, Visit Snowy Valleys, local wineries, event organisers, and adventure tourism operators.

This systematic methodology ensures that the Business and Master Plans for the Tumbarumba Caravan Park is comprehensive, practical, and aligned with stakeholder goals, regulatory requirements, and market opportunities

Key Strategies of Business and Masterplan

- **Ensure Compliance and Safety:**

Maintain a safe, accessible, and compliant Park in accordance with the *Crown Land Management Act 2016* and its accompanying regulation, the *Crown Land Management Regulation 2018*, *Crown Land 2031 State Strategic Plan*, *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*, and the *State Environmental Planning Policy (Housing) 2021*.

- **Future-Proof for Emerging Trends:**

Adapt the Park to meet evolving trends in tourism and the caravan park industry, offering facilities and experiences consistent with expectations for a modern, 3.5-star or higher-rated destination.

- **Achieve Industry Best Practices:**

Implement leading standards in park design, operational procedures, and environmental sustainability, ensuring excellence across all aspects of the business.

- **Enhance Guest Experience:**

Provide high-quality, consistent, and diverse offerings to meet the needs of key market segments, including holidaymakers, corporate travellers, adventure tourists, and seasonal workers. Leverage natural assets such as Tumbarumba Creek and the existing shaded tree canopy to deliver a tranquil and memorable experience.

- **Increase Occupancy and Returns:**

Boost occupancy rates during peak, shoulder, and off-seasons through strategic initiatives that drive year-round visitation and sustainable revenue streams.

- **Expand Market Responsiveness:**

Develop infrastructure and services that cater to changing consumer preferences, including tailored facilities for families, adventure tourists, and digital nomads. Introduce modern accommodations like ensuite-powered sites, studio apartments, and additional two-bedroom cabins.

- **Maximize Financial Performance:**

Enhance turnover and profitability through data-driven pricing strategies, targeted marketing campaigns, and effective expenditure management.

- **Promote the Park:**

Execute marketing initiatives that emphasise the Park's natural beauty, proximity to local attractions, and connection to regional events like the Tumbarumba Music Festival and Rodeo. Highlight nearby mountain biking trails, wineries, and family-friendly amenities.

- **Boost Local Economic Impact:**

Contribute to Tumbarumba's economy by attracting and accommodating higher visitor numbers, encouraging longer stays, and fostering partnerships with local businesses and tourism operators.

- **Integrate Environmental Sustainability:**

Implement eco-friendly initiatives to reduce the Park's environmental footprint, such as native landscaping, low-impact designs, and energy-efficient facilities, aligning with consumer demand for sustainable travel options.

- **Plan for Infrastructure Expansion:**

Identify opportunities for new accommodation, improved amenities, and facilities.

- **Set and Monitor KPIs:**

Establish measurable performance indicators to evaluate financial outcomes, customer satisfaction, and operational efficiency, ensuring continuous improvement.

- **Foster Community Engagement:**

Strengthen ties with the Tumbarumba community by supporting local events, partnerships, and tourism initiatives that align with the park's goals and values

These objectives aim to position the Tumbarumba Caravan Park as a premier destination in the Snowy Valleys, balancing natural beauty, modern infrastructure, and community integration to ensure its long-term success.

Design and Development Strategy

The Tumbarumba Caravan Park redevelopment focuses on creating a premier tourism destination by aligning design principles, development objectives, and actionable strategies to enhance the Park's appeal, functionality, and sustainability. This strategy outlines the vision, core principles, and key actions to guide the redevelopment process.

Vision and Objectives

- **Economic Growth:** Transition from contractor-focused income to a tourism-driven model, boosting year-round visitation and profitability.
- **Enhanced Visitor Experience:** Leverage natural assets, such as Tumbarumba Creek and the tree canopy, to provide a tranquil, inviting environment.

- **Compliance and Sustainability:** Align with the *Crown Land Management Act 2016* and associated regulations and acts, and incorporate eco-friendly practices, including native landscaping and energy-efficient infrastructure.
- **Community Engagement:** Collaborate with local businesses and tourism operators to foster regional economic growth.
- **Modernization and Inclusivity:** Upgrade Park facilities to meet diverse visitor needs, including accessibility enhancements.

Core Design Principles

- **Safety and Accessibility:**

Ensure all facilities comply with the *Disability Discrimination Act (DDA)* standards.

Enhance wayfinding through improved signage and lighting.

- **Community and Social Integration:**

Create communal spaces for dining, recreation, and social interaction.

Incorporate family-friendly features such as BBQ areas, fire pits, and stargazing zones.

- **Sustainability and Natural Integration:**

Preserve Tumbarumba Creek's natural beauty, while enhancing flood resilience.

Utilise native vegetation and sustainable materials to minimise adverse environmental impact.

- **Connectivity and Flow:**

Improve access and cohesion with a second bridge connecting the Park's north and south sections.

Optimise site layouts to balance privacy and community engagement.

- **Flood Mitigation:**

To address the challenges posed by periodic flooding, it is essential to ensure that all buildings within the park are designed with finished floor levels positioned higher than historical flood levels. This approach will minimise the risk of damage from flooding events and enhance the resilience of park infrastructure. Incorporating raised modular construction for new facilities and accommodations can further mitigate potential impacts, providing greater protection while maintaining functionality during and after flood events. Strategic placement of critical infrastructure in elevated areas, and ongoing improvements to drainage systems, will complement these efforts, ensuring long-term flood resilience for the park.

Development Strategies

- **Accommodation Enhancements:**

Introduce additional modern cabins, including 1-bedroom, fully self-contained studios.

Add ensuite-powered sites, and upgrade existing powered site sullage.

Consider unique offerings such as pet-friendly accommodation.

- **Facility Upgrades:**

Construct a new, well-equipped, centrally located camp kitchen and modern amenities block.

Develop additional communal spaces like fire pits and outdoor dining areas.

Upgrade drainage systems and flood-resilient infrastructure and formalise northern end sites.

- **Eco-Friendly Initiatives:**

Implement energy-efficient lighting and solar-powered systems for all new buildings.

Establish native landscaping and water conservation measures.

- **Visitor-Centric Features:**

Create packages promoting local attractions, such as wineries and adventure tourism.

Introduce communal fire pits and consider options like pet-washing facilities.

Highlight the Park’s proximity to regional highlights like the Tumbarumba to Rosewood Rail Trail.

- **Marketing and Branding:**

Rebrand the Park to emphasize its appeal to adventure tourists, families, and wine enthusiasts.

Strengthen online presence with a targeted digital marketing strategy and leverage other online platforms.

Collaborate with local tourism bodies to promote the Park and its regional attractions.

Design and Development Outcomes

- **Improved Guest Satisfaction:** Deliver a modern, family-friendly environment that exceeds visitor expectations through upgraded facilities and thoughtful design.
- **Sustainable Operations:** Reduce environmental impact while enhancing operational efficiency through eco-friendly practices and energy-efficient infrastructure.
- **Economic Impact:** Increase visitation and revenue by attracting more guests, thereby supporting local businesses and fostering regional tourism growth.
- **Community Integration:** Establish the park as a key hub for regional events and activities, fostering stronger community connections and engagement.
- **Increased Flood Mitigation:** Implement strategic flood management measures, including elevated building designs, improved drainage systems, and careful siting of facilities to reduce the impact of flooding and ensure long-term resilience.

By integrating these principles and strategies, the Tumbarumba Caravan Park will transform into a leading regional destination, balancing natural beauty, modern facilities, and community-focused development.

