



SNOWY VALLEYS COUNCIL ORDINARY MEETING

AGENDA

Thursday, 17 July 2025

THE MEETING WILL BE HELD AT 4:00 PM
COUNCIL CHAMBERS 76 CAPPER STREET TUMUT AND 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 Councils website.



Thursday, 17 July 2025

Council Chambers 76 Capper Street Tumut and Via Video Link

4:00 PM

AGENDA

1. PUBLIC FORUM	6
2. ACKNOWLEDGEMENT OF COUNTRY	6
3. APOLOGIES, LEAVE OF ABSENCE AND REMOTE ATTENDANCE	6
4. DECLARATIONS OF PECUNIARY INTEREST	6
5. CONFIRMATION OF MINUTES.....	6
5.1. MINUTES - ORDINARY COUNCIL - 19 JUNE 2025	6
6. CORRESPONDENCE/PETITIONS	29
7. MAYORAL MINUTE.....	29
7.1. MAYORAL MINUTE - AMBASSADOR OF DENMARK VISIT TO SNOWY VALLEYS	29
7.2. MAYORAL MINUTE - OPENING OF TUMBARUMBA SPORTS ACADEMY	31
8. NOTICE OF MOTION/NOTICE OF RESCISSION.....	33
8.1. NOTICE OF MOTION - PRODUCTIVITY AND COST SAVINGS PLAN - CR DAVID SHELDON	33
8.2. NOTICE OF MOTION - PROTECT ELMS NEAR RACECOURSE - CR TRINA THOMSON...	35
8.3. NOTICE OF MOTION - LOBBYING FOR ROAD SAFETY - CR TRINA THOMSON	37
9. URGENT BUSINESS WITHOUT NOTICE	39
10. GOVERNANCE AND FINANCIAL REPORTS	39
10.1. COUNCIL RESOLUTIONS ACTION REPORT - JULY 2025	39
10.2. LGNSW CODE OF MEETING PRACTICE TRAINING FOR COUNCILLORS 23 JULY 2025	47

10.3. 2025 RIVERINA EASTERN REGIONAL ORGANISATION OF COUNCILS CONFERENCE 10-11 SEPTEMBER WAGGA WAGGA	50
10.4. 2025 LGNSW ANNUAL CONFERENCE 23-25 NOVEMBER PENRITH.....	53
10.5. REVIEW - DRAFT CODE OF CONDUCT AND DRAFT PROCEDURES FOR ADMINISTRATION CODE OF CONDUCT	56
10.6. REVIEW - DRAFT CODE OF MEETING PRACTICE	59
10.7. DRAFT MANAGING CONFLICT OF INTEREST FOR COUNCIL RELATED DEVELOPMENT POLICY	62
10.8. PROPOSAL TO ALTER FIRST NATIONS LIAISON COMMITTEE MEETING FORMAT	67
10.9. COUNCILLORS EXPENSES FOR THE SIX MONTH PERIOD ENDING 30 JUNE 2025	70
10.10. STATEMENT OF INVESTMENTS - JUNE 2025.....	73
11. MANAGEMENT REPORTS	77
11.1. MULTIPURPOSE AND EVACUATION CENTRE PROJECT - UPDATE - JULY 2025	77
11.2. HUMELINK COMMUNITY INVESTMENT AND BENEFITS PROGRAM FUNDING.....	84
11.3. PUBLIC SWIMMING POOLS 2024/2025 SEASON REPORT	109
11.4. REMOVAL OF POSITIVE COVENANT - WALLS CREEK ROAD, GOOBARRAGANDRA .	128
11.5. REQUEST FOR ROAD CLOSURE AND SALE - LOT 6 DP 255952 - OFF SNOWY MOUNTAINS HIGHWAY, TUMUT.....	133
11.6. LEASING TRANSACTION REPORT - 4th QUARTER 2024/2025	141
11.7. EXPRESSION OF INTEREST OUTCOME - LOT 1 DP1163661 - CAPPER STREET TUMUT	151
12. MINUTES OF COMMITTEE MEETINGS.....	169
12.1. MINUTES - YOUTH COUNCIL COMMITTEE - 12 JUNE 2025.....	169
13. CONFIDENTIAL.....	171
11.6 CONFIDENTIAL ATTACHMENTS - LEASING TRANSACTION REPORT - 4TH QUARTER 2024-2025.....	172
11.7 CONFIDENTIAL ATTACHMENTS - EXPRESSION OF INTEREST OUTCOME - LOT 1 DP1163661 - CAPPER STREET TUMUT	172
13.1 CONFIDENTIAL - WRITE-OFF OF DEBTS.....	172
14. MEETING CLOSURE.....	172

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 - 19 JUNE 2025

RECOMMENDATION:

That the Minutes of the Ordinary Council Meeting held on 19 June 2025 be received and confirmed as an accurate record.

Attachment 1 - 20250619 - DRAFT Minutes - Ordinary Council



ORDINARY MEETING

MINUTES

Thursday, 19 June 2025

THE MEETING WAS HELD AT 2:00 PM
COUNCIL CHAMBERS CNR BRIDGE & WINTON STREET
TUMBARUMBA / VIA VIDEO LINK

Mayor

Acting General Manager



Thursday, 19 June 2025

Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link

2:00 PM

MINUTES

1. PUBLIC FORUM	4
2. ACKNOWLEDGEMENT OF COUNTRY	4
3. APOLOGIES, LEAVE OF ABSENCE AND REMOTE ATTENDANCE	4
4. DECLARATIONS OF PECUNIARY INTEREST	4
5. CONFIRMATION OF MINUTES	5
5.1. MINUTES – ORDINARY COUNCIL – 15 MAY 2025	5
6. CORRESPONDENCE/PETITIONS	5
6.1. PETITION – DIGITAL DOMESTIC WASTE VOUCHERS	5
7. MAYORAL MINUTE.....	6
7.1. MAYORAL MINUTE - REQUEST FOR DROUGHT NATURAL DISASTER DECLARATION....	6
7.2. MAYORAL MINUTE - 2025 BATLOW CIDERFEST	6
7.3 MAYORAL MINUTE - CONGRATULATIONS TO AWARD RECIPIENTS.....	6
8. NOTICE OF MOTION/NOTICE OF RESCISSION	7
8.1. NOTICE OF MOTION - IMPACT OF THE POLYPHAGOUS SHOT HOLE BORER - CR HAYES	7
9. URGENT BUSINESS WITHOUT NOTICE	7
9.1 REQUEST TO EPA - RESIDENTS IMPACTED BY ODOUR FROM BELLETES, GILMORE	7

Page 2

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor

Acting General Manager

Item brought forward -

11.6 WILLIGOBUNG FIRE SHED	7
10. GOVERNANCE AND FINANCIAL REPORTS	8
10.1. COUNCIL RESOLUTIONS ACTION REPORT - JUNE 2025.....	8
10.2. 2025 REGIONS RISING NATIONAL SUMMIT - 8 OCTOBER - CANBERRA	8
10.3. 2025 INTEGRATED PLANNING AND REPORTING SUITE - FOR ADOPTION.....	8
10.4. MAKING OF THE 2025/2026 RATES AND CHARGES	10
10.5. PROPOSED DONATIONS FOR 2025-2026.....	14
10.6. ESTABLISHMENT OF ADELONG FLOOD RISK MANAGEMENT COMMITTEE	15
10.7. REQUEST FOR FUNDS TRANSFER FROM TOY LIBRARY RESERVES.....	16
10.8. STATEMENT OF INVESTMENTS - MAY 2025	16
11. MANAGEMENT REPORTS	16
11.1. MULTIPURPOSE AND EVACUATION CENTRE PROJECT - UPDATE - JUNE 2025	16
11.2. HUMELINK PROJECT UPDATE NUMBER 3 - 19 JUNE 2025.....	17
11.3. DA2024/0141- PROPOSED BOUNDARY ADJUSTMENT - SUBDIVISION 170 GOOBARRAGANDRA ROAD, LACMALAC	17
11.4. POST EXHIBITION - DRAFT COMPANION ANIMALS AND NON-COMPANION ANIMALS POLICY.....	18
11.5. DRAFT ASBESTOS MANAGEMENT POLICY - FOR PUBLIC EXHIBITION.....	19
11.6. WILLIGOBUNG FIRE SHED	19
12. MINUTES OF COMMITTEE MEETINGS.....	19
12.1. MINUTES - AUDIT RISK AND IMPROVEMENT COMMITTEE - 29 MAY 2025.....	19
12.2. MINUTES - LOCAL TRAFFIC COMMITTEE - 14 MAY 2025	19
12.3. MINUTES - TUMUT AERODROME COMMITTEE - 13 MAY 2025.....	21
12.4. MINUTES - EXTRAORDINARY TUMUT AERODROME COMMITTEE - 27 MAY 2025.....	22
13. CONFIDENTIAL.....	22
14. MEETING CLOSURE.....	22

PRESENT: Mayor Julia Ham, Cr Grant Hardwick, 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

Cr Sheldon left the meeting at 2.02pm.

The following speakers addressed the meeting:

- Mick Gray, Gray Surveyors (virtually) speaking Against the Recommendation of Item 11.3 DA2024/0141 - Proposed Boundary Adjustment - Subdivision 170 Goobarragandra Road, Lacmalac
- Stephenie Bailey, Chief Petitioner (in person) speaking Against the Recommendation of Item 6.1 Petition - Digital Domestic Waste Vouchers

2. ACKNOWLEDGEMENT OF COUNTRY

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

3. APOLOGIES, LEAVE OF ABSENCE AND REMOTE ATTENDANCE

M137/25 RESOLVED that the requests received from Cr Michael Inglis and Cr John Larter for remote attendance to today's meeting be received and granted.

Cr Hayes/Cr Hardwick

CARRIED UNANIMOUSLY

4. DECLARATIONS OF PECUNIARY INTEREST

Cr David Sheldon declared a non-significant non-pecuniary interest in relation to report 11/3 DA2024/0141 – Proposed Boundary Adjustment – Subdivision 170 Goobarragandra Road, Lacmalac due to being a neighbour and will leave the room during discussion.

Page 4

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor

Acting General Manager

Snowy Valleys Council Ordinary Meeting Minutes

Thursday, 19 June 2025

Cr James Hayes declared a non-significant non-pecuniary interest in relation to report 10.5 Proposed Donations for 2025-2026 due to membership of Gilmore RFS, Adelong Community Enterprises and Adelong Alive Museum and will remain the room during discussion.

Cr Andrew Wortes declared a pecuniary interest in relation to report 12.2 Local Traffic Committee due to his business interest and will leave the room during discussion.

Cr John Larter declared a non-significant non-pecuniary in relation to 12.2 Local Traffic Committee due to owning a vehicle and driving on the local government area roads; also 12.3 Minutes – Tumut Aerodrome Committee – 13 May 2025 and 12. 4 Minutes – Extraordinary Tumut Aerodrome Committee – 27 May 2025 due to owning an aeroplane and the associated use of the facilities at the Aerodrome.

5. CONFIRMATION OF MINUTES

5.1. MINUTES – ORDINARY COUNCIL – 15 MAY 2025

M138/25 RESOLVED that the Minutes of the Ordinary Council Meeting held on 15 May 2025 be received and confirmed as an accurate record.

Cr Sheldon/Cr Packard

CARRIED UNANIMOUSLY

Cr Inglis left the meeting at 2.42pm.

6. CORRESPONDENCE/PETITIONS

6.1. PETITION – DIGITAL DOMESTIC WASTE VOUCHERS

M139/25 RESOLVED:

THAT COUNCIL:

1. Note the petition Council has received on the Digital Domestic Waste Vouchers;
2. Note that going to a four (4) voucher system will increase Councils waste management costs by \$120,000 to \$150,000 per annum;
3. Maintain the current allocation of two (2) Digital Waste vouchers per annum per eligible property to ensure waste management costs are maintained at current levels
4. Undertake a Resource Recovery (Waste) service review in the 2025/2026 financial year and include a workshop to develop a long-term strategy as part of the service review;
5. Notify the chief petitioner of the resolution of Council.

Cr Thomson/Cr Sheldon

Cr Inglis returned to the meeting at 2.44pm.

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

Against: Cr Larter

8/1

CARRIED

Page 5

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor

Acting General Manager

Snowy Valleys Council Ordinary Meeting Minutes

Thursday, 19 June 2025

7. MAYORAL MINUTE

7.1. MAYORAL MINUTE - REQUEST FOR DROUGHT NATURAL DISASTER DECLARATION**M140/25 RESOLVED:**

THAT COUNCIL:

1. Advocate to the NSW Minister for Agriculture to have the current drought in the Snowy Valleys declared as a natural disaster and facilitate the reinstating of transport subsidies.
2. Collaborate with the National Farmers Federation, NSW Farmers, Country Women's Association, Canberra Region Joint Organisation and the Office of Local Government to form a united approach towards natural disaster declaration for drought.

Cr Ham

CARRIED UNANIMOUSLY**7.2. MAYORAL MINUTE - 2025 BATLOW CIDERFEST****M141/25 RESOLVED:**

THAT COUNCIL:

1. Note the correspondence from Mayor Julia Ham thanking the organisers of the 2025 Batlow Ciderfest.

Cr Ham

CARRIED UNANIMOUSLY**7.3 MAYORAL MINUTE - CONGRATULATIONS TO AWARD RECIPIENTS****M142/25 RESOLVED:**

1. Note the acknowledgement to 2025 King's Honours award recipients Rear Admiral Rachel Derman AM; Owen Fitzgerald who worked over 20 years towards the Tumba - Rosewood Rail Trail - OAM and Brett Whitworth PSM, Deputy Secretary, Office of Local Government.

Cr Ham

CARRIED UNANIMOUSLY

Page 6

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor

Acting General Manager

Snowy Valleys Council Ordinary Meeting Minutes

Thursday, 19 June 2025

8. NOTICE OF MOTION/NOTICE OF RESCISSION

8.1. NOTICE OF MOTION - IMPACT OF THE POLYPHAGOUS SHOT HOLE BORER - CR HAYES**M143/25 RESOLVED:**

THAT COUNCIL:

1. Write to the Hon Julie Collins MP (Minister for Agriculture, Fisheries and Forestry) advocating for greater awareness of the Polyphagous shot-hole borer and funding to support ongoing trial treatments.

Cr Hayes/Cr Packard

CARRIED UNANIMOUSLY

9. URGENT BUSINESS WITHOUT NOTICE

9.1 REQUEST TO EPA - RESIDENTS IMPACTED BY ODOUR FROM BELLETES, GILMORE**M144/25 RESOLVED:**

THAT COUNCIL

1. Urgently contact the EPA to express the concern and anguish of local residents who are being impacted by odour from the Belletes waste facility at Gilmore.

2. Request the EPA to instruct the operation to provide bores for testing of possible leachate escaping from the site.

3. Request the EPA instruct the operation to conduct quarterly testing of the Gilmore Creek at sites below Whatmans Lane and above the confluence of the Sandy Creek.

4. Advocate for compensation for local residents adversely affected by odour from the site.

Cr Hayes/Cr Sheldon

CARRIED UNANIMOUSLY**M145/25 RESOLVED** to bring forward Item 11.6 Willigobung Fire Shed.

Cr Thomson/Cr Hardwick

CARRIED UNANIMOUSLY**11.6 WILLIGOBUNG FIRE SHED****M146/25 RESOLVED:**

THAT COUNCIL:

1. Use the \$50,000 seed funding from the RFS for further investigation of the Willigobung Fire Shed sites, including repairs to the existing shed if required.