Table 1. Master Plan Actions

<p>Modernise Amenities and Facilities (Circa \$850K)</p>	<p>Install new amenities block with additional, high-quality showers and toilets, located within 100m of all sites. Integrate camp kitchen, DDA facilities and laundry into the new amenities design.</p> <p>Amenities blocks need to include modern fittings, colour schemes, and high levels of cleanliness, as these are important to guests. The proposed site for the new block (18-20 sites) is centrally located and, with the addition of a pedestrian bridge, offers a more accessible solution.</p>
<p>Enhance Site and Accommodation Options and leverage creek and natural beauty of the site. (Circa \$2.0m)</p>	<p>Provide a mix of accommodation and site types to meet diverse customer needs.</p> <p>Develop ensuite-powered sites on existing powered sites 31-38 (farthest from amenities) and introduce additional cabins in the area currently occupied by amenities to take advantage of the higher-level, premium section of the park, whilst leveraging the creek and natural beauty of the site.</p> <p>Upgrade sullage to existing powered sites, and look to introduce all-weather, artificial turf sites.</p>

	<p>Formalise northern powered sites in area adjacent to creek. Level and provide appropriate infrastructure and drainage upgrades to focus on mitigating the impacts of flooding.</p> <p>Provide additional drive-through sites to cater for those “passing through”, or for larger rigs.</p>
Improve Accessibility and Safety.	<p>Ensure compliance with <i>Disability Discrimination Act</i> (DDA) standards across all facilities. Include a DDA-compliant studio unit and required facilities in the new amenities building, including a family bathroom for guests with small children. Add improved lighting, wayfinding signage, and accessible pathways.</p> <p>Ensure boom gates are operational at all times.</p>
Enhance Landscaping and Aesthetics. (Circa \$60K)	<p>Landscape around the 4 existing cabins. Formalise pathways and parking and provide buffer between cabins and fencing to increase privacy and improve street appeal.</p> <p>Improve street presence with enhanced fencing and additional planting and landscaping along boundary.</p> <p>Paint privacy screens on lodge buildings to help them blend more with surroundings.</p>
Improve Park Layout and Connectivity. (Circa \$65k)	<p>Build a second pedestrian-only bridge adjacent to the proposed new amenities building to connect northern and southern park sections. Reconfigure site layouts to optimize privacy and communal spaces.</p>
Develop Communal and Social Spaces. (Circa \$50K)	<p>Create vibrant communal hubs, including BBQ areas and communal fire pits.</p>
Promote Sustainability	<p>Incorporate energy-efficient lighting, solar-powered systems, and water conservation measures into all designs.</p> <p>Preserve Tumbarumba Creek’s natural beauty while enhancing flood resilience.</p>

Site Movements and Key Development Stages

The planned site movements are linked to the following key stages of development. While financial modelling assumes a simple phased rollout over five years, it is important to note that these stages below may not occur consecutively, as they are subject to demand and market conditions at the time.

Year 1: Current Financial Year

This phase represents the starting point of the development plan and establishes the baseline for subsequent works.

Stage 1: Conversion of Powered Sites

- 11 powered sites will be converted into ensuite sites and/or drive-through sites.
- This adjustment is anticipated to have no revenue impact, as the current low occupancy levels suggest the loss of these powered sites will not adversely affect income.

Stage 2: Introduction of Studio Rooms

- Development will include the addition of 4 new studio rooms, enhancing accommodation offerings and catering to a broader market.

Stage 3: Addition of Two-Bedroom Cabins

- This phase involves the siting of 3 new two-bedroom cabins, further diversifying the available accommodation.

Stage 4: Expansion with Additional Studio Rooms

- Another 4 studio rooms will be introduced, responding to market demand and reinforcing mid-tier accommodation options.

Stage 5: Further Development of Two-Bedroom Cabins

- The final stage of the plan identifies the placement of 3 additional two-bedroom cabins, strengthening the Park's capacity for family and group bookings.

While the outlined development plan is divided into 5 stages, actual implementation will depend on demand and operational feasibility. Adjustments to the timeline may be made to align with market conditions, ensuring resources are utilised efficiently and guest needs are met effectively.

Indicative Master Plan Costings and Staging

The costs provided are based on current values and have been divided into five stages for clarity; however, these stages do not necessarily correspond to specific years. The timing and implementation of works will ultimately be determined by factors such as occupancy levels, consumer demand, and the availability of capital. The scheduling outlined provides a logical breakdown, balancing revenue-generating projects with those that may not directly impact revenue. Priorities have been identified to minimise disruption to existing users and maintain revenue during construction. It is also important to note that delaying these works could result in increased costs overtime due to inflationary pressures.

The cost estimates that have been prepared by the consultant have been undertaken using current average square meter rates and draw on the consultant building and development experience.

The total cost to implement the proposed Master Plan works range between \$3.5 million and \$3.7 million in current dollars.

The financial modelling indicates a strong return on investment over 15-20 years, with EBITDA projected to grow significantly under the proposed plan. However, without reinvestment, the Park risks stagnation and declining revenue as contractor income diminishes. By proactively addressing these challenges and adopting the strategies outlined in this Plan, the Tumbarumba Caravan Park can transform into a cornerstone of regional tourism, contributing to the economic vitality of the Snowy Valleys and ensuring its long-term success.

This Plan provides a practical and actionable roadmap for the Snowy Valleys Council, balancing economic, environmental, and community priorities to position the park as a premier destination in the region.



Figure 1. Existing Site Plan – Tumbarumba Caravan Park

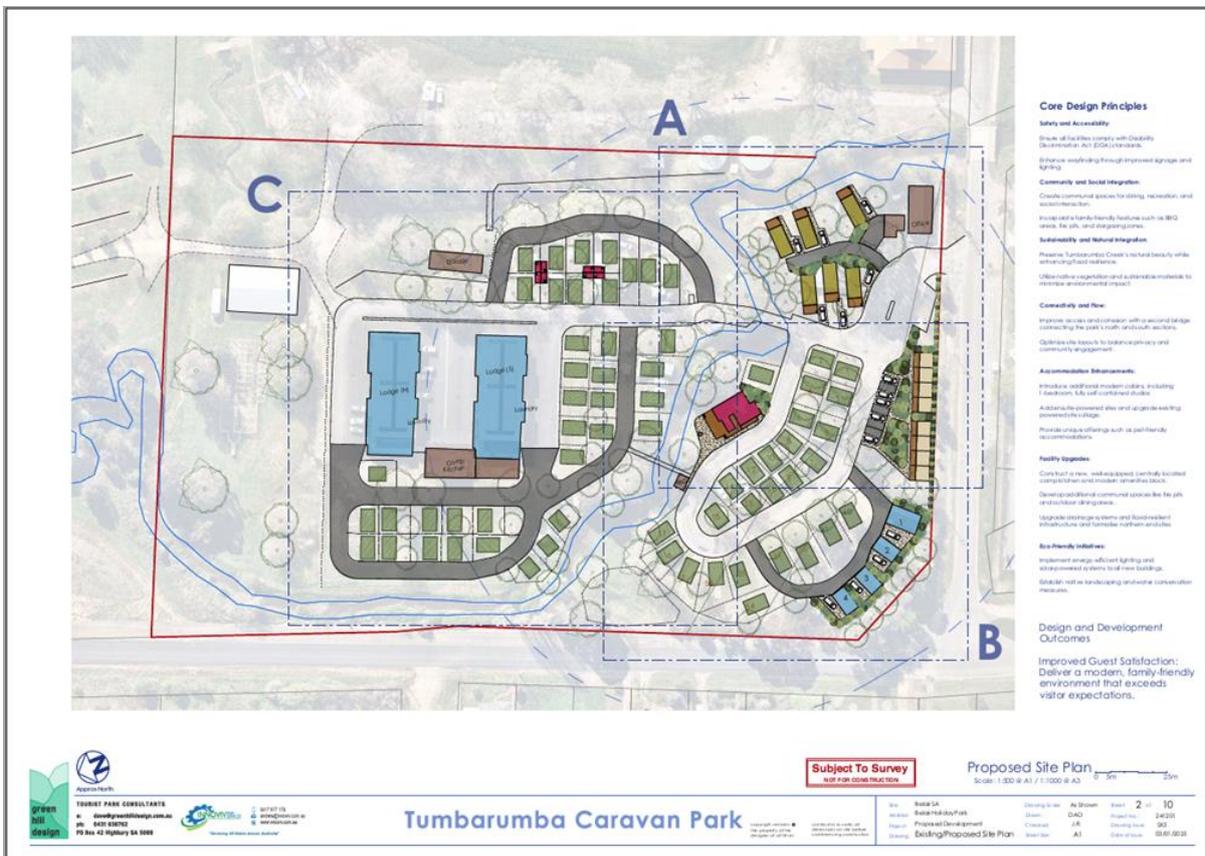
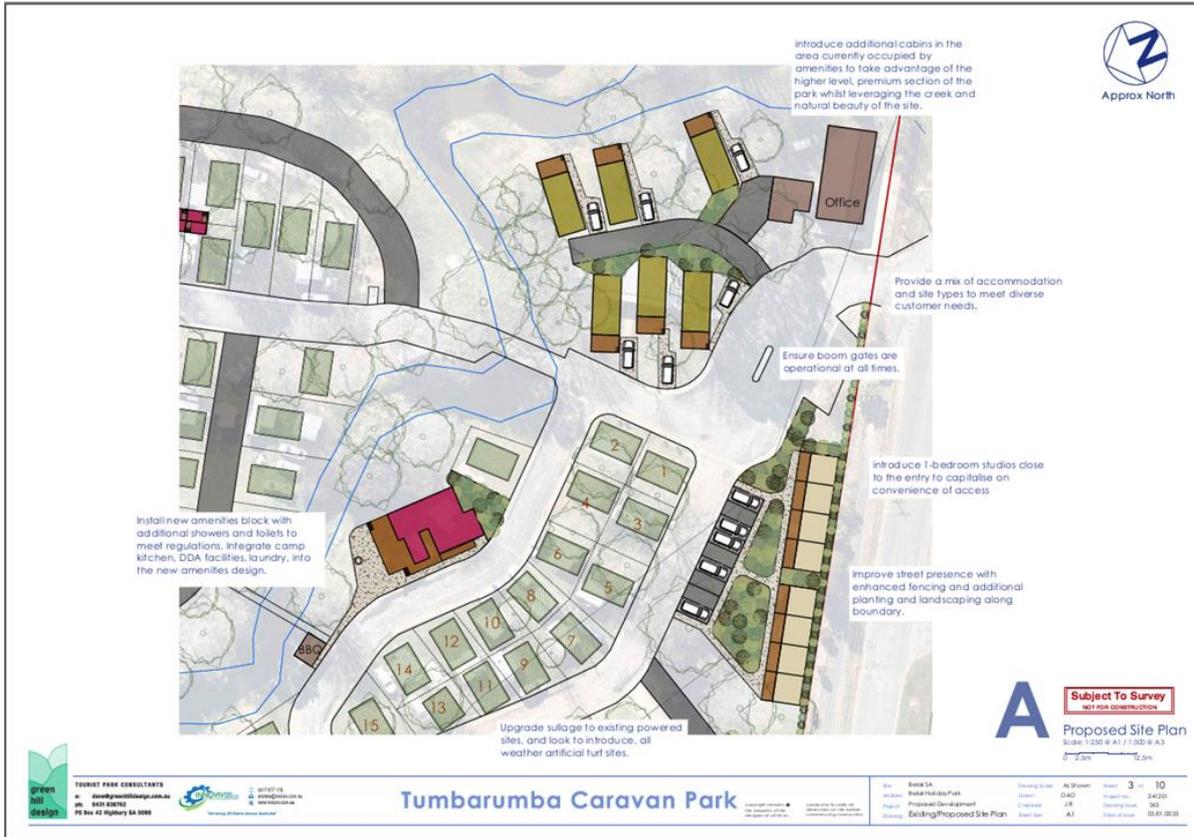