Cr Hayes/Cr Larter

Cr Inglis left the meeting at 3.13pm and returned at 3.14pm

CARRIED UNANIMOUSLY

Page 7

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor

Acting General Manager

Snowy Valleys Council Ordinary Meeting Minutes

Thursday, 19 June 2025

M147/25 RESOLVED to return to the order of business.

Cr Thomson/Cr Hardwick

CARRIED UNANIMOUSLY

10. GOVERNANCE AND FINANCIAL REPORTS

10.1. COUNCIL RESOLUTIONS ACTION REPORT - JUNE 2025

M148/25 RESOLVED:

THAT COUNCIL:

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

Cr Sheldon/Cr Hardwick

CARRIED UNANIMOUSLY

10.2. 2025 REGIONS RISING NATIONAL SUMMIT - 8 OCTOBER - CANBERRA

M149/25 RESOLVED:

THAT COUNCIL:

1. Endorse the attendance of Cr Sheldon and Cr Hardwick to the 2025 regions Rising National Summit; and
2. Approve the attendance of other Councillors wishing to attend the 2025 Regions Rising National Summit, providing there is sufficient funds within budget allocations at the time of registration.

Cr Hayes/Cr Hardwick

CARRIED UNANIMOUSLY

10.3. 2025 INTEGRATED PLANNING AND REPORTING SUITE - FOR ADOPTION

Motion:

THAT COUNCIL:

1. Adopt the attached Integrated Planning and Reporting Plans and Strategies with suggested amendments as per attached feedback summary:
 - a. Combined Delivery Program (2026-2029) and Operational Plan 2025-2026) including the operational budget;
 - b. Revenue Policy (2025-2026);
 - c. Fees & Charges (2025-2026);
 - d. Long-Term Financial Plan (2025-2035);
 - e. Asset Management Strategy (2025-2035);
 - f. Workforce Management Strategy (2025-2029).

Page 8

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor_____
Acting General Manager

Snowy Valleys Council Ordinary Meeting Minutes

Thursday, 19 June 2025

2. Note the community submission made in relation to the Integrated Planning and Reporting documents; and
3. Respond to the community member who made the submission, advising of the Council Resolution.

Cr Thomson/Cr Packard

M150/25 RESOLVED to move into Committee of the Whole.

Cr Thomson/Cr Sheldon

For: Cr Ham, Cr Hardwick, Cr Inglis, Cr Packard, Cr Sheldon, Cr Thomson

Against: Cr Larter; Cr Hayes; Cr Wortes

CARRIED**6/3***Cr Wortes left the meeting at 3.41pm and returned at 3.43pm.**Cr Hayes left the meeting at 3.44pm and returned at 3.46pm.***M151/25 RESOLVED** to move out of Committee of the Whole.

Cr Thomson/Cr Hardwick

CARRIED UNANIMOUSLY**M152/25 RESOLVED:**

THAT COUNCIL:

1. Adopt the attached Integrated Planning and Reporting Plans and Strategies with suggested amendments as per attached feedback summary:
 - a. Combined Delivery Program (2026-2029) and Operational Plan 2025-2026) including the operational budget;
 - b. Revenue Policy (2025-2026);
 - c. Fees & Charges (2025-2026);
 - d. Long-Term Financial Plan (2025-2035);
 - e. Asset Management Strategy (2025-2035);
 - f. Workforce Management Strategy (2025-2029).
2. Note the community submission made in relation to the Integrated Planning and Reporting documents; and
3. Respond to the community member who made the submission, advising of the Council Resolution.

Cr Thomson/Cr Packard

Page 9

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor_____
Acting General Manager

Snowy Valleys Council Ordinary Meeting Minutes

Thursday, 19 June 2025

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

Against: Cr Hayes, Cr Sheldon, Cr Inglis, Cr Larter

5/4

CARRIED

10.4. MAKING OF THE 2025/2026 RATES AND CHARGES

M153/25 RESOLVED:

THAT COUNCIL:

1. Note the report on making of the 2025/2026 rates and charges.
2. Approve the making of rates and charges, make and levy the following Rates and Annual Charges for the year 1 July 2025 to 30 June 2026 pursuant to section 535 of the *Local Government Act 1993*.
3. In accordance with section 494 of the *Local Government Act 1993*, Council hereby make the ordinary rates for the year 1 July 2025 to 30 June 2026 as follows:

a) An ordinary rate on all rateable land categorised as FARMLAND in accordance with Section 515 of the *Local Government Act 1993* within Snowy Valleys Council LGA comprising of a base amount of \$502.87 in accordance with Section 537 of the *Local Government Act 1993* and estimated to realise 17% of the total yield of this rate which is in conformity with section 500, and an ad valorem rate of 0.1829 cents in the dollar.

In accordance with Section 543 (1) of the *Local Government Act 1993* this ad valorem rate be named Ordinary Farmland Rate and base be named Farm Base.

b) An ordinary rate on all rateable land categorised as RESIDENTIAL in accordance with Section 516 of the *Local Government Act 1993* within Snowy Valleys Council LGA comprising of a base amount of \$490.19 in accordance with Section 537 of the *Local Government Act 1993* and estimated to realise 50% of the total yield of this rate which is in conformity with section 500, and an ad valorem rate of 0.4271 cents in the dollar.

In accordance with Section 543 (1) of the *Local Government Act 1993* this ad valorem rate be named Ordinary Residential Rate and base be named Residential Base.

c) An ordinary rate on all rateable land categorised as BUSINESS in accordance with Section 518 of the *Local Government Act 1993* within Snowy Valleys Council LGA comprising of a base amount of \$224.74 in accordance with Section 537 of the *Local Government Act 1993* and estimated to realise 10% of the total yield of this rate, and an ad valorem rate of 0.9791 cents in the dollar.

In accordance with Section 543 (1) of the *Local Government Act 1993* this ad valorem rate be named Ordinary Business Rate and base be named Business Base.

d) An ordinary rate on all rateable land categorised as MINING in accordance with Section 517 of the *Local Government Act 1993* within Snowy Valleys Council LGA comprising of a base amount of \$368.78 in accordance with Section 537 of the *Local Government Act 1993* and estimated to realise 11% of the total yield of this rate, and an ad valorem rate of 0.8043 cents in the dollar.

In accordance with Section 543 (1) of the *Local Government Act 1993* this ad valorem rate be named Ordinary Mining Rate and base be named Mining Base.

Page 10

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor

Acting General Manager

4. Pursuant to sections 496 and 501 of the *Local Government Act 1993*, Council hereby make the following waste charges for the year 1 July 2025 to 30 June 2026:

a) A domestic waste management annual charge of \$590.00 per annum be made for the provision of domestic waste removal services for each rateable parcel of land for which the service can be supplied and contains a dwelling, whether occupied or vacant.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Domestic Waste Service.

b) A business waste management annual charge of \$670.00 per annum be made for the provision of business waste and recycling waste removal services for each rateable parcel of land for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Business Waste Service.

c) A school waste management annual charge of \$590.00 per annum be made for the provision of business waste and recycling waste removal services for each parcel of land for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named School Waste Service.

d) A waste access management annual charge of \$75.00 per annum be made for each rateable parcel of land within the LGA, other than Brindabella and vacant farmland.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Waste Access Charge and Waste Access Vacant Land.

e) A Special Recycling Only - Commercial charge of \$190.00 per annum be made for the provision of additional recycling waste removal services for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Waste Commercial Recycling Only.

f) A Special Recycling Only - Domestic charge of \$135.00 per annum be made for the provision of additional recycling waste removal services for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Waste Domestic Recycling Only.

g) A Waste Only - Domestic charge of \$225.00 per annum be made for the provision of additional domestic waste removal services for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Waste only - Domestic.

h) A Domestic FOGO weekly charge of \$155.00 per annum be made for the provision of additional domestic FOGO removal services for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Non-Standard Dom 1 x 240L FOGO Weekly.

i) A Commercial FOGO weekly charge of \$210.00 per annum be made for the provision of additional commercial FOGO removal services for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Non-Standard Com 1 x 240L FOGO Weekly.

j) A Commercial waste 240L fortnightly charge of \$475.00 per annum be made for the provision of additional commercial waste removal services for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Non-Standard Com 1 x Waste 240L Fortnightly.

k) A Commercial waste 240L weekly charge of \$950.00 per annum be made for the provision of additional commercial waste removal services for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Non-Standard Com 1 x Waste 240L Weekly.

l) A Commercial waste 140L weekly charge of \$535.00 per annum be made for the provision of additional commercial waste removal services for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Non-Standard Com 1 x Waste 140L Weekly.

m) A Commercial waste 140L fortnightly charge of \$270.00 per annum be made for the provision of additional commercial waste removal services for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Non-Standard Com 1 x Waste 140L Fortnightly.

n) A Commercial waste 3 x 240L Bins charge of \$850.00 per annum be made for the provision of additional commercial waste removal services for which the service can be supplied and requested.

In accordance with Section 543 (3) of the *Local Government Act 1993* this charge be named Commercial Waste - Services 3 x 240L Bins.

5. In accordance with section 501 of the *Local Government Act 1993*, Council hereby make the following annual Liquid Trade Waste Charges for where the program exists:

Category 1 Charge	\$208.00
Category 2 Charge	\$450.00
Category 3 Charge	\$825.00

6. In accordance with section 496A of the *Local Government Act 1993* and the LG Circular 05/69, Council levy an annual Stormwater Management Charge of \$25.00 for each residential property excluding vacant land in the Tumbarumba area and a maximum of \$75.00 for commercial properties excluding vacant land in the Tumbarumba area.

7. Council pursuant to section 501, 552 and 535 of the *Local Government Act 1993*, hereby make the following sewer charges for the year 1 July 2025 to 30 June 2026:

Residential access charge	\$915.00
Unoccupied Sewerage Charge	\$915.00
Commercial access charge - 20mm	\$650.00
Commercial access charge - 25mm	\$1,020.00

Snowy Valleys Council Ordinary Meeting Minutes

Thursday, 19 June 2025

Residential access charge	\$915.00
Commercial access charge - 32mm	\$1,670.00
Commercial access charge - 40mm	\$2,600.00
Commercial access charge - 50mm	\$4,070.00
Commercial access charge - 65mm	\$6,870.00
Commercial access charge - 80mm	\$10,400.00
Commercial access charge - 100mm	\$16,250.00
Sewer Access Charge - 50mm + 100mm	\$20,320.00

8. Council pursuant to section 501, 552 and 535 of the *Local Government Act 1993*, hereby make the following water charges for the year 1 July 2025 to 30 June 2026:

Vacant land within access water charge area	\$275.00
Water Access Charge - 20mm	\$275.00
Water Access Charge - 25mm	\$430.00
Water Access Charge - 32mm	\$705.00
Water Access Charge - 40mm	\$1,100.00
Water Access Charge - 50mm	\$1,720.00
Water Access Charge - 65mm	\$2,910.00
Water Access Charge - 80mm	\$4,400.00
Water Access Charge - 100mm	\$6,880.00
Water Access Charge - 150mm and above	\$15,470.00
Raw Water Access Charge - 20mm	\$275.00
Raw Water Access Charge - 25mm	\$430.00
Raw Water Access Charge - 32mm	\$705.00
Raw Water Access Charge - 40mm	\$1,100.00
Raw Water Access Charge - 50mm	\$1,720.00
Raw Water Access Charge - 65mm	\$2,910.00
Raw Water Access Charge - 80mm	\$4,400.00
Raw Water Access Charge - 100mm	\$6,880.00
Raw Water Access Charge - 150mm and above	\$15,470.00

9. That the rates as made be levied for the 2025/2026 year by service of a Rates and Charges Notice pursuant to section 546 of the *Local Government Act 1993*.

10. Adopts an interest of 10.5% on overdue rates and charges for period 1 July 2025 to 30 June 2026 as determined as the maximum interest rate in accordance with section 566 (3) of the *Local Government Act 1993*.

Cr Sheldon/Cr Packard

For: Cr Ham, Cr Hardwick, Cr Inglis, Cr Larter, Cr Packard, Cr Sheldon, Cr Thomson, Cr Wortes

Against: Cr Hayes

CARRIED

8/1

Page 13

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor

Acting General Manager

10.5. PROPOSED DONATIONS FOR 2025-2026**M154/25 RESOLVED:**

THAT COUNCIL:

1. Note the report on proposed donations for 2025/2026.
2. Endorse all donations recommended for funding in the 2025/2026 financial year of \$46,323.00:

Organisation	Purpose of Donation	\$ Requested 2025
Tumbarumba Men's Shed	2025 - waiver of water and sewer	\$1,100.00
Landcare (Tumut)	2025 - 2000 kl allowance as per resolution 2012	\$5,600.00
Brungle Hall	2024 - Cost of Insurance - resolution 2012	\$4,000.00
Montreal Community Theatre	Rates - agreement in place	\$4,768.00
School Book Awards	End of School Year Awards	\$1,350.00
Batlow Historical Society	Rates	\$1,525.00
Tumut Lawn Tennis Club	Rates - request for \$500 off their rates	\$500.00
Adelong Community Enterprises Inc	Rates - Recovery for rates for 25/26	\$2,434.00
Batlow Search and Rescue	Rates / Water / Sewage / Garbage and Fire Extinguishers checked and replaced	\$2,204.00
Tumut District Historical Society	Utilities and Insurance	\$1,000.00
Khancoban United Volunteers Association Inc	Rates	\$2,279.00
Tumbarumba Historical Society Inc	Basic Annual establishment costs for insurance	\$892.00
Adelong Theatre Inc	Rates/ongoing costs for insurance/electricity	\$2,000.00
Racecourse LLM Tumbarumba Racecourse	Water	\$1,100.00
Adelong Alive Museum	Assistance with maintenance and payment of rates	\$1,000.00
Tumut Town Band	Rates and charges 2024	\$4,733.00
Adelong Men's Shed	Rates and charges 2024	\$1,670.00
Brungle Memorial Hall	Rates and charges 2024	\$852.00
Gilmore Hall and Fire Services - Gilmore Hall	Rates and charges 2024	\$1,328.00
St Vincent De Paul	Rates and charges 2024	\$2,548.00

Page 14

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

 Mayor

 Acting General Manager

Organisation	Purpose of Donation	\$ Requested 2025
Jingellic Hall	Waste (Bins) 2024	\$1,495.00
Tumut Scout Group	Rates and Charges 2024	\$1,945.00
Total for 2025		\$46,323.00

3. Tumut Rugby League Football Club, Turf Club and the Showground Trust for a further five (5) years for a maximum amount of \$20,000 per year:

Organisation	Purpose of Donation	\$ Requested 2025
Tumut Rugby League Football Club, Turf Club and Showground Trust	\$20K allocation inclusive of water with agreement inclusive of the service charge	\$20,000

4. Extend the financial assistance for former Section 355 Committees at \$10,000.00 with \$1,000.00 per organisation upon application for one (1) additional year, during which Council will write to the former Section 355 Committees to notify them that financial assistance via donation will no longer be available after the 2025/2026 financial year.

Community Assistance Type	Budget 2025/2026
Previous S355 Committees	\$10,000 Budget / Maximum of \$1,000 per organisation upon application

Cr Sheldon/Cr Hardwick

CARRIED UNANIMOUSLY

10.6. ESTABLISHMENT OF ADELONG FLOOD RISK MANAGEMENT COMMITTEE

M155/25 RESOLVED:

THAT COUNCIL:

1. Formally establish the Adelong Flood Risk Management Committee - being an Advisory Committee of Council;
2. Accept the funding offer from the Department of Climate Change, Energy, Environment and Water in the amount of \$112,000, (ex GST) dated 22 October 2024, with a funding ratio of 4:1;
3. Allocate the funding from the NSW Government Severe Weather Grant of \$23,181, to comply with its obligations to provide a 4:1 funding ratio contribution plus additional contract price for the Adelong Flood Study Review;
4. Appoint Cr Hayes and Cr Hardwick as representatives to the proposed Adelong Flood Risk Management Committee; and
5. Appoint Lyall and Associates to undertake the Adelong Flood Study Review, contract price \$115,905 (ex GST).