Figure 2. Proposed Master Plan – Tumbarumba Caravan Park



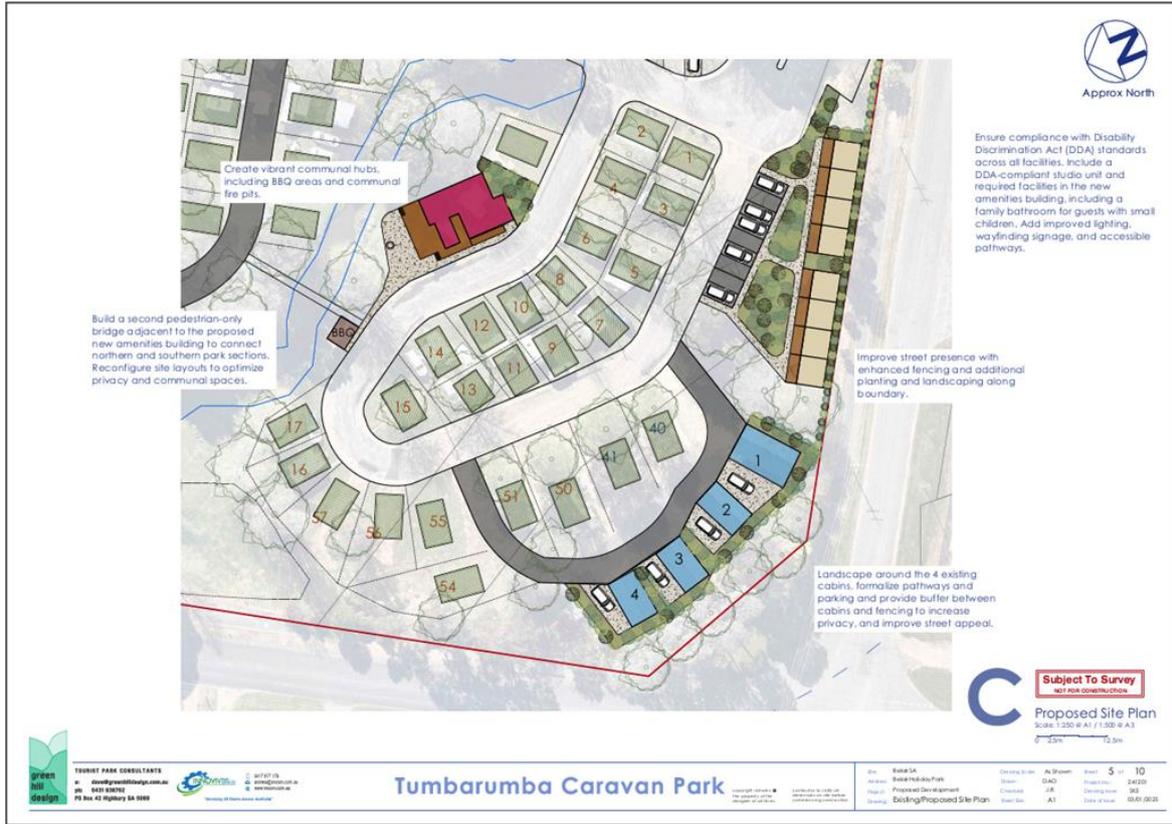


Figure 5. New Studio Apartment Area

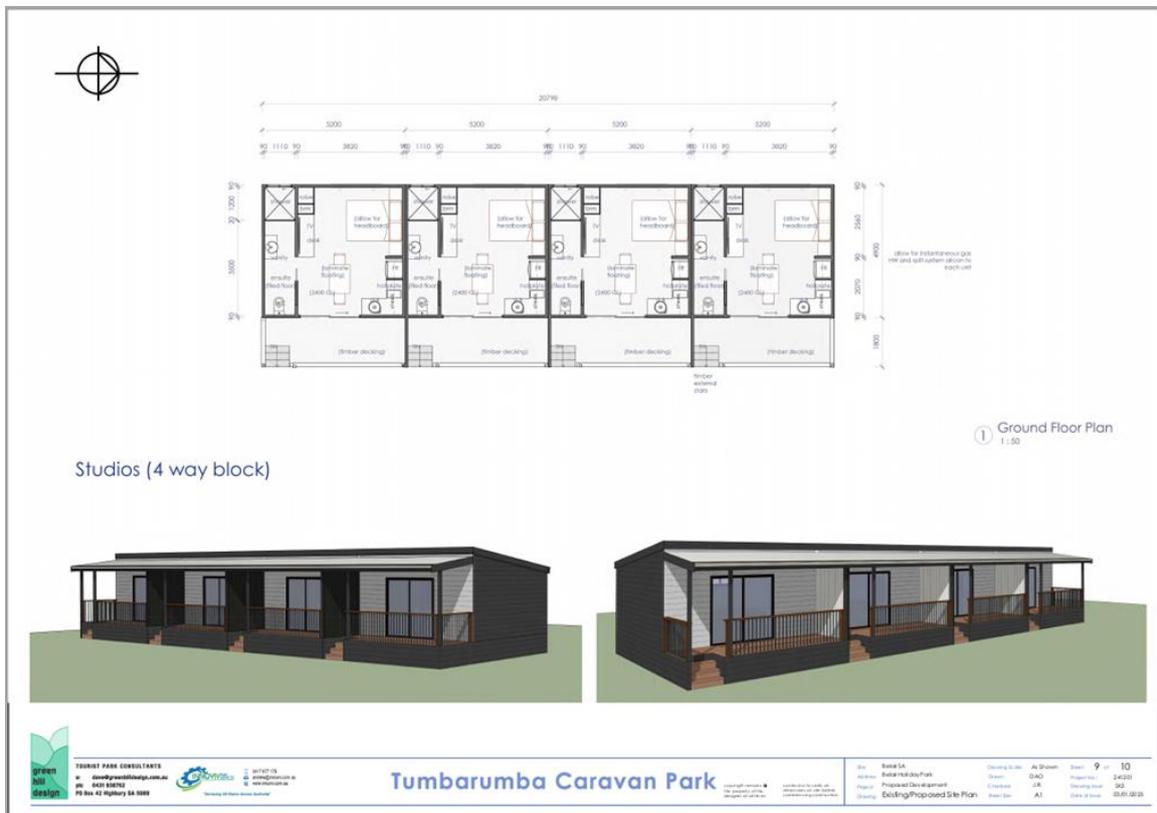


Figure 6. Plans and sketch designs of new Studios

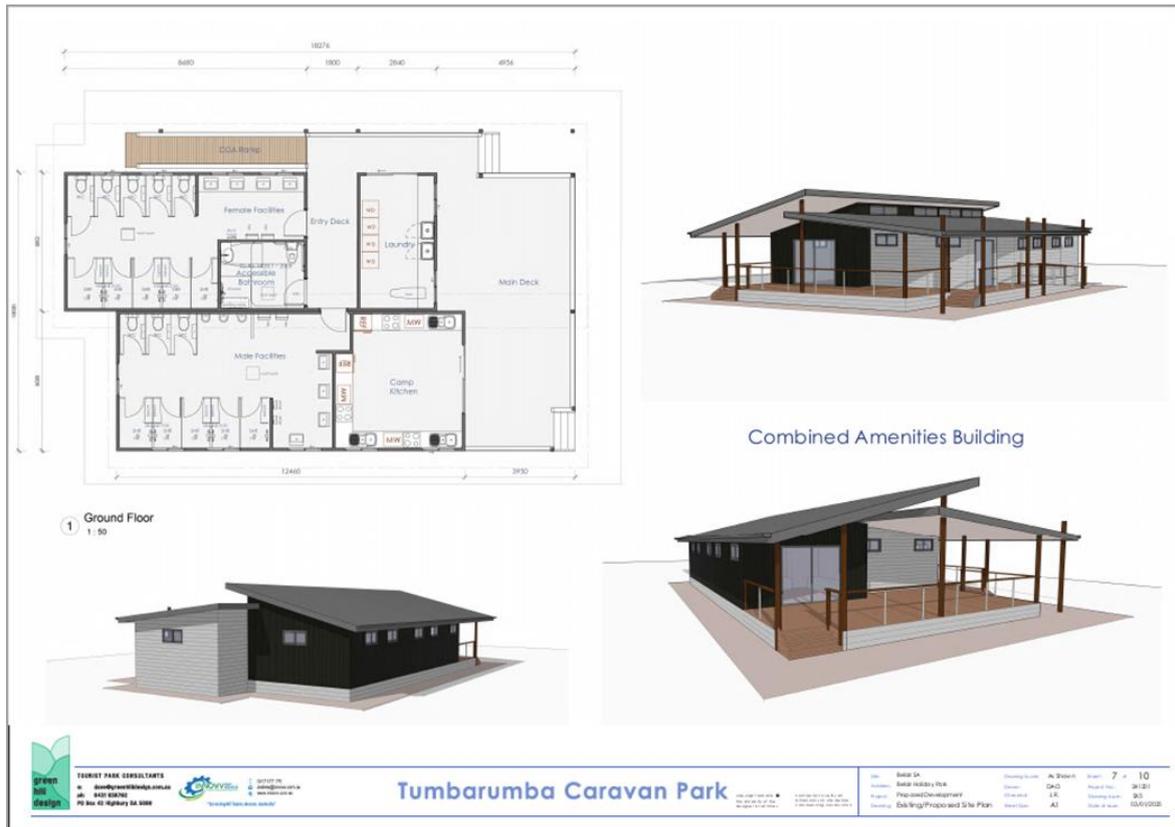


Figure 7. Plans and sketch designs of new style of cabins

Conclusion

The Tumbarumba Business and Master Plans outline a clear path forward to address the Park’s current challenges, while leveraging its natural features and locational advantages.

The analysis reveals the Park’s current heavy reliance on contractor income, particularly from projects like Snowy Hydro 2.0 and Hume Link which represents over 60% of its current revenue. This reliance poses a significant risk, as the conclusion of Snowy Hydro 2.0, Hume Link and the decline in local agricultural employment threatens long-term sustainability.

The proposed shift toward a tourism-focused model is both timely and necessary to secure a stable future for the park. This involves diversifying revenue streams, modernising infrastructure, and enhancing marketing efforts to attract a broader demographic, including adventure tourists, families, and eco-conscious travellers. Strategic investments in flood mitigation, raised modular construction, and expanded amenities will not only reduce operational vulnerabilities but also improve guest satisfaction and profitability.

Refer to Attachment 1 for the full Business Plan.

Refer to Attachment 2 for the full set of Master Plan Documents.

Refer to Attachment 3 for the Power Point presentation given to Council on Thursday 1 May 2025.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

Community Strategic Plan Theme

Theme 2 - Our Economy

Theme 4 - Our Infrastructure

Theme 5 - Our Civic Leadership

Community Strategic Plan Strategic Objectives

CSP2 Our diverse economy supports community longevity, vibrancy and a sustainable future

CSP4 Our infrastructure includes Council services that plan, manage, maintain and renew our community infrastructure and transport networks

CSP5 Our Civic leadership and organisation government fosters open and transparent partnership with our community.

Delivery Program Principal Activities

2.1 Support the development of diverse local tourism offering and emerging markets

2.2 Promote our towns, villages and region

4.2 Manage and plan for affordable infrastructure to meet current and future community needs

5.3 Provide accessible and responsive customer service

5.5 Provide effective short- and long-term financial management to deliver financial sustainability

FINANCIAL AND RESOURCES IMPLICATIONS:

The cost to Council to have specialist consultants (Innoviv) prepare the Business Plan and Master Plan was \$25,828 plus GST.

The cost estimates that have been prepared by the consultant have been undertaken using current average square meter rates and draw on the consultant building and development experience.

The total cost to implement the proposed Master Plan works range between \$3.5 million and \$3.7 million in current dollars.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:**The following Policy, Legal and Statutory Compliance requirements that apply to the Tumbarumba Caravan Park****Compliance**

Council's management of Caravan Parks on Crown Land in New South Wales must comply with a range of legislative, regulatory, and policy standards to ensure responsible land management and effective park operations. These considerations have been integral to the preparation of this Business and Master Plans for the Tumbarumba Caravan Park.

Alignment with the Crown Land 2031 State Strategic Plan

The Crown Land 2031 State Strategic Plan, published in June 2021, provides a 10-year vision for managing Crown Land in New South Wales.

The Business and Master Plans ensure compliance with the following legislative and regulatory frameworks, which govern the management of Crown Land and caravan park operations in New South Wales.

Other relevant legislation that both the Business Plan and Master Plan comply with are as follows:

Crown Land Management Act 2016: Provides the overarching framework for the sustainable use and management of Crown Land in NSW.

Crown Land Management Regulation 2018: Details operational requirements for Crown Land management, ensuring alignment with environmental, cultural, and community objectives.

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021: Sets specific requirements for caravan park operations, including site occupancy, amenities, and safety standards.

State Environmental Planning Policy (Housing) 2021: Guides planning and development on Crown Land, particularly for housing and tourism infrastructure.

Crown Land 2031 – State Strategic Places

Local Government Act 1993

Snowy Valleys Council Procurement Policy adopted in March 2022

Snowy Valleys Councils Procurement Procedure adopted in May 2022.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

RISK CATEGORY	RISK/REWARD DESCRIPTION	COST/RISK	BENEFIT/ REWARD
Legal	Council is unable to proceed with any of the recommendations of the Business Plan	<p>Additional staffing and Resource Risk for Council.</p> <p>Poor financial return to Council and the community.</p> <p>Council's short-, medium- and long-term financial sustainability is impacted.</p>	<p>If Council cannot implement any of the recommendations from the Business Plan or Master Plan, then Council will not be able to realise any of the long-term commercial and tourism benefits that the Tumbarumba Caravan Park could bring to the local community and broader Region.</p> <p>The benefits that implementing the Business Plan and Master Plan are that Snowy Valleys Council will be able to provide world class tourism facilities for generations to come.</p> <p>The revenue received through a commercial lease on Council's Caravan Park sites would contribute significantly to the funding of services provided to the community that are in line with community expectations and standards.</p>
Environmental & Public Health	The Tumbarumba Caravan Park enables and promotes outdoor active recreation which has significant health	The costs of not providing facilities that enable people to participate in outdoor active recreation are	The Tumbarumba Caravan Park is a vital tourism asset for Tumbarumba, Snowy Valleys Council and the

RISK CATEGORY	RISK/REWARD DESCRIPTION	COST/RISK	BENEFIT/ REWARD
	and well-being benefits for the community.	significant from both a direct financial (Health care) perspective and physical well-being perspective.	broader region, serving both the local community and regional tourism. The economic and social benefits its brings are outlined in the attached Business Plan.
Financial	Council is unable to develop the Caravan Park in accordance with the recommendation of the Business Pan and Master Plan and the Caravan Park become financial unsustainable for Council to run.	Council is unable to generate enough income from the Carvan park to be able to invest that income back into running and improving the Caravan Park.	Council successfully implements the recommendations of then Business Plan and Master Plan and is able to create a financially sustainable and viable community asset for future generations to come.
People	The Tumbarumba Caravan Park provides employment to local members of the community and is a recognised community asset not just used by visitors to Tumbarumba but also key workers who are employed in the region.	If the Caravan Park becomes financially unviable then local employment and businesses will also be impacted	Council successfully implements the recommendations of then Business Plan and Master Plan and is able to create a financially sustainable and viable community asset for future generations to come. The local community and businesses will benefit from a financially sustainable Caravan Park that remains a key tourist destination for the township of Tumbarumba.
Stakeholder	The community, Council and visitors to the Snowy Valleys will benefit greatly though a financially sustainable and improved Tumbarumba Caravan Park. The income that Council receives through a Caravan Park will ensure Council can continue to invest and implement the recommendations of the Business Plan and Master Plan in line with	The cost to the community if Council is not successful in implementing the Business Plan and Master Plan is that the Park will become financially unsustainable and reduce its reputation as a desirable tourist destination and attractor to Tumbarumba. Both the financial and non-financial cost to the	If Council successfully implements the recommendations of then Business Plan and Master Plan and is able to create a financially sustainable and viable community asset for future generations to come. The local community and businesses will benefit from a financially sustainable Caravan Park that remains a key tourist destination for

RISK CATEGORY	RISK/REWARD DESCRIPTION	COST/RISK	BENEFIT/ REWARD
	<p>Community expectations.</p> <p>Council want to build its reputation as being a provider of world class tourism facilities and attractions in the area.</p>	<p>community will be felt in the short, medium and the long term if the Caravan Park becomes financially unsustainable.</p>	<p>the township of Tumbarumba.</p>
Service Delivery	<p>The Community, Council and visitors to the Snowy Valleys will benefit greatly though the implementation of the Business Plan and Master Plan for the Tumbarumba Caravan Park.</p> <p>The income that Council receives through this Caravan Park if the recommendations of the Business Plan are adopted will ensure Council can maintain its reputation as a world class Tourism stakeholder and service delivery and tourism infrastructure provider.</p>	<p>Snowy Valleys Council wants to build and maintain its reputation as being a provider of world class tourism facilities and attractions in the area.</p> <p>The Tumbarumba Caravan Park provides critical tourism infrastructure and services to visitors to the Snowy Valleys and the local visitor economy of Tumbarumba.</p> <p>The Tumbarumba Caravan Park need to be managed as a world class facility to maintain and enhance the Snowy Valleys Council area as a nationally and internationally significant tourist destination.</p> <p>The management of Councils Caravan parks is a direct reflection on Councils ability to provide world class tourism services and customer experience.</p>	<p>Snowy Valleys Council can be a leader in the tourism industry in NSW and Australia through the management and visitor experience at this Caravan Park site.</p> <p>The viability, services and presentation of each of the Caravan Park sites is a critical component of the Tourism infrastructure in the Snowy Valleys area.</p> <p>This Caravan Park sites also plays a very important role in the economic viability of the local tourism industry and business economy of Tumbarumba.</p> <p>If Council successfully implements the recommendations of then Business Plan and Master Plan and is able to create a financially sustainable and viable community asset for future generations to come. The local community and businesses will benefit from a financially sustainable Caravan Park that remains a key tourist destination for the township of Tumbarumba.</p>

OPTIONS:

1. Adopt as per recommendations set out in this report.
2. Amend.
3. Decline the recommendations set out in this report.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Nil

ATTACHMENTS

1. Business Plan for Tumbarumba Caravan Park prepared by Innoviv Park Services – January 2025 (Under separate cover)
2. Full set of Master Plan Documents Innoviv Park Services – January 2025 (Under separate cover)
3. Power point presentation given to Council on Thursday 1 May 2025 - Innoviv Park Services – January 2025 (Under separate cover)

11.8. SECTION 7.11 DEVELOPMENT CONTRIBUTIONS ALLOCATION OF PROJECTS**REPORT AUTHOR: ACTING DIRECTOR COMMUNITY, CORPORATE & DEVELOPMENT****RESPONSIBLE OFFICER: ACTING GENERAL MANAGER**

EXECUTIVE SUMMARY:

Council currently operates under two section 7.11 local infrastructure contribution plans which levy new development for contributions towards open space and recreation, local roads and a recently introduced Section 7.12 Development Contributions Plan 2025 that levy development based on capital investment value within the Local Government Area. In accordance with accepted industry practice, plans should be reviewed on a 10-year cycle to ensure that they continue to meet community expectations in the delivery of local infrastructure to respond to growth and to ensure that assumptions within the plans remain relevant.