Cr Hayes/Cr Hardwick

CARRIED UNANIMOUSLY

10.7. REQUEST FOR FUNDS TRANSFER FROM TOY LIBRARY RESERVES**M156/25 RESOLVED:**

THAT COUNCIL:

1. Approve the request for transfer of funds being \$8,055 from the Toy Library Reserve Account to the Education Cost Centre.

Cr Thomson/Cr Hardwick

CARRIED UNANIMOUSLY**10.8. STATEMENT OF INVESTMENTS - MAY 2025****M157/25 RESOLVED:**

THAT COUNCIL:

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

Cr Packard/Cr Sheldon

CARRIED UNANIMOUSLY**11. MANAGEMENT REPORTS****11.1. MULTIPURPOSE AND EVACUATION CENTRE PROJECT - UPDATE - JUNE 2025****M158/25 RESOLVED:**

THAT COUNCIL:

1. Note the Multipurpose and Evacuation Centre Project - Update - June 2025 Report; and
2. Call for Expressions of Interest for a 'Management Agreement' operating option for the Multipurpose Centre subject to the Development Application being approved.
3. Remove the need for an Extraordinary Meeting on 31 July 2025.

Cr Packard/Cr Wortes

Cr Hardwick left the meeting at 4.18pm and returned at 4.20pm.

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

Against: Cr Inglis, Cr Sheldon, Cr Thomson

CARRIED

6/3

11.2. HUMELINK PROJECT UPDATE NUMBER 3 - 19 JUNE 2025**M159/25 RESOLVED:**

THAT COUNCIL:

1. Note the HumeLink Project Update Report Number 3 - 19 June 2025.

Cr Hayes/Cr Hardwick

Cr Hayes left the meeting at 4.36pm and returned at 4.36pm.

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

Against: Cr Sheldon

CARRIED

8/1

Cr Sheldon left the meeting at 4.39pm.

Cr Hayes left the meeting at 4.39pm and returned at 4.40pm.

**11.3. DA2024/0141- PROPOSED BOUNDARY ADJUSTMENT - SUBDIVISION 170
GOOBARRAGANDRA ROAD, LACMALAC****M160/25 RESOLVED:**

THAT COUNCIL:

1. Determine Development Application 2024/0141 for a boundary adjustment between Lot 335 DP 750991 & Lot 2 DP 851064 at 170 Goobarragandra Road, Lacmalac, by way of refusal for the following reasons:
 - a. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposed development is inconsistent with the objectives of the RU1 Primary Production zone of the Tumut Local Environmental Plan 2012.
 - b. Pursuant to Section 4.15(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal is unsatisfactory in respect to the matters for consideration under Clause 4.1, 4.2, 4.2A, 4.2B, 4.2C of the Tumut Local Environmental Plan 2012.
 - c. Pursuant to section 4.15(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal is incapable of compliance with clause 4.2C of the Tumut Local Environmental Plan 2012 as:
 - i. The change to the boundary of Lot 335 and Lot 2 to create Lots 170 and 171 is so significant that the proposed development cannot be considered to be 'adjusting' the boundary;
 - ii. The two (2) resulting lots do not bear any resemblance to the lots currently in existence; and
 - iii. The size of the new allotment (being the former Lot 335 DP 750991) is increased through the proposal so significantly that it is more than simply a slight or marginal adjustment to boundaries.

Page 17

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor

Acting General Manager

Snowy Valleys Council Ordinary Meeting Minutes

Thursday, 19 June 2025

- d. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, insufficient information has been provided in the application to satisfy the requirements of Clause 5.21 of the Tumut Local Environmental Plan 2012, in particular the flood susceptibility, associated flood risk or behaviour of the Goobarragandra River.
- e. Pursuant to Section 4.15(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal is unsatisfactory in respect to Clause 3.2.10, Objectives of Chapter 9, and Clauses 9.8.1, 9.8.4, 9.8.5 and 9.8.6 of the Snowy Valleys Council Development Control Plan 2024.
- f. Pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, insufficient information has been provided to determine the suitability of the proposed development.
- g. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, insufficient information has been provided in the application to satisfy Clause 6.4 of the Tumut Local Environmental Plan 2012 relating to groundwater vulnerability. No geotechnical analysis has been undertaken to ensure that the land is capable of disposal of onsite sewerage waste relating to any proposed lot that will be utilised for the purposes of a residential dwelling.
- h. Pursuant to Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the development is not considered to be in the public interest.

Cr Packard/Cr Wortes

For: Cr Ham, Cr Hardwick, Cr Inglis, Cr Packard, Cr Sheldon, Cr Thomson

Against: Cr Hayes, Cr Larter, Cr Wortes

6/3

CARRIED

Cr Sheldon returned to the meeting at 4.57pm.

11.4. POST EXHIBITION - DRAFT COMPANION ANIMALS AND NON-COMPANION ANIMALS POLICY

M161/25 RESOLVED:

THAT COUNCIL:

1. Not proceed with the draft policy and instead utilise the provisions of Order 18 under Section 124 of the *Local Government Act 1993*, the *Companion Animals Act 1998* and Division 3 Schedule 2 Part 13 of the *Local Government Regulation 2021* in the case where Council is required to regulate animal numbers or standards on a property;
2. Develop an internal operating guideline to assist Regulatory Services Staff in the application of these statutory provisions identified in recommendation 1; and
3. Write to the submitters, thanking them for their input and advising them of the outcome to their submission.

Cr Hayes/Cr Hardwick

CARRIED UNANIMOUSLY

Page 18

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor

Acting General Manager

11.5. DRAFT ASBESTOS MANAGEMENT POLICY - FOR PUBLIC EXHIBITION**M162/25 RESOLVED:**

THAT COUNCIL:

1. Endorse the Draft Asbestos Management Policy - SVC-ENG-PO-148-01 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 Asbestos Management Policy - SVC-ENG-PO-148-01 if no submissions are received on the day after the completion of the public exhibition period.

Cr Thomson/Cr Hayes

CARRIED UNANIMOUSLY**11.6. WILLIGOBUNG FIRE SHED**

This item was brought forward; see Minute No.M145/25.

12. MINUTES OF COMMITTEE MEETINGS**12.1. MINUTES - AUDIT RISK AND IMPROVEMENT COMMITTEE - 29 MAY 2025****M163/25 RESOLVED:**

THAT COUNCIL:

1. Note the Minutes of the Audit, Risk and Improvement Committee held on 29 May 2025.

Cr Packard/Cr Hardwick

CARRIED UNANIMOUSLY*Cr Wortes left the meeting at 5.01pm.***12.2. MINUTES - LOCAL TRAFFIC COMMITTEE - 14 MAY 2025****M164/25 RESOLVED:**

THAT COUNCIL:

1. Note the Minutes of the Local Traffic Committee Meeting held on the 14 May, 2025.
2. Adopt the following recommendations from the Minutes:
ITEM 8.1 REQUEST - ADDITIONAL PARKING SPOT - PIE IN THE SKY BAKERY
That the committee recommend to Council:

1. That additional parking space be timed for 2 hours (Loading Bay) period based on the scheduled delivery times in Wynyard Street, Tumut.

ITEM 8.2 REQUEST - ADDITIONAL PARKING SPOTS - TUMUT COMMUNITY PRE-SCHOOL

That the committee recommend to Council:

1. That the Local Traffic Committee approves the additional two parking spaces in Howick Street Tumut

ITEM 8.3 EXCESSIVE SPEEDING - CAMP STREET ADELONG

That the committee recommend to Council:

1. That "STOP" signs be installed as an immediate measure at the southwestern end of Camp Street & subject to concurrence with TfNSW on the other end of Camp Street; and
2. That further consultation with the community be undertaken on further traffic calming measures on Camp Street, Adelong.

ITEM 8.4 PARKING SIGNAGE REQUEST - 32 ADELONG ROAD TUMUT

That the committee recommend to Council:

1. The Traffic Committee endorses that a 2-hour parking restriction be put in place during the hours of 9am to 5pm Monday to Friday and that Council consults with the business houses in the area on these proposed changes adjacent to 32 Adelong Road, Tumut

ITEM 8.5 PARKING SIGNS REQUEST - FITZROY STREET TUMUT

That the committee recommend to Council:

1. That 2 hour parking 7 days a week be considered between 50 - 60 Fitzroy Street.
2. That Council consult with the business houses and residents within this area on the proposed changes.

ITEM 8.6 SPECIAL EVENT APPLICATION - HUME AND HOVEL ULTRA MARATHON - 11 OCTOBER 2025

That the committee recommend to Council:

1. Support the application for the Hume and Hovel Ultra Marathon event to be held on 11 October 2025, subject to Councils standard conditions.

ITEM 8.7 SPECIAL EVENT APPLICATION - SOMA MUSIC & ARTS FESTIVAL - 7 NOVEMBER 2025

That the committee recommend to Council:

1. Support the application for the Soma music and Arts Festival event to be held on 7 November 2025, subject to a Road Occupancy Licence be submitted to TfNSW including flood lighting at the entrance, the speed reduction from 60km/hr to 40km/hr along with traffic control leaving from the property.

ITEM 8.8 SPECIAL EVENT APPLICATION - SNOWY VALLEYS CYCLE CHALLENGE - 9 NOVEMBER 2025

That the committee recommend to Council:

1. Support the Special Event Application for the Snowy Valleys Cycle Challenge to be held on 9 November 2025, subject to Councils' standard conditions.

Snowy Valleys Council Ordinary Meeting Minutes

Thursday, 19 June 2025

2. That Council seek to request that Humelink be advised of the Event and be encouraged not to work during the time of the Event.

Cr Hayes/Cr Sheldon

CARRIED UNANIMOUSLY

Cr Wortes returned to the meeting at 5.06pm.

12.3. MINUTES - TUMUT AERODROME COMMITTEE - 13 MAY 2025

M165/25 RESOLVED to consider in globo Item 12.3 Minutes - Tumut Aerodrome Committee - 13 May 2025 and Item 12.4 Minutes - Extraordinary Tumut Aerodrome Committee - 27 May 2025.

Cr Hayes/Cr Hardwick

CARRIED UNANIMOUSLY

Motion:

THAT COUNCIL:

1. Note the Minutes of the Tumut Aerodrome Committee held on 13 May 202
2. Note the Minutes of the Extraordinary Tumut Aerodrome Committee Meeting held on 27 May 2025; and
3. Adopt the following recommendations from the 27 May 2025 Extraordinary Tumut Aerodrome Committee Meeting Minutes:
 - a. The RFS Deputy Commissioner confirm why a new hangar facility at Tumut Aerodrome is required; and
 - b. The RFS Deputy Commissioner confirm the status of the proposed Fire Control Centre at Tumut Aerodrome and the existing Heads of Agreement that Council and the RFS have signed but Forestry Corp NSW have not signed.

Cr Hayes/Cr Hardwick

M166/25 RESOLVED to move into Committee of the Whole.

Cr Larter/Cr Sheldon

For: Cr Ham, Cr Hardwick, Cr Hayes, Cr Inglis, Cr Larter, Cr Sheldon, Cr Thomson,

Against: Cr Wortes, Cr Packard

CARRIED

7/2

Cr Thomson left the meeting at 5.09pm and returned at 5.10pm.

M167/25 RESOLVED to move out of Committee of the Whole.

Cr Packard/Cr Wortes

CARRIED UNANIMOUSLY

Page 21

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor

Acting General Manager

Snowy Valleys Council Ordinary Meeting Minutes

Thursday, 19 June 2025

12.3. MINUTES - TUMUT AERODROME COMMITTEE - 13 MAY 2025**M168/25 RESOLVED:**

THAT COUNCIL:

1. Note the Minutes of the Tumut Aerodrome Committee held on 13 May 2025.
2. Note the Minutes of the Extraordinary Tumut Aerodrome Committee Meeting held on 27 May 2025; and
3. Adopt the following recommendations from the 27 May 2025 Extraordinary Tumut Aerodrome Committee Meeting Minutes:
 - a. The RFS Deputy Commissioner confirm why a new hangar facility at Tumut Aerodrome is required; and
 - b. The RFS Deputy Commissioner confirm the status of the proposed Fire Control Centre at Tumut Aerodrome and the existing Heads of Agreement that Council and the RFS have signed but Forestry Corp NSW have not signed.

Cr Hayes/Cr Hardwick

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

Against: Cr Larter

CARRIED

8/1

12.4. MINUTES - EXTRAORDINARY TUMUT AERODROME COMMITTEE - 27 MAY 2025

This item was considered in globo with Item 12.3; see Minute No.M168/25.

13. CONFIDENTIAL

Nil.

14. MEETING CLOSURE

There being no further business to discuss, the meeting closed at 5.33pm.

Page 22

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers Cnr Bridge & Winton Street Tumbarumba / Via Video Link on Thursday, 19 June 2025

Mayor_____
Acting General Manager

6. CORRESPONDENCE/PETITIONS

7. MAYORAL MINUTE

7.1. MAYORAL MINUTE - AMBASSADOR OF DENMARK VISIT TO SNOWY VALLEYS

REPORT AUTHOR: MAYOR JULIA HAM

PURPOSE:

In appreciation of the recent visit to the Snowy Valleys by the Ambassador of Denmark to Australia, Her Excellency Ms Ingrid Dahl-Madsen.

MAYORAL RECOMMENDATION:

THAT COUNCIL:

1. **Endorse appreciation for the recent visit to the Snowy Valleys area by the Ambassador of Denmark to Australia, Her Excellency Mrs Ingrid Dahl-Madsen**
2. **Support and encourage the ongoing friendship to the Danish community through their interest with the Snowy Valleys Sculpture Trail.**

REPORT:

A letter of thanks has been sent to the Ambassador of Denmark to Australia, Her Excellency Mrs Ingrid Dahl-Madsen in appreciation of her recent visit to the Snowy Valleys region to experience the Snowy Valleys Sculpture Trail and the Ash Walk.

There is a strong Danish connection with the Snowy Valleys Sculpture Trail with the involvement of the Danish Friendship Society and the contribution of celebrated sculptor Keld Moseholm who's work 'Together We Are Strong' has greatly enriched the cultural fabric of our region. This work, situated in Tumbarumba, has become a powerful local symbol of resilience and unity, especially poignant in the wake of the 2019-2020 bushfires, which deeply impacted our communities. The sculpture has offered inspiration and healing, reminding us of the strength that comes from coming together during challenging times.

The Snowy Valleys Sculpture Trail represents a vital part of our region's renewal and cultural identity, blending local stories with international perspectives. Your visit honoured these connections and has helped to further elevate the profile of the trail and its role in community recovery, tourism, and artistic exchange.

ATTACHMENTS

1. 20250709 Letter of Appreciation - Ambassador of Denmark to Australia

Attachment 1 - 20250709 Letter of Appreciation - Ambassador of Denmark to Australia

JH:jmf
Our Ref: 3375287



9 July 2025

Her Excellency Mrs Ingrid Dahl-Madsen
Ambassador of Denmark to Australia
Royal Danish Embassy
15 Hunter Street
Yarralumla ACT 2600
E: cbramb@um.dk

Your Excellency,

On behalf of Snowy Valleys Council and our community, I wish to extend my sincere thanks for your recent visit to the Snowy Valleys region to experience the Snowy Valleys Sculpture Trail, and the Ash Walk. It was a bonus having you be part of the three-day art, food and wine long-weekend experience. I certainly hope you enjoyed it. I was delighted you chose to bring your family.

Your presence was deeply appreciated and particularly significant given the strong Danish connection within the trail. The involvement of the Danish Friendship Society and the contribution of celebrated sculptor Keld Moseholm have greatly enriched the cultural fabric of our region. His work *Together We Are Strong*, situated in Tumbarumba, has become a powerful local symbol of resilience and unity, especially poignant in the wake of the 2019–20 bushfires, which deeply impacted our communities. The sculpture has offered inspiration and healing, reminding us of the strength that comes from coming together during challenging times.

The Snowy Valleys Sculpture Trail represents a vital part of our region's renewal and cultural identity, blending local stories with international perspectives. Your visit honoured these connections and has helped to further elevate the profile of the trail and its role in community recovery, tourism, and artistic exchange.

We are truly grateful for your time, interest, and support. Your visit has continued to strengthen the bridge between Denmark and the Snowy Valleys, and we look forward to building on this special relationship in the future. Please let me know if there is any way we can help facilitate this.

We would be delighted to welcome you back to our region at any time.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Julia Ham', is written over a light blue circular stamp.

Julia Ham
MAYOR



Leading, Engaging and
Supporting Strong and
Vibrant Communities

P: 1300 ASK SVC (1300 275 782)

Tumut Office
76 Capper Street
Tumut NSW 2720

Tumbarumba Office
Bridge Street
Tumbarumba NSW 2653

E: info@svc.nsw.gov.au www.svc.nsw.gov.au

7.2. MAYORAL MINUTE - OPENING OF TUMBARUMBA SPORTS ACADEMY

REPORT AUTHOR: MAYOR JULIA HAM

PURPOSE:

MAYORAL RECOMMENDATION:

THAT COUNCIL:

1. **Note the acknowledgement of the opening of the Tumbarumba Sports Academy.**

REPORT:

Correspondence from the Mayor has been sent to the Tumbarumba Sports Academy (TSA) Committee offering congratulations on the opening of the Tumbarumba Sports Academy (TSA) on Sunday 22 June 2025.

The continued focus of the Committee to improve the availability of a sporting facility in the district for all people, particularly youth, and the work with Council to achieve this is noted.

ATTACHMENTS

1. 20250708 Letter - Mayor - Tumbarumba Sports Academy

Attachment 1 - 20250708 Letter - Mayor - Tumbarumba Sports Academy

JH:jmf
Our Ref: 3374938



8 July 2025

Patrick Rhynehart
President
Tumbarumba Sports Academy Inc.
Cnr Lauder Street and The Parade
TUMBARUMBA NSW

E: tumbarumbasportsacademy@gmail.com

Dear Pat and the TSA Committee,

Congratulations on the opening of the Tumbarumba Sports Academy (TSA). It was a pleasure to witness first-hand the enthusiasm and the excitement of the community at the open day held on Sunday 22nd June.

The passion and the vision for the Academy has been driven by you Pat. The focus of the Academy to improve the availability of a sporting facility in the district for all people, but particularly youth, is commendable. I know you now can provide what was not available when you were a child. The betterment of the district is a gift for us all. Thank you.

The TSA Committee have supported the venture with ideas, fundraising, connections, and time. Thank you to everyone who has contributed. Your patience in reaching an agreement with Council is noted. Having Council assets being used is a high priority of the Snowy Valleys Council. With your input, the outcome is a win for the Tumbarumba district. Thank you for your time and dedication to make this happen.

Now the Tumbarumba community can access many sports including boxing, dancing, tai chi, parkour and gymnastics; a wide and varied selection of sports. The envy of many other small towns. The sports, along with the study centre, the barber shop and sound studio gives the community many options. Council looks forward to working with you to receive further funding and grant opportunities. I know there is much more you want to achieve.

Thank you again for working to make our area more engaged physically and making Tumbarumba an even better place for people to live and thrive.

Yours Sincerely,



Julia Ham
MAYOR



Leading, Engaging and
Supporting Strong and
Vibrant Communities

P: 1300 ASK SVC (1300 275 782)

Tumut Office
76 Capper Street
Tumut NSW 2720

Tumbarumba Office
Bridge Street
Tumbarumba NSW 2653

E: info@svc.nsw.gov.au www.svc.nsw.gov.au

8. NOTICE OF MOTION/NOTICE OF RESCISSION

8.1. NOTICE OF MOTION - PRODUCTIVITY AND COST SAVINGS PLAN - CR DAVID SHELDON

COUNCILLOR: David Sheldon

SUMMARY:

Pursuant to Notice, Councillor David Sheldon has submitted the following Motion:

NOTICE OF MOTION:

THAT COUNCIL:

- 1. Prepare a productivity and cost savings plan to improve Council's financial position over the term of the current Council;**
- 2. Receive a report every 6 months on the progress towards the objectives contained within the plan.**

ATTACHMENTS

1. Notice of Motion - Sub Committee - Budget Action Plan - Cr David Sheldon

Attachment 1 - Notice of Motion - Sub Committee - Budget Action Plan - Cr David Sheldon**NOTICE OF MOTION**

Under Clause 3.10 of Councils Code of Meeting Practice, I give notice that the following motion be placed on the Council Agenda for the Ordinary Meeting of Council, to be held on:

Day and Date of Ordinary Meeting	17 July 2025
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SUBJECT:	PRODUCTIVITY AND COST SAVINGS PLAN
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Motion -**THAT COUNCIL:**

1. Prepare a productivity and cost savings plan to improve Council's financial position over the term of the current Council.
2. Receive a report every 6 months on the progress towards the objectives contained within the plan.

Councillor Name: Cr David Sheldon

Signature

Date:

8/7/2025

8.2. NOTICE OF MOTION - PROTECT ELMS NEAR RACECOURSE - CR TRINA THOMSON**COUNCILLOR Trina Thomson**

SUMMARY:

Pursuant to Notice, Councillor Trina Thomson has submitted the following Motion:

NOTICE OF MOTION:**THAT COUNCIL:**

1. Prepare a report on options to protect the iconic elms located on Broughton Street and Elm Drive from vandalism caused by inappropriate driving behaviours.

Background:

The row of iconic elm trees located along Broughton Street, that then becomes Elm Drive, is being negatively impacted by inappropriate driver behaviours with vehicles continually doing circle work and burn outs around the base of the trees.

These trees are considered by many, not just locals, to be significant and provide spectacular beauty during autumn.

The environmental vandalism impacting the trees and the dumping of rubbish is significant, it is also an issue in that SVC has to employ contractors to 'grade' the footpaths that were covered in thick mud from the driving practises which has created a risk to those walking or cycling the path.

ATTACHMENTS

1. Notice of Motion - Protect Iconic Elms near Racecourse from Vandalism - Cr Trina Thomson

Attachment 1 - Notice of Motion - Protect Iconic Elms near Racecourse from Vandalism - Cr Trina Thomson**NOTICE OF MOTION**

Under Clause 3.10 of Councils Code of Meeting Practice, I give notice that the following motion be placed on the Council Agenda for the Ordinary Meeting of Council, to be held on:

Day and Date of Ordinary Meeting	Thursday, July 17 th , 2025
----------------------------------	--

SUBJECT:	Protect Iconic Elms near The Racecourse from vandalism
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Motion -

THAT COUNCIL: Prepare a report on options to protect the iconic elms located on Broughton Street and Elm Drive from vandalism caused by inappropriate driving behaviours.

Background:

The row of iconic elm trees located along Broughton Street, that then becomes Elm Drive, is being negatively impacted by inappropriate driver behaviours with vehicles continually doing circle work and burn outs around the base of the trees.

These trees are considered by many, not just locals, to be significant and provide spectacular beauty during autumn.

The environmental vandalism impacting the trees and the dumping of rubbish is significant, it is also an issue in that SVC has to employ contractors to 'grade' the footpaths that were covered in thick mud from the driving practises which has created a risk to those walking or cycling the path.

Councillor Name: Trina L Thomson!

Signature

Date: July 7th, 2025

* * * * *

SVC-EXE-F-222-01
ID73852

Page 1 of 1

Approved: 01/12/2021

8.3. NOTICE OF MOTION - LOBBYING FOR ROAD SAFETY - CR TRINA THOMSON

COUNCILLOR Trina Thomson

SUMMARY:

Pursuant to Notice, Councillor Trina Thomson has submitted the following Motion:

NOTICE OF MOTION:

THAT COUNCIL:

- 1. Commence lobbying State and Federal governments to have overtaking and/or passing lanes, as well as adequate areas to allow vehicles to 'pull off' the road safely should there be need for them to do so for either reasons such as fatigue or mechanical issues such as a flat tyre;**
- 2. Identify the issues that have arisen on major access roads across our Local Government Area because of projects approved as having state or federal significance such as Snowy 2.0 and the associated transmission projects and act to minimize risk.**

ATTACHMENTS

1. Notice of Motion - Lobbying for Road Safety - Cr Trina Thomson

Attachment 1 - Notice of Motion - Lobbying for Road Safety - Cr Trina Thomson

NOTICE OF MOTION

Under Clause 3.10 of Councils Code of Meeting Practice, I give notice that the following motion be placed on the Council Agenda for the Ordinary Meeting of Council, to be held on:

Day and Date of Ordinary Meeting	Thursday, July 17th 2025
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SUBJECT:	Lobby State and Federal Governments for Overtaking and or Passing lanes and appropriate vehicle 'pull off' areas in the Snowy Valleys Council LGA.
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Motion -

THAT COUNCIL: Commence lobbying State and Federal governments to have overtaking and/or passing lanes, as well as adequate areas to allow vehicles to "pull off" the road safely should there be need for them to do so for either reasons such as fatigue or mechanical issues such as a flat tyre. That SVC identify the issues that have arisen on major access roads across our LGA because of projects approved as state or federal significance such as Snowy 2.0 and the associated transmission projects and act to minimize risk.

Background:

At the recent National General Assembly a session was dedicated to safer roads and one of the areas identified was the incidence of crashes and reasons for the continuing increase of deaths and crashes on roads was discussed.

Some of the issues identified included driver behaviours, standard of roads, speed, increasing numbers of vehicles towing caravans, boats and trailers etc and the lack of 'pull off' areas for roads users, including those towing additional craft to have a safe area to pull off the road should they have a flat tyre, suffering from fatigue or simply to allow faster vehicles to pass safely.

Local Government does not have authority to determine projects of State or Federal significance and as such inherit a range of unacceptable impacts.

In SVC's case the increased vehicular traffic is very significant for major projects including Snowy 2.0 and Transgrid.

There are no overtaking or passing lanes between either Tumut and Talbingo or Tumut and Tumbarumba and no official 'pull off' areas sign posted.

There are dangerous areas such as Gadara Lane between Batlow and Tumut that has become the entry and exit site for Humelink west vehicles.

Councillor Name: Trina L Thomson !
Signature
Date: July 7th 2025

SVC-EXE-F-222-01
ID73852

Page 1 of 2

Approved: 01/12/2021

9. URGENT BUSINESS WITHOUT NOTICE**10. GOVERNANCE AND FINANCIAL REPORTS****10.1. COUNCIL RESOLUTIONS ACTION REPORT - JULY 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 July 2025.

RECOMMENDATION:**THAT COUNCIL:**

1. Note the report on the Council resolution actions as at July 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 that requires further action and referral back to Council. The below report includes resolutions up until the last meeting of Council, that being 19 June 2025. 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

CSP5.2 Council has well managed and governed practices and resources to ensure a high performing organisation.

Delivery Program Principal Activities

5.2.3 Strengthen governance, risk management, and financial sustainability, reflective of community needs and aspirations.

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 July 2025.

Attachment 1 - COUNCIL RESOLUTIONS ACTION REPORT - JULY 2025

Resolutions Tracker – July 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; 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;

Resolutions Tracker – July 2025

Report Date/Item	Status	Assignee	Due Date	Details
				<p>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</p> <p>8. Request a subsequent report to Council on the outcome of the sale of the land.</p>
Thursday, 21 November 2024				
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	30/07/2025	<p>M256/24 RESOLVED THAT COUNCIL:</p> <p>2. Receive a further report on the outcome of Expressions of Interest; and</p> <p>3. Receive a report on potential future uses of the site.</p>
8.4 NOTICE OF MOTION – NEW ADVOCACY PLAN – CR JAMES HAYES	In Progress	Acting General Manager	30/07/2025	<p>M259/24 RESOLVED THAT COUNCIL:</p> <p>1. Urgently engage with peak community bodies to develop a new advocacy plan for Snowy Valleys Council.</p>
8.5 NOTICE OF MOTION – POTABLE WATER TO AIRPORT PRECINCT – CR JAMES HAYES	In Progress	Director Infrastructure & Works	30/09/2025	<p>M260/24 RESOLVED THAT COUNCIL:</p> <p>1. Investigate the options of supplying potable water to the airport precinct and beyond including investigating funding sources.</p>
Thursday, 12 December 2024				
10.9 DISSOLUTION OF ADELONG SHOWGROUND COMMITTEE AS A SECTION 355 COMMITTEE	In Progress	Manager Technical Services	31/08/2025	<p>M298/24 RESOLVED THAT COUNCIL:</p> <p>2. Endorse the establishment of a Maintenance and Operation Agreement with the Adelong Showground Management Committee to be put in place by February 2025.</p>
Thursday, 20 February 2025				
8.1 NOTICE OF MOTION - SWIMMING POOL ACCESS REVIEW - CR SHELDON, CR LARTER	In Progress	Director Infrastructure & Works	31/06/2025	<p>M10/25 RESOLVED THAT COUNCIL:</p> <p>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:</p> <ul style="list-style-type: none"> • 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

Resolutions Tracker – July 2025

Report Date/Item	Status	Assignee	Due Date	Details
Thursday, 20 March 2025				
10.6. DRAFT KERBSIDE COLLECTION POLICY - FOR PUBLIC EXHIBITION	Complete	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 May 2025				
11.3. MANNUS LAKE BLUE-GREEN ALGAE MANAGEMENT	In Progress	Manager Utilities & Waste Business	31/10/2025	M108/25 RESOLVED THAT COUNCIL: 2. Investigate the feasibility of returning the dam to wetlands.
11.5. CROWN LAND TRANSFER REQUEST - PADDYS RIVER FLATS RESERVE	Complete	Property & Roads Partner	18/06/2025	M125/25 RESOLVED 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.
Thursday, 19 June 2025				
6.1. PETITION – DIGITAL DOMESTIC WASTE VOUCHERS	In Progress	Resource Recovery Officer	31/12/2025	M139/25 RESOLVED THAT COUNCIL: 4. Undertake a Resource Recovery (Waste) service review in the 2025/2026 financial year and include a workshop to develop a long-term strategy as part of the service review; 5. Notify the chief petitioner of the resolution of Council.