With the introduction of a section 7.12 Development Contributions Plan 2025 which commenced on 19 December 2024, Council is now required to repeal the existing section 7.11 contributions plans and allocate the funds collected to projects identified within the plans.

RECOMMENDATION:**THAT COUNCIL:**

1. **Note that the current Section 7.11 Development Contribution Plans (Open Space) and (Roads), and Development Contributions - Management, remain in force until close of business Thursday 29 May 2025 at which time the plans will be repealed in accordance with clause 215 of the *Environmental Planning and Assessment Regulation 2021*;**
2. **Allocate the following restricted funds from the Developer Contributions (General) to the following projects:**
 - a. **\$30,000 to the General Fund as a reimbursement for the Batlow Pool Accessibility Upgrades;**
 - b. **\$150,000 to the Bottlebrush Drive Tumut Recreational Space embellishment works and park upgrades and accessibility;**
 - c. **\$150,000 to the Rotary Pioneer Park, Tumut Recreational Space - Increased Shade Landscaping Embellishment and potential bank reshaping;**
 - d. **\$60,000 to the Tumut Riverwalk accessibility and directional signage in accordance with the Tracks and Trails Master Plan outcomes (excluding the sections relating to Crown Land);**
 - e. **\$25,000 to the Tumut Town Centre Traffic Study 2023 Recommendations (Accessibility - Safety);**
 - f. **\$7,500 to General Fund for Plan Administration of the Section 7.12 Contributions Plan;**
 - g. **\$142,541 to the General Fund following completion of road projects identified under the Roads Contributions Plans for reimbursement of East Street, Tumut upgrade civil works;**
 - h. **\$8,804.33 or the residual amount (whichever is greater at the time of transfer) be transferred from the Section 7.11 Development Contributions Reserve to a Section 7.12 Development Contributions Reserve for allocation to projects identified in the plan. Any outstanding section 7.11 contributions payable on any active development consent shall be paid into the section 7.12 Development Contributions Reserve from the nominated date of the repeal of the plans;**

3. **Note that the repeal of the plans does not negate the requirement for payment of any contribution(s) previously applied and levied on any active development consent in accordance with any notice of determination issued; and**
4. **Note that the design plans for the capital works items listed above are to be reported to Council for design approval before being implemented.**

BACKGROUND:

Council has, since the introduction of the Section 7.11 plans in 1997 and later in 2006, generated development contributions from subdivisions and also housing development from the northern parts of the Local Government Area under the former Tumut LGA boundaries. The contributions collected have amounted to \$573,845.33 to 1 October 2024. Council's records indicate that there has been no allocation of the restricted funds to any projects under the plan since the development of the plan(s) and Council considered the allocation of funds at its meeting of 17 October 2024 where the staff recommendation was adopted to allocate the funds identified within the business paper report.

A rescission motion was lodged in November 2024 seeking to rescind only parts 2,3 and 4 of M221/24 which in effect enabled the section 7.12 Development Contributions Plan 2025 to continue (being part 1 of the resolution) and sought the Section 7.11 reserve allocations to be subject to further consideration (being Parts 2-4). The notice of rescission was adopted at the meeting on 21 November 2024.

In response to the rescission motion, a workshop was held with Councillors on 13 March 2025 where the Section 7.11 contributions plans were discussed in detail including the associated works plans. Council staff provided background information on the recommended fund allocations and further provided a full list of projects that were to be funded through the Section 7.11 contributions plans. The basis for the recommended items were also discussed during the workshop. The contributions collected are from the former Tumut Shire Local Government Area (LGA) and therefore can only be spent within the former LGA. In addition, the majority of funds collected are from the Tumut township.

REPORT:

Council currently holds within its Section 7.11 Contributions Reserves \$573,845.33 to 1 October 2024. Council's records indicate that there has been no allocation of the restricted funds to any projects under the plan since the development of the plan(s). Following the Councillor workshop held in March 2025, minor alterations have been made to the previous recommendations of 17 October 2024 which include:

- (i) Removal of the shade sails proposal from Rotary Pioneer Park and instead propose increased shade landscaping embellishment and the potential for reshaping of the lagoon to enable natural flushing;
- (ii) Amending the proposed upgrades to the Tumut River Walk to only include the Council owned sections and not the sections that are Crown Land. An alternate budget could be pursued for these sections from a budget reserve for Crown Land Projects.

Given the amendments, it is proposed that the funding allocations be made to the following projects and general fund re-imbursements;

- Reimbursement of \$30,000 to Council's General Fund following capital works upgrades to the accessibility of Batlow Pool in 2023/2024 financial year period.
- Allocation of \$150,000 to the Bottlebrush Drive Tumut Recreational Reserve to provide for additional sporting and recreational embellishment. The Reserve is within close proximity of a growth area of Tumut and provides a direct nexus between population growth and the need for additional recreational opportunities in that area. Additional accessibility to the park should be considered in any funding allocation to enable appropriate footpath access and street crossings within Bottlebrush Drive, Tumut.
- Allocation of \$150,000 to the Rotary Pioneer Park Tumut Recreational Reserve to deliver increased shade landscaping embellishment in the park and consideration of pond reshaping.

Council's existing contributions plans identify Pioneer Park as a premier park and the delivery of shade landscaping embellishment will enable Council to build on the delivery of park upgrades in 2023/2024. With increased use of the park infrastructure, additional shade will be required for the summer periods for users of the facility. Some reshaping of the lagoon may also be required to enable natural flushing of the area.

- The adopted Tracks and Trails Master Plan delivered in 2022/2023 identified that directional signage and pavement connectivity and upgrades should be provided as part of the outcomes of that plan to enable greater user experience and trail connection. The existing Development Contributions Plan have identified the Tumut Wetlands Walk as an area which will require upgrading under the works plan and, accordingly, \$60,000 should be allocated towards the Riverwalk accessibility and directional signage to achieve those outcomes. It is noted that any of the works should exclude the areas identified as Crown Lands Reserves that should be funded through revenue reserves generated by Crown Land commercial activities.
- The Tumut Town Centre Traffic Study has identified the need for adjustments and upgrades to parking provisions and road safety within the central business district area including allocation of compliant disabled parking spaces and re-prioritisation of disabled parking areas to align with demand and enable accessibility. The formalisation of long vehicle bays on Fitzroy Street, Tumut will also provide for additional opportunity for business and trade from tourists on the Snowy Mountains Highway. Accordingly on advice from Council's Technical Services Manager, \$25,000 should be allocated to accessibility - parking and pedestrian safety within the Tumut Central Business District.
- \$142,541 shall be allocated to the General Fund for road projects collected for this purpose under the Public Roads Contributions Plans. Given that Council has completed East Street, Tumut road works on advice from Council's Technical Services Manager any funds collected should be transferred to Council's General Fund as a recoupment of costs associated with these works.
- In accordance with the guiding principles of development contributions, \$7,500 should be reallocated to the General Fund for plan administration and the development of a Section 7.12 Development Contributions Plan.
- The balance of the Internal Reserve for development contributions for Parks and Recreation should be pooled and transferred to the Section 7.12 Development Contributions Reserve in the amount of \$8,804.33 or the residual balance at the date of transfer (whichever is the greater amount).

With the allocation of funding under the existing contributions plans to local infrastructure identified within the works plans, the Section 7.11 Parks and Recreation Contributions Plan may be repealed by Council resolution now that the Section 7.12 Development Contributions Plan 2025 has been adopted. Any repeal of the plans should take effect on the 14th day after the adoption of the resolution.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

Community Strategic Plan Theme

Theme 4 - Our Infrastructure

Community Strategic Plan Strategic Objectives

CSP4 Our infrastructure includes Council services that plan, manage, maintain and renew our community infrastructure and transport networks

Delivery Program Principal Activities

4.1 Plan and provide sustainable transport infrastructure, including footpaths, walking tracks and cycleways

4.2 Manage and plan for affordable infrastructure to meet current and future community needs

FINANCIAL AND RESOURCES IMPLICATIONS:

Council is currently holding \$573,845.33 in reserve for contributions collected for open space, recreation, roads and parking. An audit of the reserves indicates that Council holds the following reserve amounts as at 1 October 2024, being:

- Open Space \$431,303.62
- Roads \$142,541.71

The allocation of restricted funds are proposed to be distributed in accordance with the recommendation as outlined in this report. Any proposed works would be required to be undertaken as part of the 2026/2027 Capital Works Program.

The transfer of funds from restricted accounts to general fund on a reimbursement basis in the amount of \$180,041.71 is expected to increase Council's cash reserves.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

The Development Contributions Plans will be implemented in accordance with the *Environmental Planning & Assessment Act 1979 (EP&A Act)* and the Environmental Planning & Assessment Regulations 2021 (EP&A Regulations) including relevant practice notes issued by the Department of Planning, Housing and Infrastructure.

In accordance with Clause 216 of the EP&A Regulation 2021, Council will continue to monitor and amend the Contributions Plans on a five-year cycle to account for infrastructure delivered, changes in estimated costs or timing and / or significant changes in the underlying assumptions (e.g. a significant variance from the underlying population forecasts or a major shift in the nature or priorities for infrastructure).

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Risk has been mitigated by adhering to relevant statutory requirements to ensure funds are levied, collected, spent, and accounted for in the correct manner.

Council is required to publish details of development contributions annually as part of Council's annual financial reporting cycle.

OPTIONS:

Option 1.

Adopt the recommendation

Option 2.

Amend the recommendations as set out in this report and provide other projects to be funded from the list within the contributions plans up to the amounts held in reserve.

Option 3.

Decline the recommendations set out in this report.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Nil

ATTACHMENTS

Nil.

12. MINUTES OF COMMITTEE MEETINGS**12.1. MINUTES - BRUNGLE FLOODPLAIN RISK MANAGEMENT COMMITTEE - 8 APRIL 2025****REPORT AUTHOR: COORDINATOR GROWTH AND DEVELOPMENT****RESPONSIBLE DIRECTOR: ACTING DIRECTOR COMMUNITY, CORPORATE & DEVELOPMENT****EXECUTIVE SUMMARY:**

The objective of the Brungle Flood Risk Management Committee is to support the completion of the Flood Risk Management Studies including the implementation and review of these studies where appropriate for catchments that impact on the Brungle Community within the Snowy Valleys Local Government Area.

RECOMMENDATION:**THAT COUNCIL:**

- 1. Note the Minutes of the Brungle Floodplain Risk Management Committee held on 8 April 2025.**
- 2. Adopt the following recommendation/s from the minutes; and**
 - 2a. Adopt the Brungle Flood Risk Management Committee Terms of Reference.**
 - 2b. Change the name of the Committee to the Brungle Flood Risk Management Committee, to be consistent with the Flood Risk Management Manual (2023).**

BACKGROUND:

In 2024, the then New South Wales Department of Planning and Environment (the Department), provided an opportunity for NSW councils and public land managers to apply for grant funding to undertake flood studies and other mitigation works as part of a \$10 Million budget to address flood impacts on NSW communities.

Council does not have an existing flood study of the Brungle Creek catchment. The studies will provide Council with a complete revised set of data for the greater urbanised areas of the Local Government Area.

Minor development pressures have continued to be experienced within the floodplain catchments of Brungle and in the absence of recent flood studies, Council's ability to respond to development applications for housing and agricultural pursuits and other land uses is impaired. This study will assist in making more informed choices with respect to development of these lands. Council has been previously awarded grants in 2021/2022 and 2022/2023 to undertake flood studies of the Tumut River and Tumbarumba Creek Catchment areas; these studies are currently being undertaken by Council's consultant, WMA water. These underpinning strategic studies will form the basis for constraints mapping as part of Council's Local Environmental Plan reviews.

In compliance with the grant funding conditions issued by the Department, Council has sought tenders from suitably qualified and professional hydraulic / floodplain engineering consultants via the New South Wales LGP Tender Panel, where WMA water, a flood consulting firm has been awarded the project based on scale, capacity, experience and price point.

REPORT:

At the Brungle Floodplain Risk Management Committee meeting held on 8 April 2025, key agenda items were discussed, and details are included in the attached minutes.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:**Integrated Planning and Reporting Framework:****Delivery Program and Operation Plan Strategic Directions**

Theme 3 - Our Environment

Theme 5 - Our Civic Leadership

Community Strategic Plan Objectives

CSP3 Our natural environment is cared for and protected to ensure future generations can experience and enjoy its beauty

CSP5 Our Civic leadership and organisation government fosters open and transparent partnership with our community

Delivery Program Principal Activities

3.1 Create climate resilience through our actions and advocacy

3.3 Provide a planning and development framework that enhances local amenity through sustainable growth

3.4 Partner with other agencies to protect our natural spaces and environment

5.1 Communicate with our community and provide opportunities for participation in decision making

FINANCIAL AND RESOURCES IMPLICATIONS:

As part of the funding agreement, the Department has awarded Council \$106,312, Ex GST on a 4:1 funding ratio with Council's co-contribution being \$26,579. The project has required additional surveying to be undertaken to identify bridges, culverts and other physical features within the catchment area at a cost of \$18,000. The additional funding has been approved by the Department with a funding ratio of 4:1.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

The establishment of a Brungle Floodplain Risk Management Committee will comply with the requirements of both the terms of the funding deed and also the Flood Risk Management Manual (2023).

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Nil

OPTIONS:

1. Adopt as per recommendations set out in this report.
2. Amend this report.
3. Decline the recommendations set out in this report.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Nil

ATTACHMENTS

1. Minutes - Brungle Floodplain Risk Management Committee - 8 April 2025 & Presentation provided by WMA Water - Brungle Flood Study (Under separate cover)
2. DRAFT Brungle Flood Risk Management Committee Terms of Reference - SVC-TofR-044-01 (Under separate cover)

12.2. MINUTES - TUMUT FLOODPLAIN RISK MANAGEMENT COMMITTEE - 8 APRIL 2025**REPORT AUTHOR: COORDINATOR GROWTH AND DEVELOPMENT****RESPONSIBLE DIRECTOR: ACTING DIRECTOR COMMUNITY, CORPORATE & DEVELOPMENT**

EXECUTIVE SUMMARY:

Council was successful in 2021/2022 in obtaining a grant to undertake a study on the Tumut River catchment, given the current development pressures being experienced within the catchment area. As part of the terms of the funding agreement, Council is required to form a steering committee to assist in providing direction to the Council on the proposed Tumut Flood Study. At Council's Ordinary Meeting of October 2022, Council resolved to formally establish a Floodplain Risk Management Committee, being an advisory committee of Council.

The Committee reports to Council after each meeting with the Committee's recent meeting held on 8 April 2025.