Resolutions Tracker – July 2025

Report Date/Item	Status	Assignee	Due Date	Details
7.1. MAYORAL MINUTE - REQUEST FOR DROUGHT NATURAL DISASTER DECLARATION	In Progress	Administration Officer, GM	31/07/2025	M140/25 RESOLVED THAT COUNCIL: 1. Advocate to the NSW Minister for Agriculture to have the current drought in the Snowy Valleys declared as a natural disaster and facilitate the reinstating of transport subsidies. 2. Collaborate with the National Farmers Federation, NSW Farmers, Country Women's Association, Canberra Region Joint Organisation and the Office of Local Government to form a united approach towards natural disaster declaration for drought.
8.1. NOTICE OF MOTION - IMPACT OF THE POLYPHAGOUS SHOT HOLE BORER - CR HAYES	Complete	Acting General Manager	31/07/2025	M143/25 RESOLVED THAT COUNCIL: 1. Write to the Hon Julie Collins MP (Minister for Agriculture, Fisheries and Forestry) advocating for greater awareness of the Polyphagous shot-hole borer and funding to support ongoing trial treatments.
9.1 REQUEST TO EPA - RESIDENTS IMPACTED BY ODOUR FROM BELLETES, GILMORE	In Progress	Resource Recovery Officer	31/07/2025	M144/25 RESOLVED THAT COUNCIL: 1. Urgently contact the EPA to express the concern and anguish of local residents who are being impacted by odour from the Belletes waste facility at Gilmore. 2. Request the EPA to instruct the operation to provide bores for testing of possible leachate escaping from the site. 3. Request the EPA instruct the operation to conduct quarterly testing of the Gilmore Creek at sites below Whatmans Lane and above the confluence of the Sandy Creek. 4. Advocate for compensation for local residents adversely affected by odour from the site.
10.2. 2025 REGIONS RISING NATIONAL SUMMIT - 8 OCTOBER - CANBERRA	Complete	Administration Officer - GM	26/06/2025	M149/25 RESOLVED THAT COUNCIL: 1. Endorse the attendance of Cr Sheldon and Cr Hardwick to the 2025 regions Rising National Summit; and 2. Approve the attendance of other Councillors wishing to attend the 2025 Regions Rising National Summit, providing there is sufficient funds within budget allocations at the time of registration.
10.3 2025 INTEGRATED PLANNING AND REPORTING SUITE - FOR ADOPTION	Complete	Corporate Planning Officer	25/06/2025	M152/25 RESOLVED THAT COUNCIL: 1. Adopt the attached Integrated Planning and Reporting Plans and Strategies with suggested amendments as per attached feedback summary: a. Combined Delivery Program (2026-2029) and Operational Plan 2025-2026) including the operational budget; b. Revenue Policy (2025-2026);

Resolutions Tracker – July 2025

Report Date/Item	Status	Assignee	Due Date	Details
				<ul style="list-style-type: none"> c. Fees & Charges (2025-2026); d. Long-Term Financial Plan (2025-2035); e. Asset Management Strategy (2025-2035); f. Workforce Management Strategy (2025-2029). <ul style="list-style-type: none"> 2. Note the community submission made in relation to the Integrated Planning and Reporting documents; and 3. Respond to the community member who made the submission, advising of the Council Resolution.
11.1. MULTIPURPOSE AND EVACUATION CENTRE PROJECT - UPDATE - JUNE 2025	In Progress	Major Projects – Project Manager	31/12/2025	M158/25 RESOLVED THAT COUNCIL: 2. Call for Expressions of Interest for a 'Management Agreement' operating option for the Multipurpose Centre subject to the Development Application being approved.
11.4. POST EXHIBITION - DRAFT COMPANION ANIMALS AND NON-COMPANION ANIMALS POLICY	Complete	Acting Director Community, Corporate & Development	31/07/2025	M161/25 RESOLVED THAT COUNCIL: 1. Not proceed with the draft policy and instead utilise the provisions of Order 18 under Section 124 of the Local Government Act 1993, the Companion Animals Act 1998 and Division 3 Schedule 2 Part 13 of the Local Government Regulation 2021 in the case where Council is required to regulate animal numbers or standards on a property; 2. Develop an internal operating guideline to assist Regulatory Services Staff in the application of these statutory provisions identified in recommendation 1; and 3. Write to the submitters, thanking them for their input and advising them of the outcome to their submission.
11.5. DRAFT ASBESTOS MANAGEMENT POLICY - FOR PUBLIC EXHIBITION	In Progress	Director Infrastructure & Works	31/08/2025	M162/25 RESOLVED THAT COUNCIL: 1. Endorse the Draft Asbestos Management Policy - SVC-ENG-PO-148-01 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 Asbestos Management Policy - SVC-ENG-PO-148-01 if no submissions are received on the day after the completion of the public exhibition period.

Resolutions Tracker – July 2025

Report Date/Item	Status	Assignee	Due Date	Details
11.6 WILLIGOBUNG FIRE SHED	In Progress	Manager Technical Services	31/10/2025	M146/25 RESOLVED THAT COUNCIL: 1. Use the \$50,000 seed funding from the RFS for further investigation of the Willigobung Fire Shed sites, including repairs to the existing shed if required.

10.2. LGNSW CODE OF MEETING PRACTICE TRAINING FOR COUNCILLORS 23 JULY 2025**REPORT AUTHOR: ADMINISTRATION OFFICER - OFFICE OF THE GENERAL MANAGER****RESPONSIBLE DIRECTOR: ACTING GENERAL MANAGER**

EXECUTIVE SUMMARY:

Cr Sheldon has been registered to attend the **LGNSW Code of Meeting Practice for Councillors** online training course on Wednesday, 23 July 2025.

This report provides details of the course, and the cost involved to participate in the course.

RECOMMENDATION:**THAT COUNCIL:**

1. **Endorse the participation of Cr David Sheldon in the LGNSW Code of Meeting Practice for Councillor training course on 23 July 2025; and**
2. **Approve participation of other Councillors wishing to enrol in the above training course, provided there are sufficient funds within budget allocations at the time of registration.**

BACKGROUND:

Meetings play an important role in the management of all organisations and are an essential part of good corporate governance. This workshop is designed to assist Councillors in gaining the skills and confidence required to effectively chair, participate in and contribute to council and committee meetings.

REPORT:

The **LGNSW Code of Meeting Practice for Councillors** is a three and a half hour online training course. The available course dates are Wednesday, 23 July, Wednesday, 17 August and Wednesday, 19 September 2025. The cost of the course is \$382 (excl GST).

The facilitator will use group discussions, individual exercises, skill practices, council case studies, local government-oriented examples and videos to assist participants to transfer the learning back to the workplace.

The objectives of the course are:

- Develop a systematic approach to planning, conducting and following up meetings
- Understand the roles, duties and powers of the chair and legal requirements of agendas and minutes
- Use the correct terms, procedures and rules of debate
- Discuss the difficulties in running a meeting, dealing with people and situations
- Use more creative problem-solving skills for task orientated meetings, decision making and action planning
- Identify and use effective communication and behaviour styles
- Gain and keep respect, enhance personal presentation
- Understanding of the Code of Meeting Practice and its application in council meetings
- Understanding of motion requirements and the rules of formal debate
- Understanding of appropriate Councillor behaviours during council meetings
- Increased confidence in Councillors' ability to participate in council meetings

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

CSP5.3 - Council demonstrates fair, innovative, and representative leadership

Delivery Program Principal Activities

5.3.3 - Engage and inform the community on Council decisions and initiatives through diverse communication channels

FINANCIAL AND RESOURCES IMPLICATIONS:

Provision within Council's 2025/2026 Operational Budget have been made for the attendance of Councillors at conferences and training programs.

At the commencement of this term, a pro-rata amount of \$57,000 per annum was allocated for training and conference attendance by the Mayor and Councillors as per below:

- Mayor \$9,000
- Deputy Mayor \$6,000
- Councillors \$6,000

The current available funds for each Councillor and the cost incurred to participate in the **LGNSW Code of Meeting Practice for Councillors** training course are shown below. The figures show Cr Sheldon and all other Councillors have adequate funds available to participate in the course.

Councillors	Opening Balance	Registration Cost (excl GST)	Closing Balance
Mayor Ham	\$9,000	\$382	\$8,618
Deputy Mayor Packard	\$6,000	\$382	\$5,618
Cr Hardwick	\$6,000	\$382	\$5,618
Cr Hayes	\$6,000	\$382	\$5,618
Cr Inglis	\$6,000	\$382	\$5,618
Cr Larter	\$6,000	\$382	\$5,618
Cr Sheldon	\$6,000	\$382	\$5,618
Cr Thomson	\$6,000	\$382	\$5,618
Cr Wortes	\$6,000	\$382	\$5,618

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Council's *Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy* requires Council to make a resolution on conference and training attendance for those seeking Council's financial support to attend.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Councillors need to consider financial costs to attend, cancellation fees, and available Councillor funds to ensure Council stays within budget. It should also be considered the benefit of improving Council's leadership from participation in the course.

OPTIONS:

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

COUNCIL SEAL REQUIRED:

No.

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Nil.

ATTACHMENTS

Nil.

10.3. 2025 RIVERINA EASTERN REGIONAL ORGANISATION OF COUNCILS CONFERENCE 10-11 SEPTEMBER WAGGA WAGGA

REPORT AUTHOR: ADMINISTRATION OFFICER - OFFICER OF THE GENERAL MANAGER

RESPONSIBLE DIRECTOR: ACTING GENERAL MANAGER

EXECUTIVE SUMMARY:

Riverina Eastern Regional Organisation of Councils (REROC) have announced their 2025 conference will be held on the Wednesday, 10 and Thursday, 11 September in Wagga Wagga.

This report provides details of the Conference, and the cost involved for Deputy Mayor Packard and other Councillors wishing to attend the Conference.

RECOMMENDATION:

THAT COUNCIL:

- 1. Endorse the attendance of Deputy Mayor Hugh Packard at the 2025 Riverina Eastern Regional Organisation of Councils Conference; and**
- 2. Approve the attendance of other Councillors wishing to attend the 2025 Riverina Eastern Regional Organisation of Councils Conference, provided there are sufficient funds within budget allocations at the time of registering.**

BACKGROUND:

The Riverina Eastern Regional Organisation of Councils (REROC) is a voluntary association of seven General Purpose Councils, and one Water County Council located in the eastern Riverina region of NSW.

The members of REROC are the councils of: Bland, Coolamon, Cootamundra-Gundagai, Greater Hume, Junee, Lockhart, Temora and Goldenfields Water.

Although Snowy Valleys Council is not a member, they are still invited to attend their conference.

REPORT:

The 2025 REROC Conference will be held on Wednesday, 10 September to Thursday, 11 September 2025 at The Range Function Centre in Wagga Wagga.

REROC have combined its '*Energy & Innovation*' and '*No Time to Waste*' conferences into one integrated event, to reflect the large overlap in the objectives and activities between these two sectors.

With the Energy and Waste/Circular Economy fields coming together, there are opportunities for new synergies and collaborations, and recognition of significant commonality of purpose.

This new-look conference carries on the valuable connections and learnings of their previous conferences and also encourages cross-sector partnerships that will further drive innovation and build stronger, future-focused communities.

The event will feature an exciting lineup of speakers who will share their innovations in:

Energy - including energy efficiency, distributed renewable energy generation, energy storage, electric vehicles and associated emissions reduction.

Waste and the Circular Economy - including waste avoidance, landfill reduction, recycling, FOGO, emissions reduction, and the investigation of better ways for communities to work towards circular economy.

The conference is set to be the premier regional opportunity, bringing together Federal, State and Local Government, Business, Industry and Community representatives currently working in these dynamic fields.

Early Bird registration is now opened and closes at COB on **Friday 1 August 2025**.

The cost to attend the full Conference, including the Cocktail Reception, is \$338.10.

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

CSP5.3 - Council demonstrates fair, innovative, and representative leadership

Delivery Program Principal Activities

5.3.1 - Deliver efficient, innovative customer service and continuously improve service delivery for the community

5.3.2 - Proactively support and advocate for the needs of the community to other levels of government and organisations

FINANCIAL AND RESOURCES IMPLICATIONS:

Provision within Council's 2025/2026 Operations Budget have been made for the attendance of Councillors at conferences and training programs.

At the commencement of this term, a pro-rata amount of \$57,000 per annum was allocated for training and conference attendance by the Mayor and Councillors as per below:

- Mayor \$9,000
- Deputy Mayor \$6,000
- Councillors \$6,000

The current available funds for each Councillor and the costs incurred to attend the Conference are detailed below, noting that actual costs will be subject to attaining the early bird registration rate, and accommodation arrangements. The details below determine all Councillors have sufficient funds to attend the 2025 REROC Conference.

Councillors	Opening Balance	Early Bird Registration Costs (excl GST) Closes 1 August	Closing Balance
Mayor Ham	\$9,000	\$338.10	\$8,662
Deputy Mayor Packard	\$6,000	\$338.10	\$5,662
Cr Hardwick	\$6,000	\$338.10	\$5,662
Cr Hayes	\$6,000	\$338.10	\$5,662
Cr Inglis	\$6,000	\$338.10	\$5,662
Cr Larter	\$6,000	\$338.10	\$5,662
Cr Sheldon	\$5,618*	\$338.10	\$5,280
Cr Thomson	\$6,000	\$338.10	\$5,662
Cr Wortes	\$6,000	\$338.10	\$5,662

*Note - Cr Sheldon's registration cost of \$382 to attend the LGNSW Code of Meeting Practice course as reported in the previous report 10.2, has been accounted for and shows in the opening balance in the table above.

If it has been resolved for other Councillors to register for the LGNSW Code of Meeting Practice training course, the cost will need to be deducted from the available funds above.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Council's *Payment of Expenses and the Provision of Facilities to the Mayor and Councillors Policy* requires Council to make a resolution on conference attendance for those Councillors seeking Council's financial support to attend.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Councillors need to consider financial costs to attend, cancellation fees, and the remaining Councillor funds available to ensure Council stays within budget. It should also be considered the benefit of improving Council's leadership from the attendance at the Conference.

OPTIONS:

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

COUNCIL SEAL REQUIRED:

No.

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Councils' attendance at the conference requires a further report to Council which will document the learnings/outcomes from the attendance in accordance with the *Payment of Expenses and the Provision of Facilities to the Mayor and Councillors Policy*.

ATTACHMENTS

Nil.

10.4. 2025 LGNSW ANNUAL CONFERENCE 23-25 NOVEMBER PENRITH

REPORT AUTHOR: ADMINISTRATION OFFICER - OFFICE OF THE GENERAL MANAGER

RESPONSIBLE DIRECTOR: ACTING GENERAL MANAGER

EXECUTIVE SUMMARY:

Council has received correspondence from Local Government NSW (LGNSW) concerning their Annual Conference. In preparation for their conference, LGNSW have asked all councils to consider the key issues affecting their communities. These issues will be discussed and debated during the business sessions of the conference.

This year the Conference will be held at the Panthers Penrith and the Western Sydney Conference Centre, from Sunday, 23 to Tuesday, 25 November 2025.

RECOMMENDATION:

THAT COUNCIL:

1. **Authorise the attendance of the Mayor and Deputy Mayor and other Councillors wishing to attend the LGNSW Annual Conference;**
2. **Nominate up to two (2) Council voting delegates for motions at the LGNSW Annual Conference;**
3. **Encourage Councillors to submit proposed motions to the Acting General Manager by Monday, 28 July 2025 to be reported to the August 2025 Council Meeting; and**
4. **Grant delegated authority to the Mayor to request the Acting General Manager to submit any further proposed motions, after consulting with Councillors, prior to the deadline for submitting motions.**

BACKGROUND:

The Annual Conference is the supreme policy-making body of LGNSW and an opportunity for Councillors to come together to share ideas and debate issues that shape the way LGNSW is governed and advocates on behalf of the local government sector.

The conference is also an opportunity for Mayors and Councillors from right across NSW to learn, support each other and consider new ways to deliver for the communities they represent.

REPORT:

The 2025 LGNSW Annual Conference will be held from Sunday, 23 November to Tuesday, 25 November at Panthers Penrith and Western Sydney Conference Centre.