RECOMMENDATION:**THAT COUNCIL:**

1. **Note the Minutes of the Tumut Floodplain Risk Management Committee meeting held on 8 April 2025; and**
2. **Adopt the following recommendation/s from the minutes:**
 - a. **Amend the Title of the Committee to 'Tumut Flood Risk Management Committee', to be consistent with the Flood Risk Management Manual (2023).**

BACKGROUND:

In 2021/2022, the then NSW South Wales Department of Planning, Industry and Environment (the Department) provided an opportunity for NSW Councils and public land managers to apply for grant funding to undertake flood studies and other mitigation works as part of a \$10 Million budget to address flood impacts on NSW communities. Council made application for funding to enable Council to undertake a flood study which was later awarded in 2022.

In compliance with the grant funding conditions issued by the Department, Council sought competitive tenders for the work by suitably qualified and professional flood hydrologists via the New South Wales Local Government Procurement Tender Panel (LGP). Council utilised price point, scale and capacity, experience and knowledge of the project in order to select a preferred consultancy. Based on these criteria and in consultation with the Department, Council appointed a preferred tender to undertake the Tumut Flood Study. Council staff investigations with the studies will provide Council with a complete, revised set of studies for the greater urbanised areas of the Local Government Area.

Development pressures have continued to be experienced within the floodplain catchment of Tumut and in the absence of revised flood studies, Council's ability to respond to development applications for housing, tourist and visitor accommodation, agricultural pursuits and other land uses is impaired. This study will assist in making more informed choices with respect to development within the local government area.

REPORT:

At the Tumut Floodplain Risk Management Committee meeting held on 8 April 2025, key agenda items were discussed, and details are included in the attached minutes.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:**Integrated Planning and Reporting Framework:****Delivery Program and Operation Plan Strategic Directions**

Theme 3 - Our Environment

Community Strategic Plan Objectives

CSP3 Our natural environment is cared for and protected to ensure future generations can experience and enjoy its beauty

Delivery Program Principal Activities

3.1 Create climate resilience through our actions and advocacy

3.3 Provide a planning and development framework that enhances local amenity through sustainable growth

3.4 Partner with other agencies to protect our natural spaces and environment

FINANCIAL AND RESOURCES IMPLICATIONS:

Council was awarded \$115,586 via a grant from the New South Wales Government with Council required to contribute \$28,896 on a funding ratio of 4:1.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

The *Local Government Act 1993*, Section 375 requires Council's to keep full and accurate minutes of meetings.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

N/A

OPTIONS:

1. Adopt as per recommendations set out in this report.
2. Amend.
3. Decline the recommendations set out in this report.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

No

ATTACHMENTS

1. Minutes - Tumut Floodplain Risk Management Committee - 8 April 2025 (Under separate cover)
2. WMA Water Project Update for Tumut Flood Risk Study (Under separate cover)

12.3. MINUTES - YOUTH COUNCIL COMMITTEE - 10 APRIL 2025**REPORT AUTHOR: EVENTS AND GRANTS OFFICER****RESPONSIBLE DIRECTOR: ACTING DIRECTOR COMMUNITY, CORPORATE & DEVELOPMENT**

EXECUTIVE SUMMARY:

The Youth Council Committee is an Advisory Committee to Council to provide appropriate advice and recommendations on matters relevant to Youth in the Snowy Valleys Local Government Area and to provide a forum for discussion of Youth issues. The Youth Council Committee will report to Council following Committee meetings.

RECOMMENDATION:**THAT COUNCIL:**

1. **Note the Minutes of the Youth Council Committee held on 10 April 2025; and**
2. **Adopt the following recommendation/s from the minutes:**
 - a. **Acknowledge re-election of chairperson - Aiyana Ironside.**
 - b. **Acknowledge the resignation of Youth Council member Harry Foster.**

BACKGROUND:

Council resolved (M270/20) at the November 2020 meeting to maintain the Youth Council as an Advisory Committee of Council.

During 2023, Council undertook a recruitment campaign and has successfully approved seven (7) voting members and one (1) Adult Facilitator/ Volunteer, resolution (M185/23) at the September 2023 meeting and (M240/23) at the November 2023 meeting.

In October 2024, Council resolved (M198/24) that Cr Andrew Wortes be appointed Councillor delegate and the Events and Grants Officer as the Staff delegate of the Youth Council Committee.

The Youth Council Committee currently has six (6) voting members, including Cr Wortes and one (1) adult facilitator. In line with Council's Committee Operations Manual, committees can elect a minimum of three (3) and a maximum of twelve (12) voting members.

REPORT:

At the Youth Council Committee meeting held on 10 April 2025, key agenda items were discussed, and details are included in the attached minutes.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:**Integrated Planning and Reporting Framework:****Delivery Program and Operation Plan Strategic Directions**

Theme 5 - Our Civic Leadership

Community Strategic Plan Objectives

CSP5 Our Civic leadership and organisation government fosters open and transparent partnership with our community

Delivery Program Principal Activities

5.1 Communicate with our community and provide opportunities for participation in decision making

FINANCIAL AND RESOURCES IMPLICATIONS:

Costs associated with the Youth Council Committee will be allocated to the youth development budget.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

The *Local Government Act 1993*, Section 375, requires Councils to keep full and accurate minutes of meetings.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

N/A

OPTIONS:

1. Adopt as per recommendations set out in this report - preferred option.
2. Amend the recommendations set out in this report.
3. Decline the recommendations set out in this report.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

The Youth Council Fair held on Sunday 13 April 2025 offered the community an opportunity to provide suggestions to the Youth Council, through a suggestion box at the event, to highlight any comments, feedback and recommendations for activities, events and engagement the Youth Council have with the community. It was also an opportunity for Youth to highlight any concerns they would like the Youth Council to discuss and advise to Council.

ATTACHMENTS

1. 20250410 - Minutes - Youth Council Committee (Under separate cover)

13. CONFIDENTIAL

Section 10D of the *Local Government Act 1993* provides that Council may close to the public that part of the meeting that deals with matters of a confidential nature:

LOCAL GOVERNMENT ACT 1993 - SECT 10A***Which parts of a meeting can be closed to the public?******10A Which parts of a meeting can be closed to the public?***

(1) A council, or a committee of the council of which all the members are councillors, may close to the public so much of its meeting as comprises--

- (a) the discussion of any of the matters listed in subclause (2), or*
- (b) the receipt or discussion of any of the information so listed.*

(2) The matters and information are the following--

- (a) personnel matters concerning particular individuals (other than councillors),*
- (b) the personal hardship of any resident or ratepayer,*
- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,*
- (d) commercial information of a confidential nature that would, if disclosed--*
 - (i) prejudice the commercial position of the person who supplied it, or*
 - (ii) confer a commercial advantage on a competitor of the council, or*
 - (iii) reveal a trade secret,*
- (e) information that would, if disclosed, prejudice the maintenance of law,*
- (f) matters affecting the security of the council, councillors, council staff or council property,*
- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,*
- (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land,*
- (i) alleged contraventions of any code of conduct requirements applicable under [section 440](#).*

(3) A council, or a committee of the council of which all the members are councillors, may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.

(4) A council, or a committee of a council, may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

The grounds on which a meeting is closed to the public must be specified in the decision to close the meeting and recorded in the minutes of the meeting.

RECOMMENDATION:

That Council move into Confidential to consider the matters listed in the confidential section of the agenda in accordance with Section 10A(2) of the *Local Government Act 1993* for the reasons specified:

13.1 CONFIDENTIAL - ABORIGINAL LAND CLAIMS NOTIFICATION TO COUNCIL

Item 13.1 is a confidential report to Council under the *Local Government Act 1993* Section 10A (2)(h) as it relates to information concerning the nature and location of a place or an item of Aboriginal significance on community land and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

14. MEETING CLOSURE