Early Bird registrations are now open and must be paid in full by **Tuesday, 30 September 2025**. If registration is not paid by the early bird closing date, the standard member registration fee will apply.

The Early Bird Registration fee to attend the full conference is \$1,364 (excl GST). Conference functions, such as the dinner, which is optional, will be an additional fee of \$209 (excl GST).

As accommodation is quick to fill up for this annual event, adequate accommodation has been secured at The Select Inn, Penrith. We are currently on a waitlist at the preferred Mercure Hotel, Penrith.

Extra costs for travel arrangements from Tumut to Penrith will also need to be considered.

Council motion submissions are open. Councillors are encouraged to submit motions to the Acting General Manager by **Monday, 28 July 2025** to be reported to the August 2025 Council Meeting. The Motions Submission Guide is attached to this report which provides a criteria for motion submissions.

The Annual Conference Business Paper (which will include motions submitted by LGNSW members) will be emailed to members and posted online.

Further details of the conference, such as the draft program can be found on the LGNSW website via the following link [Program | Local Government NSW | Annual Conference](#)

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

CSP5.3 - Council demonstrates fair, innovative, and representative leadership

Delivery Program Principal Activities

5.3.2 - Proactively support and advocate for the needs of the community to other levels of government and organisations

FINANCIAL AND RESOURCES IMPLICATIONS:

Provision within Council's 2025/2026 Operations Budget has been made for the attendance of Councillors at conferences and training courses.

At the commencement of this term, a pro-rata amount of \$57,000 per annum was allocated for training and conference attendance by the Mayor and Councillors as per below:

- Mayor \$9,000
- Deputy Mayor \$6,000
- Councillors \$6,000

The current available funds for each Councillor and the costs incurred to attend the Conference are detailed below, noting that actual costs will be subject to attaining the early bird registration rate, confirmation on social functions attendance and travel and accommodation arrangements. The details below determine all Councillors have sufficient funds to attend the full conference including the conference dinner.

Councillor	Opening Balance	Registration Cost (excl GST) (Early Bird closes 30 September)	Conference Dinner (excl GST) (Optional)	Closing Balance
Mayor Ham	\$9,000	\$1,364	\$209	\$7,427
Deputy Mayor Packard	\$5,662*	\$1,364	\$209	\$4,089
Cr Hardwick	\$6,000	\$1,364	\$209	\$4,427
Cr Hayes	\$6,000	\$1,364	\$209	\$4,427
Cr Inglis	\$6,000	\$1,364	\$209	\$4,427
Cr Larter	\$6,000	\$1,364	\$209	\$4,427
Cr Sheldon	\$5,618*	\$1,364	\$209	\$4,045
Cr Thomson	\$6,000	\$1,364	\$209	\$4,427
Cr Wortes	\$6,000	\$1,363	\$209	\$4,427

*Note - Cr Sheldon's registration cost of \$382 to attend the LGNSW Code of Meeting Practice course, as reported in the previous report 10.2, has been accounted for and shows in the opening balance in the table above.

*Note - Deputy Mayor Packard's registration cost of \$338.10 to attend the 2025 REROC Conference, as reported in the previous report 10.3, has been accounted for and shows in the opening balance in the table above.

If it has been resolved for other Councillors to register for the LGNSW Code of Meeting Practice training course or the 2025 REROC Conference, the cost will need to be deducted from the available funds above.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Council's *Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy* requires Council to make a resolution on conference and training attendance for those seeking Council's financial support to attend.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Councillors need to consider financial costs to attend, cancellation fees, and Councillor funds available to ensure Council stays within budget. It should also be considered the benefit of improving Council's leadership from attending the Conference.

OPTIONS:

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

COUNCIL SEAL REQUIRED:

No.

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Councillor's attendance at the conference requires a further report to Council which will document the learnings from the attendance in accordance with the *Payment of Expenses and the Provision of Facilities to the Mayor and Councillors Policy*.

ATTACHMENTS

1. 2025 LGNSW Annual Conference Motions Submission Guide (Under separate cover)

10.5. REVIEW - DRAFT CODE OF CONDUCT AND DRAFT PROCEDURES FOR ADMINISTRATION CODE OF CONDUCT

REPORT AUTHOR: MANAGER GOVERNANCE

RESPONSIBLE DIRECTOR: ACTING DIRECTOR COMMUNITY, CORPORATE & DEVELOPMENT

EXECUTIVE SUMMARY:

The purpose of this report is to present Council with the current versions of the Code of Conduct and the Procedures for the Administration of the Model Code of Conduct for adoption pending the introduction of a new Model Code of Conduct being considered by the NSW Government.

The Model Code of Conduct must be considered and adopted by Council within the first 12 months of a newly elected Council. The reforms associated with a revised code of conduct have not been delivered by the NSW Government and accordingly Council is required to re-adopt its existing policy.

RECOMMENDATION:

THAT COUNCIL:

- 1. Note the report on the Code of Conduct and the Procedures for the Administration of the Model Code of Conduct;**
- 2. Adopt the Code of Conduct SVC-RP-STY-001-05; and**
- 3. Adopt the Procedures for the Administration of the Model of Code of Conduct SVC-RP-STY-002-04.**

BACKGROUND:

The current Council Code of Conduct and The Procedures for the Administration of the Code of Conduct is based on the Office of Local Government's 2020 Model for Local Council's in NSW as prescribed on 14 August 2020 Circular 20-32. Section 440 of the *Local Government Act 1993* (the Act) requires every council to adopt a code of conduct that incorporates the provisions of The Model Code of Conduct for Local Councils in NSW as published by the NSW Office of Local Government (OLG) within the first 12 months after each ordinary election.

The current 2020 Code of Conduct for Local Councils in NSW and the associated Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW were prescribed under the Local Government (General) Regulations 2021 in August 2020.

The Office of Local Government (OLG) in NSW is currently reviewing the Code of Conduct, with a focus on enhancing transparency, accountability, and community confidence in local government and this is still in progress. Council has been advocating for the reforms to be completed ahead of the timeframes for Council to adopt a Model Code of Conduct before 17 September 2025 however as a result of delays by the Office, Council will be required to re-adopt its existing policy until the reforms are delivered and a new Model Code of Conduct is released.

REPORT:

Code of Conduct

Councillors, Council employees and delegates of Council must comply with the applicable provisions of this Code of Conduct. Council contractors, committees, and volunteers are also required to observe the relevant provisions of the Code of Conduct.

The objectives of the code and its associated procedures are to:

- Enable council officials to uphold the highest standards of behaviour, to ensure communities have trust and confidence in local government.
- Promote a clear guideline for the conduct of councillors, employees and relevant parties when acting as public officials of Council.
- Make Council's requirements and procedures regarding its code of conduct readily accessible and understandable to the public.
- Provide fair complaints management with flexibility to resolve less serious matters informally and strong sanctions to help deter ongoing disruptive behaviour and serious misconduct.

The NSW Government in 2020 reviewed and updated the Model Code of Conduct for Local Councils in NSW as 'part of its commitment to improving the integrity, transparency and accountability of the local government sector'. The Code of Conduct in NSW local government serves as a framework to promote ethical behaviour, integrity, and open and transparent governance among the Councillors and staff of Council.

The Model Code of Conduct sets the minimum standards of conduct for council officials. It is prescribed by regulation to assist council officials to:

- understand and comply with the standards of conduct that are expected of them
- enable them to fulfil their statutory duty to act honestly and exercise a reasonable degree of care and diligence (section 439)
- act in a way that enhances public confidence in local government.

The Model Code of Conduct is made under section 440 of the *Local Government Act 1993* ('the LGA') and the Local Government (General) Regulation 2021 ('the Regulation'). Section 440 of the LGA requires every council (including county councils) and joint organisation to adopt a code of conduct that incorporates the provisions of the Model Code of Conduct.

Council's Code of Conduct has been developed based on the current version dated 2020 from the Office of Local Government's Model Code of Conduct to meet these requirements.

The Procedures for the Administration of the Model of Code of Conduct

The Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW (the Procedures) in 2020, was amended in response to the decision by the Supreme Court in the matter of *Cornish v Secretary, Department of Planning, Industry and Environment* [2019] NSWSC 1134.

The Model Code of Conduct Procedures is made under section 440AA of the LGA and the Regulation. Section 440AA of the LGA requires every council (including county councils) and joint organisation to adopt procedures for the administration of their code of conduct that incorporate the provisions of the Model Code Procedures.

Update

On 5 September 2024, the Office of Local Government released discussion paper 'Councillor conduct and meeting practices - a new framework', as outlined in Circular 24-17. This discussion paper proposes changes to the Code of Conduct; however, no timeline is proposed. Should changes be introduced to the Code of Conduct as a result of the proposal, Council Officers will review and implement any requirements that result.

Both policies have been reviewed and updated, with only minor changes made to reflect new position titles and other changes to organisational structures within Council during 2025.

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

CSP5.2 Council has well managed and governed practices and resources to ensure a high performing organisation

Delivery Program Principal Activities

5.2.2 Manage Council's governance and risk frameworks and policies to ensure compliance with legislative requirements and organisational values

FINANCIAL AND RESOURCES IMPLICATIONS:

There will be no significant increase to budgets or resources by adopting this document. There have been no significant changes to the current documents which have any budget implications.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Complies with section 440 of the *Local Government Act 1993*.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

By not adopting a Code of Conduct that is based on the Model Code of Conduct may breach section 440 of the *Local Government Act 1993*.

OPTIONS:

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

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

There is no legal requirement to advise the community through public notice, or to seek feedback through public exhibition. OLG has advised that councils should adopt a code of conduct and procedures based on the prescribed Model Code of Conduct and Procedures.

Councils cannot dilute or weaken the standards prescribed in the Model Code of Conduct in their adopted code of conduct. If standards are less onerous than those prescribed under the Model Code of Conduct, they will be invalid, and the equivalent provisions of the Model Code of Conduct will override them through the operation of section 440 of the LGA. Therefore, the current 2020 Model Code of Conduct and Procedures is not expected to be placed on public exhibition.

ATTACHMENTS

1. Code of Conduct (Under separate cover)
2. The Procedures for the Administration of the Model of Code of Conduct (Under separate cover)

10.6. REVIEW - DRAFT CODE OF MEETING PRACTICE

REPORT AUTHOR: GOVERNANCE MANAGER

RESPONSIBLE DIRECTOR: ACTING DIRECTOR COMMUNITY, CORPORATE & DEVELOPMENT

EXECUTIVE SUMMARY:

The purpose of this report is to present to the Council the current Snowy Valleys Council Code of Meeting Practice for adoption, based on the 2021 Model Code of Meeting Practice for Local Councils in NSW (2021). The current Model Code of Meeting Practice for Local Councils in NSW (Model Meeting Code) was prescribed under the Local Government (General) Regulation 2021 (The Regulation) on 12 November 2021.

A Council must adopt a code of meeting practice that incorporates the mandatory provisions of the Model Meeting Code within 12 months of the local government elections. The New South Wales Office of Local Government is preparing a revised model code of meeting practice however the document will not be prepared for consideration and adoption by Council within the first 12 months of the newly elected Council.

RECOMMENDATION:

THAT COUNCIL:

- 1. Note the report on the Code of Meeting Practice**
- 2. Adopt the Code of Meeting Practice - SVC-EXE-M-023-06**

BACKGROUND:

The Code of Meeting Practice for Local Councils in NSW (the Model Meeting Code) is made under section 360 of the *Local Government Act 1993* (the Act) and the Local Government (General) Regulation 2021 (the Regulation).

This code applies to all meetings of councils and committees which all the members are councillors (committees of council). Council committees whose members include persons other than councillors may adopt their own rules for meetings unless the council determines otherwise.

The Model Code of Meeting Practice provides a uniform set of meeting rules for councils across the State to help ensure more accessible, orderly, effective and efficient meetings. The current code of meeting practice has been in place since 2021, and the New South Wales Government has flagged proposed changes to the model for all Councils.

On 17 December 2024, the Office of Local Government released a media release 'New changes coming to council meetings', announcing changes to the way council meetings are conducted to ensure greater transparency and increase community confidence in council decision making. The Office of Local Government invited feedback from Councils on the reforms of council meeting practices as outlined in Circular 24-23. Council has been advocating to the NSW Government to ensure that the revised document was made available to all Councils by July 2025 to prevent the need for the code to be considered and then reconsidered when the revised code was released by the NSW Government. Unfortunately, as the revised model code has not been finalized, Council is required to consider and adopt its existing code until the new code is released.

A report was presented to Council in the February 2025 meeting outlining Councils submission to the proposed reforms. The submissions on the proposed changes to the Code of Meeting Practice has been reviewed by the Office of Local Government; however, no timeline is proposed. Should changes be introduced to the Code of Meeting Practice as a result of the proposal, Council Officers will review and implement any requirements that result.

REPORT:

The Code of Meeting Practice is prescribed under the *Local Government Act 1993* (the Act) and the Local Government (General) Regulation 2021 (the Regulation).

Section 360 of the *Local Government Act 1993* provides that:

- The regulations may prescribe a model code of meeting practice for the conduct of meetings of councils and committees of councils of which all the members are Councillors.
- The Model Meeting Code may contain both mandatory and non-mandatory provisions.
- A council must, not later than 12 months after an ordinary election of Councillors, adopt a code of meeting practice that incorporates the mandatory provisions of the model meeting code prescribed by the regulations. The adopted code may also incorporate the non-mandatory provisions and other provisions.
- A meeting code adopted or amended by the council must not contain provisions that are inconsistent with the mandatory provisions.
- A council and a committee of the council of which all the members are Councillors must conduct its meetings in accordance with the code of meeting practice adopted by it.

The current version of the Model Meeting Code was prescribed in 2021.

The current Code of Meeting Practice has been reviewed and updated, with only minor changes made to reflect new position titles and other changes to organisational structures within Council during 2025.

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:

CSP5.2 Council has well managed and governed practices and resources to ensure a high performing organisation

Delivery Program Principal Activities

5.2.2 Manage Council's governance and risk frameworks and policies to ensure compliance with legislative requirements and organisational values

FINANCIAL AND RESOURCES IMPLICATIONS:

There will be no significant increase to budgets or resources by adopting this document. There have been no significant changes to the current documents which have any budget implications.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Complies with section 360 - 364 of the *Local Government Act 1993*

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

By not adopting a Code of Meeting Practice that is based on the Model Code of Meeting Practice Council may breach section 360, 361, 362, 363, 364 of the *Local Government Act 1993*.

The Code of Meeting Practice ensures that meetings are conducted in a consistent and transparent way.

OPTIONS:

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

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

In accordance with section 362 of the *Local Government Act 1993*:

Section (2) If the council decides to amend its draft code, it may publicly exhibit the amended draft in accordance with this Division or, if the council is of the opinion that the amendments are not substantial, it may adopt the amended draft code without public exhibition as its code of meeting practice.

ATTACHMENTS

1. Code of Meeting Practice (Under separate cover)

10.7. DRAFT MANAGING CONFLICT OF INTEREST FOR COUNCIL RELATED DEVELOPMENT POLICY

REPORT AUTHOR: ACTING DIRECTOR COMMUNITY CORPORATE & DEVELOPMENT

RESPONSIBLE DIRECTOR: ACTING GENERAL MANAGER

EXECUTIVE SUMMARY:

The Draft Managing Conflicts of Interest for Council related Development Policy has been prepared in response to changes to the Environmental Planning and Assessment Regulation 2021 which now requires Councils to adopt a policy that specifies how Conflicts of Interest will be handled in connection with Council related development applications.

Council has now received two development applications for which Council is both the applicant/landowner and the determining authority since the legislation changes came into effect.

The lodgement of the application will now trigger under section 66A of the Environmental Planning and Assessment Regulation 2021 Council to have a policy in place prior to Council determining the subject application(s).

RECOMMENDATION:

THAT COUNCIL:

- 1. Endorse the Draft Managing Conflict of Interest for Council Related Development Policy SVC-DEV-PO-151-01 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 Draft Managing Conflict of Interest for Council Related Development Policy if no submissions are received on the day after the completion of the public exhibition period.**

BACKGROUND:

In December 2020, the New South Wales Ombudsman prepared a report namely '*An inherent conflict of interest - Councils as developer and regulator*' identifying issues for New South Wales Councils in preparing development applications, acting in the role as the determining authority and also a regulator.

Councils similar to other developers and proponents make development applications on land they own or occupy or otherwise control while at the same time being the consent authority responsible for determining such application(s) under the *Environmental Planning and Assessment Act 1979* (EPA Act).

Conflicts of interest can arise in the case where suitable arrangements are not made to ensure transparency and probity at the time of lodgement and implemented in the assessment and determination process.

The Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022 ('Conflict of Interest Regulation') amends the Environmental Planning and Assessment Regulation 2021 ('EPA Reg') to require councils to manage Conflicts of Interest arising in relation to '*council-related development applications*', and amends Schedule 1 of the EPA Act to make provision for community participation requirements concerning such applications.

The Conflict of Interest Regulation came into effect on 3 April 2023.

New clause 9B(2) of Schedule 1 to the EPA Act will define '*council-related development application*' to mean:

'a development application, for which a council is the consent authority, that is-

- (a) made by or on behalf of the council, or*
- (b) for development on land-*
 - (i) of which the council is an owner, a lessee or a licensee, or*
 - (ii) otherwise vested in or under the control of the council.'*

For the purposes of section 2.22 of the EPA Act, a new clause, 9B(1) of Schedule 1 specifies that the minimum public exhibition period for a council-related development application is 28 days.

The key amendments that the Conflict of Interest Regulation made to the EPA Reg include:

- A council-related development application must be accompanied by a management strategy, being a statement specifying how the council will manage conflicts of interest that may arise in connection with the application because the council is the consent authority, or a statement that the council has no management strategy for the application (pursuant to section 30B),
- A council-related development application must not be determined by the consent authority unless the council has adopted a conflict of interest policy and considers the policy in determining the application (Pursuant to section 66A(1)),
- A 'conflict of interest policy' means a policy that:
 - (a) specifies how a council will manage conflicts of interest that may arise in connection with council-related development applications because the council is the consent authority, and*
 - (b) complies with the Council-related Development Application Conflict of Interest Guidelines published by the Department and available on the NSW planning portal.*
- A council's register of development applications and development consents kept in accordance with section 240 of the EPA Reg must contain the following information about a development consent granted to a council-related development application:
 - '(i) conflicts of interest that may arise in connection with the application because the council is the consent authority, and*
 - (ii) measures taken by the council to manage the conflicts of interest.'*

The Department of Planning Housing and Infrastructure has published guidelines titled '*Council-related Development Application Conflict of Interest Guidelines*' ('Guidelines'). The Guidelines require that a council's conflict of interest policy concerning council-related development applications must:

- Establish management controls and/or a management strategy to address potential conflicts of interest at the different phases of the development process for the types of council-related development that the council could be involved in,
- Outline the process through which potential conflicts of interest will be identified, the risks assessed and appropriate management controls determined, and
- Outline the process that will be followed to publicly communicate the management approaches for each development subject to the policy.

The Guidelines provide a sample Conflict of Interest Policy and a sample Management Strategy Statement, with both documents being available for Councils to use as a template. The Guidelines recommend as best practice that Council's Conflict of Interest Policies should also address conflicts that may occur after development consent has been granted to council-related development applications

Two (2) Development Applications have been lodged for both the Country University Centre (CUC) development in Wynyard / Capper Street Tumut and the Aerodrome Hangar development at Wee Jasper Road Tumut where the Council is the landowner / applicant and where Council is the determining authority.

In such case, clause 66A of the EPA Reg is enacted and Council is required to have a Conflict of Interest Policy in place prior to determining either application. This draft policy position seeks to address these requirements.

REPORT:

A Draft Managing Conflict of Interest for Council related Development Policy (Draft Policy) has been developed in accordance with the Department of Planning Housing and Infrastructure published guidelines titled '*Council-related Development Application Conflict of Interest Guidelines*' and in accordance with Clause 66A of the *Environmental Planning and Assessment Regulation 2021*.

The Draft Policy outlines a structured approach to the management of conflicts, including:

- Clear Separation of Roles: Staff involved in preparing or supporting Council's DAs will be separate from those assessing or determining such applications.
- Use of Independent Assessors: Engagement of an external planning consultant or referral to a third-party consent authority for assessment, where appropriate.
- Transparency Measures: Public disclosure of Council's interests in all relevant documentation and reports.
- Governance Oversight: Assignment of implementation responsibility to the General Manager or their delegate.
- Public Assurance: Measures to demonstrate that DAs are assessed impartially and without influence.

The Draft Policy framework is separated into three (3) areas being:

Part 1: Which outlines a process for identifying potential Conflicts of Interest including how to assess a Conflict of Interest, factors to be considered in the assessment of a Conflict of Interest, and scenarios in which no management controls are deemed necessary;

Part 2: Development Process Management Controls: this part seeks to provide management controls in assessing a Council-related Application; Determining Council-related development and the process for regulating and enforcing Council related development; and

Part 3: Outlines the responsibilities and accountabilities for Council-related developments assigned to various staff employed by Council.

The Draft Policy also provides for a Conflict of Interest management strategy that is to be completed for all Council related Development triggered under section 66A of the Environmental Planning and Assessment Regulation 2021. The strategy outlines how the policy is to be implemented including documenting any decision points for instance whether an external independent assessment planner is to be employed or whether Council will seek to utilise the assessment resources of another adjacent Local Government Area.

The responsible officer for determining the Conflict of Interest management strategy is outlined under Part 3 of the Draft Policy. Any management strategy will be published with the development application on the New South Wales Planning Portal following lodgement but prior to the commencement of any assessment of the application.

Probity and transparency in the development assessment process for Council related development is key to ensuring community confidence in both Council's assessment processes and credibility in development assessment outcomes. With two Council-related development applications now being lodged with the consent authority, it is prudent to have an adopted policy to ensure legislative compliance and to ensure that the determination remains valid.

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

Theme 3 - Our Environment

Theme 5 - Our Civic Leadership

Community Strategic Plan Strategic Objectives

CSP3.2 A robust planning framework supports the needs and identity of our community and natural environment

CSP5.2 Council has well managed and governed practices and resources to ensure a high performing organisation

Delivery Program Principal Activities

3.2.3 Apply a comprehensive planning framework that prioritises community well-being and environmental sustainability

5.2.2 Manage Council's governance and risk frameworks and policies to ensure compliance with legislative requirements and organisational values

5.2.3 Strengthen governance, risk management, and financial sustainability, reflective of community needs and aspirations

FINANCIAL AND RESOURCES IMPLICATIONS:

It is not expected that the proposed policy position will have any financial implications on the Council.

External assessment of applications reflect an increased cost on Council however it is not expected that such costs will exceed Council's allocation in the Town Planning operational budget for consultancy and contractors. Such costs are also partially offset through the collection of development fees identified within Council's adopted fees and charges.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Clause 66A of the Environmental Planning and Assessment Regulation 2021 requires Council to have a policy in place to appropriately manage Conflicts of Interest for Council related development prior to the determination of any application where Council is the applicant and the determining authority. This draft policy position seeks to comply with these statutory requirements.

Section 2.22 of the *Environmental Planning and Assessment Act 1979* includes a new clause under clause 9B(1) of schedule 1 to include a minimum public exhibition period of 28 days for Council related development.

Section 240 of the *Environmental Planning and Assessment Act 1979* now requires Council to maintain a register of Conflicts of Interest and the measures taken by the Council to manage such conflicts.

The new policy position will ensure any actual or perceived Conflict of Interest will be appropriately managed for Council related development and will ensure that Council complies with its statutory obligations under the *Environmental Planning and Assessment Act 1979* and Environmental Planning and Assessment Regulation 2021.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

The proposed policy position is expected to appropriately manage Conflict of Interest risks around the assessment, determination and regulation of development applications where such development is Council related.

OPTIONS:

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

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

It is proposed that the draft policy will be publicly exhibited for a period of not less than 28 days in accordance with the *Local Government Act 1993*.

ATTACHMENTS

1. Draft Managing Conflicts of Interest for Council Related Development Policy (Under separate cover)

10.8. PROPOSAL TO ALTER FIRST NATIONS LIAISON COMMITTEE MEETING FORMAT**REPORT AUTHOR: MANAGER COMMUNITY SERVICES****RESPONSIBLE DIRECTOR: ACTING DIRECTOR COMMUNITY, CORPORATE & DEVELOPMENT**

EXECUTIVE SUMMARY:

The Snowy Valleys Council (SVC) First Nations Liaison Committee's purpose is to provide a forum for discussion of strategic key matters to assist Council in the delivery of programs, to assist in participation in community engagement of the Aboriginal & Torres Strait communities, providing advice on First Nation cultural practices, protocols and to develop partnerships between First Nations organisations and the community members.

Historically meeting attendance at First Nations Liaison Committee has been poor and a quorum has been unable to be formed for the meeting to proceed on two occasions during the last twelve months.

An alternative option to attend online, therefore reducing the need to travel has not assisted in improving attendance and the ability for meetings to proceed. Several members have voiced their support for holding separate meetings at Tumbarumba and Tumut with members attending their town specific meeting.

RECOMMENDATION:**THAT COUNCIL:**

1. **Endorse the request to hold separate First Nations Liaison Committee Meetings for Tumbarumba and Tumut.**
2. **Endorse the updated Terms of Reference for the First Nations Liaison Committee.**

BACKGROUND:

The SVC First Nations Liaison Committee has been in operation since 2018 and has consisted of self-nominated representation from Aboriginal persons residing in the Tumut area, and from 2019 included membership from other areas within the Snowy Valleys Shire. Prior to this, Tumut Shire Council conducted meetings of the Aboriginal Liaison Committee consisting of members from the Tumut community. The meetings are attended by a Councillor delegate and facilitated by a staff member with meetings held each quarter and minutes reported back to Council.

REPORT:

There have been four (4) First Nations Liaison Committee meetings scheduled during the last twelve months. Two (2) of these meetings did not proceed due to lack of a quorum. Late notice about inability to attend has hindered the capacity of the staff facilitator to cancel the meeting with adequate notice to the members.

Members are required to travel to Tumut or Tumbarumba for meetings as they are held at these sites on an alternating basis. Cancellation without adequate notice is at cost to members and staff, both financially and time spent organising the meeting and travelling.

The meeting held May 2025 did not proceed as members provided notification late on the previous day and on the day of the meeting that they were unable to attend.

A discussion was conducted by those that had attended Tumbarumba for the meeting and the one member who joined remotely. It was suggested that the meetings may be more successful if they were split resulting in the Tumut members attending a meeting in Tumut and the Tumbarumba members attending a meeting in Tumbarumba.

Members who live outside the two (2) towns could nominate which meeting they could attend. Two meetings per year would be held in each Tumut and Tumbarumba. Feedback from other committee members has been very positive to this suggested arrangement.

Success of this committee is vital for SVC to gain valuable insight and information from the Aboriginal and Torres Strait Islander community members of Snowy Valleys Local Government Area.

The alteration to the meeting format may assist in ensuring regular meetings are held, well attended and beneficial feedback is provided to Council.

LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

Community Strategic Plan Theme

Theme 1 - Our Community

Community Strategic Plan Strategic Objectives

CSP1.2 The wellbeing of local people is supported through the provision of local health, recreation and community services

Delivery Program Principal Activities

1.2.2 Strengthen partnerships and collaboration with the community, local services and across levels of government to optimise resources, share information and best practices

1.2.3 Deliver and promote programs that foster social connections, reduce isolation, and improve community wellbeing

FINANCIAL AND RESOURCES IMPLICATIONS:

Time and cost related to committee members and staff planning and travelling to attend meeting that do not proceed results in negative financial and resource implications.

It is anticipated that no additional costs would be encountered as a result of duplicating the meeting in both staff time and administration of a separate committee as the same number of meetings would be held at the same venues.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Reconciliation Action Plan outcome of establishing and maintaining mutually beneficial relationships with Aboriginal and Torres Strait Islander stakeholders and organisations is a requirement for Council.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

	Risk/reward description	Cost/Risk	Benefit/Reward
Financial	No extra cost to Council and Individual committee members.	Cost to Council (time and money) and Individual committee members.	Minimal cost to committee members and cost-effective use of staff time in delivering outcomes.
Stakeholder	Engagement with Aboriginal & Torres Strait is achieved.	Reduced engagement with Aboriginal and Torres Strait Islander members of the committee and community.	Engagement with Aboriginal & Torres Strait Islander people is achieved.

	Risk/reward description	Cost/Risk	Benefit/Reward
Service Delivery	Improved service delivery and satisfaction due to higher engagement with Aboriginal and Torres Strait Island People.	Decreased satisfaction with Service delivery due to poor engagement.	Higher satisfaction with service delivery due to higher engagement.

OPTIONS:

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

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:**Internal Consultation:**

Staff members and Councillor representative have been consulted.

External Consultation:

Some current committee members from Tumut and Tumbarumba have also been consulted.

ATTACHMENTS

Updated Draft Terms of Reference. (Under separate cover)

10.9. COUNCILLORS EXPENSES FOR THE SIX MONTH PERIOD ENDING 30 JUNE 2025**REPORT AUTHOR: COORDINATOR MANAGEMENT ACCOUNTING****RESPONSIBLE DIRECTOR: CHIEF FINANCIAL OFFICER**

EXECUTIVE SUMMARY:

A six-monthly report on Councillor expenses is provided in accordance with Section 15 of Council's Payment of Expenses and Provisions of Facilities to the Mayor and Councillors Policy.

RECOMMENDATION:**THAT COUNCIL:**

1. **Note the report on Councillor Expenses for the six (6) month period ending 30 June 2025.**

BACKGROUND:

Snowy Valleys Council adopted a current Payment of Expenses and Provisions of Facilities to the Mayor and Councillors Policy on 17 October 2023 which included the following reporting requirements:

Section 15 Reporting:

- 15.1 Council will report on the provision of expenses and facilities to Councillors as required in the Act and Regulations.
- 15.2 Detailed reports on the provision of expenses and facilities to Councillors will be publicly tabled at a Council meeting every six months and published in full on Council's website. These reports will include expenditure summarised by individual Councillor and as a total to all Councillors.

REPORT:

Detailed below are Councillor related expenses totalling \$122,228 for the period 1 January 2025 to 30 June 2025.

Recipient	Details of Expenses	Amount \$
	1 January 2025 to 30 June 2025	
J Ham - Mayor		
Mayoral & Councillor Allowance		\$28,845
Superannuation		\$3,317
Training and Development	National General Assembly Conference, Regional Forum for NGA Delegate, LGNSW Planning for Councillors & Rural and Regional Summit	\$2,136
	Total	\$34,298
T Thomson		
Councillor Allowance		\$9,170
Superannuation		\$1,055
Training and Development	National General Assembly Conference & Regional Forum for NGA Delegate	\$1,144
	Total	\$11,369
J Hayes		
Councillor Allowance		\$9,170
Superannuation		\$1,055
Training and Development	National General Assembly Conference	\$890
	Total	\$11,115
M Inglis		
Councillor Allowance		\$9,170
Superannuation		\$1,055
Training and Development	Understanding LG Finances for Councillors	\$420
	Total	\$10,645
A Wortes		
Councillor Allowance		\$9,170
Superannuation		\$1,055
	Total	\$10,225
G Hardwick		
Councillor Allowance		\$9,170
Superannuation		\$1,055
	Total	\$10,225
D Sheldon		
Councillor Allowance		\$9,170
Superannuation		\$1,055
Travelling		\$847
Accommodation		\$461
Training and Development	LGNSW Planning for Councillors & Understanding LG Finances for Councillors	\$991
	Total	\$12,524
H Packard		
Councillor Allowance		\$9,170
Superannuation		\$1,055
Training and Development	Rural and Regional Summit	\$491
	Total	\$10,716
J Larter		
Councillor Allowance		\$9,170
Superannuation		\$1,055
Training and Development	National General Assembly Conference	\$890
	Total	\$11,115
	Total Expenses for period 1 January - 30 June 2025	\$122,228
	Previously Reported Total Expenses for period 1 July 2024 - 31 December 2024	\$120,049
	Total Expenses Financial Year July 2024 - June 2025	\$242,278
	Total Annual Budget	\$263,500
	Available Remaining Budget	\$21,222

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

CSP5.2 Council has well managed and governed practices and resources to ensure a high performing organisation

Delivery Program Principal Activities

5.2.1 Maintain and support a reliable financial management, accounting and reporting environment aligned to service and project frameworks to enable authoritative and prompt financial decisions to be made by the organisation

5.2.2 Manage Council's governance and risk frameworks and policies to ensure compliance with legislative requirements and organisational values

5.2.3 Strengthen governance, risk management, and financial sustainability, reflective of community needs and aspirations

FINANCIAL AND RESOURCES IMPLICATIONS:

Nil

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Payment of Expenses and Provisions of Facilities to the Mayor and Councillors Policy.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Nil

OPTIONS:

N/A

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

N/A

ATTACHMENTS

Nil.

10.10. STATEMENT OF INVESTMENTS - JUNE 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 June 2025.

RECOMMENDATION:**THAT COUNCIL:**

1. **Note the report on Statement of Investments - June 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 June 2025, the following table provides a comprehensive snapshot of Council's cash, at-call Investments, and term deposits:

30/06/2025						
Financial Institution	Current Month	Last Month	Movement	Type	Interest Rate%	Maturity Date
Commonwealth Bank	\$ 4,657,582	\$ 3,572,457	\$ 1,085,125	W/Acct	3.85%	-
Commonwealth Bank	\$ 12,849,351	\$ 10,820,909	\$ 2,028,443	At Call (BOS)	3.95%	-
Commonwealth Bank	\$ 276	\$ 275	\$ 2	Gen-Roth	3.85%	-
Sub-total Cash Accounts	\$ 17,507,210	\$ 14,393,641	\$ 3,113,569		3.92%	
Financial Institution	Current Month	Last Month	Movement	Lodgement Date	Interest Rate%	Maturity Date
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
ICBC Sydney Branch	\$ 1,500,000	\$ 1,500,000	\$ -	27/05/2025	4.22%	27/05/2026
National Australia Bank	\$ 2,500,000	\$ 2,500,000	\$ -	8/04/2025	4.31%	9/06/2026
Westpac	\$ 2,000,000	\$ 2,000,000	\$ -	22/05/2025	4.23%	23/06/2026
Suncorp	\$ 2,000,000	\$ -	\$ 2,000,000	18/06/2025	4.21%	18/06/2026
National Australia Bank	\$ 1,026,153	\$ 1,026,153	\$ -	17/03/2025	4.56%	17/06/2026
Westpac	\$ 2,000,000	\$ 2,000,000	\$ -	7/05/2025	4.20%	7/07/2026
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		4.74%	
Total Cash & Investments	\$ 62,533,363	\$ 61,419,794	\$ 1,113,569		4.51%	

As at the end of June 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-	\$ 17,507,210	28.00%	30%	\$ 1,252,799
✓	ANZ (Suncorp)	AA-	\$ 6,000,000	9.60%	30%	\$ 12,760,009
✓	NAB	AA-	\$ 8,526,153	13.64%	30%	\$ 10,233,856
✓	Westpac	AA-	\$ 16,500,000	26.39%	30%	\$ 2,260,009
✓	ICBC	A	\$ 10,500,000	16.79%	20%	\$ 2,006,673
✓	BOQ	A-	\$ -	0.00%	20%	\$ -
✓	Aus Military Bank	BBB+	\$ 2,500,000	4.00%	15%	\$ 6,880,005
✓	AMP	BBB+	\$ 1,000,000	1.60%	15%	\$ 8,380,005
			\$ 62,533,363	100%		

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 50.41% of investments maturing within 365 days and 43.19% maturing within 90 days.

Compliant	Horizon	Invested (\$)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0-90 days	\$ 27,007,210	43.19%	10%	100%	\$ 35,526,153
✓	91 - 365 days	\$ 31,526,153	50.41%	0%	100%	\$ 31,007,210
✓	1 - 2 years	\$ 4,000,000	6.40%	0%	70%	\$ 39,773,354
✓	2 - 5 years	\$ -	0.00%	0%	50%	\$ -
✓	5 - 10 years	\$ -	0.00%	0%	25%	\$ -
		\$ 62,533,363	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 \$1.1M in June 2025.

Major cash receipts received during June 2025 included:

- Financial Assistance Grant 2025-2026 Advance Payment - \$4.05M
- Transport NSW - Road Maintenance Council Contract (RMCC) - \$2.7M
- Transport NSW - Weather Events - AGRN 1034 & 1178 - \$432K
- Office of Environment & Heritage - Private Works - \$400K

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

- Tumut Aerodrome Upgrade Project - \$1.1M
- Fleet Replacement - Garbage Compactor x 2 - \$957K
- Road Maintenance Council Contract - \$624K
- Technology One - Suite Products - Software as a Service (SaaS) fee 25/26 Financial Year - \$600K

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	\$ 48,533,363	77.61%	100%	\$ 14,000,000
✓	A Category	\$ 10,500,000	16.79%	60%	\$ 27,020,018
✓	BBB Category	\$ 3,500,000	5.60%	60%	\$ 15,260,009
✓	Unrated ADIs	\$ -	0.00%	15%	\$ -
		\$ 62,533,363	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

CSP5.2 Council has well managed and governed practices and resources to ensure a high performing organisation

Delivery Program Principal Activities

5.1 Maintain and support a reliable financial management, accounting and reporting environment aligned to service and project frameworks to enable authoritative and prompt financial decisions to be made by the organisation

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.

11. MANAGEMENT REPORTS

11.1. MULTIPURPOSE AND EVACUATION CENTRE PROJECT - UPDATE - JULY 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 - July 2025 Report.**

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 undertake work in the following phases:

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.

Phase 3 - Planning Approvals

A notice of Determination and Statement of Reasons from the NSW Southern Regional Planning Panel (SRPP) was published on 1 July 2025. This determination is Attachment 1 - SRPP Determination and Statement of Reasons. The project has obtained development approval subject to conditions. The Conditions of Consent are contained within the determination notice.

Background

The development application underwent an independent assessment before being referred to the NSW Southern Regional Planning Panel (SRPP) for determination. The SRPP considered the independent assessment report, public submissions, relevant planning legislation, and a public hearing held on 11 June 2025, to inform their decision. The application was deferred by the Panel on 18 June 2025. The Panel directed that:

1. *The Applicant must complete / provide the information set out above to the independent assessment planner to enable him to complete his supplementary assessment report. Any additional information must be uploaded to the Planning Portal by Friday 20 June 2025.*
2. *The independent assessment planner is required to provide a supplementary assessment report responding the above matters, which must be uploaded to the Planning Portal by 26 June 2025.*
3. *When the addendum assessment report is received it will be published on the Sydney and Regional Planning Panel website and the Panel will finalise its determination.*

4. *The Panel's Determination and Statement of Reasons will be published on the Sydney and Regional Planning Panels website once finalised.*

A Supplementary Assessment Report, prepared by the Independent Town Planning Consultant, addressed the deferral issues/matters raised by the Panel and was re-referred to the Panel for determination. This assessment is Attachment 2 - Supplementary Council Assessment Report. Within the report it was noted that the proposal is consistent with all relevant environmental planning instruments and is considered satisfactory and further recommended for the Panel to grant consent subject to the conditions of approval as nominated. The report references additional information supplied by the applicant. Specifically, Attachment 3 - Perspectives, Attachment 4 - Shadow Diagrams, and Attachment 5 - Applicant's response to Heritage, are provided for the information of Council.

In approving the application, the Panel was satisfied that:

- The proposal is unlikely to result in any unacceptable amenity, environmental or land use safety impacts subject to the imposition of the conditions of consent as amended.
- The development would provide a multipurpose facility for the broader community including much needed sporting facilities and an evacuation centre resulting in positive social outcomes.
- The matters the subject of the deferral had been satisfactorily addressed.
- The development was in the public interest.
- Concerns raised by the community have been adequately addressed.

Work in Progress:

Phase 4 - CC and Construction Tender Documentation

Facility Design Group has been working on CC and Construction Tender documentation. The project was detailed and developed for inclusion into a formal Tender Document and progression through Phase 5 Construction. The Conditions of Consent did not necessitate any significant changes to the documentation. The tender documentation, as prepared, was released to market on 3 July 2025.

Following the delayed SRPP determination date, a revised schedule for the tender and construction phase has been established:

Phase 5 - Construction (External resources)		
Review and release RFT to market on 3 July 25	3/07/2025	3/07/2025
Tender period closing 1 August 25	4/07/2025	1/08/2025
Tender assessment by 6 August 25	4/08/2025	6/08/2025
Prepare report for Council (draft 7 August 25, final by 12 August 25)	6/08/2025	12/08/2025
Council meeting determination 21 August 25	21/08/2025	21/08/2025
Engagement and site possession 28 August 25	22/08/2025	28/08/2025
Construction period	28/08/2025	30/06/2026

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 June there were 2 publications. Council further shared communications from the Southern Regional Planning Panel via social media and the newsletters.

Multipurpose Centre Operational Plan

Council was previously presented with potential operational plan models by Xypher Sport and Leisure.

The review of the Multipurpose and Evacuation Centre management and operating models had established a range of options and potential financial scenarios. It was found that the most cost-effective option is likely to be the Management Agreement approach, which could save Council approximately \$200,000 over 10 years. Sensitivity modelling demonstrated that the likely range of annual operating costs could be from \$0 (under the best performing management agreement model) up to approximately \$40,000 (under the worst performing direct management model). It was recommended that Council prioritise pursuing the 'Management Agreement' model and test the market by preparing an Expression of Interest (EOI).

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

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

M158/25 RESOLVED:

THAT COUNCIL:

1. Note the Multipurpose and Evacuation Centre Project - Update - June 2025 Report; and
2. Call for Expressions of Interest for a 'Management Agreement' operating option for the Multipurpose Centre subject to the Development Application being approved.
3. Remove the need for an Extraordinary Meeting on 31 July 2025.

Cr Packard/Cr Wortes

Cr Hardwick left the meeting at 4.18pm and returned at 4.20pm.

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

Against: Cr Inglis, Cr Sheldon, Cr Thomson

CARRIED

6/3

An EOI was subject to development consent and will now be developed and undertaken concurrently with construction phase.

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

CSP1.2 The wellbeing of local people is supported through the provision of local health, recreation and community services

CSP1.3 Our community is safe, prepared and resilient to disasters and economic shocks

CSP4.2 Our amenities, infrastructure green spaces and community facilities meet community needs

CSP5.1 Council and local communities' partner to create an ongoing culture of engagement and communication to aid Council decision making

CSP5.3 Council demonstrates fair, innovative, and representative leadership

Delivery Program Principal Activities

1.2.1 Create and maintain accessible, high-quality public spaces that are inclusive for people of all ages, abilities and backgrounds

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

4.2.1 Provide accessible, adaptable and well-maintained community facilities across the LGA

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

5.1.1 Support opportunities for the community to engage with Council decision making and ensure input is listened to and acted on, where appropriate

5.3.2 Proactively support and advocate for the needs of the community to other levels 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 - 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:

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

1. SRPP Determination and Statement of Reasons (Under separate cover)
2. Supplementary Council Assessment Report (Under separate cover)
3. Perspectives (Under separate cover)
4. Shadow Diagrams (Under separate cover)
5. Applicant's response to Heritage (Under separate cover)

11.2. HUMELINK COMMUNITY INVESTMENT AND BENEFITS PROGRAM FUNDING

REPORT AUTHOR: INTERFACE MANAGER - HUMELINK

RESPONSIBLE DIRECTOR: DIRECTOR INFRASTRUCTURE & WORKS

EXECUTIVE SUMMARY:

The purpose of this report is to request Councils support for the proposed Council-led funding applications to be submitted to the HumeLink 'Community Investment and Benefits Program' (CIBP).

RECOMMENDATION:

THAT COUNCIL:

1. Endorse the submission of the below listed projects to the HumeLink Community Investment and Benefits Program funding:
 - a. Batlow Cider Rail Trail
 - b. Food, Organics and Garden Organics Composting Facility Upgrades
 - c. Carcoola Playground Upgrade
 - d. Tumbarumba Pool Amenities Upgrades
 - e. Batlow Literacy Institute Upgrades
 - f. Old Tumut Bridge Restoration for Pedestrian and Cycling connection
 - g. Khancoban Preschool Building Upgrades
 - h. Tumbarumba Caravan Park - Stage 1 Master Plan and Business Plan implementation - Amenities block upgrade

BACKGROUND:

Transgrid and the HumeLink Joint Venture Project partners have launched their [Community Investment and Benefits Program](#) (CIBP) funding on Monday 16 June 2025.

As per the information on Transgrids website, the HumeLink Community Investment and Benefits Program is designed to ensure local communities share in the positive outcomes of the project through targeted funding and support. This means working with the local community and stakeholders to identify and support projects that deliver enduring and tangible benefits. This could include investment in social infrastructure, cultural projects, environmental restoration, local services or other community-led initiatives.

Transgrids two delivery partners, HumeLink East and HumeLink West each have up to \$2 million available (\$4 million total) to support community investment initiatives.

- HumeLink West will be allocating funding *between \$200,000 and \$1.3 million for Snowy Valleys local government area projects*
- HumeLink East will be accepting expressions of interest *for projects starting at \$20,000 up to \$1.8 million.*

The selected projects will be delivered by the HumeLink project, and budgets will be reviewed accordingly.

As a regulated business, all Transgrid projects, including HumeLink, are subject to determination by the Australian Energy Regulator (AER) under the National Electricity Rules. In light of this, all expenditures on HumeLink, including the Community Investment and Benefits Program, must demonstrate prudence and efficiency throughout the delivery process.

Project Eligibility Criteria

All nominated community investment projects must provide reasonable evidence of its lasting and tangible benefit to the local and regional communities within and/or near the project footprint.

Projects will be reviewed against the eligibility criteria listed below.

- Expression of Interest form completed in full
- Within the maximum funding limits and includes an estimated cost breakdown
- Connection to one or more of the project priority areas, including anticipated impacts and outcomes
- Benefit at least one of the local government areas within the HumeLink project footprint:
- Clear pathway that permits project delivery
- Robust strategy for project transition and sustainability when HumeLink investment is completed
- Ability to be delivered in full or part, in line with conclusion of project
- Not for religious, political or sectarian purposes
- Not involve retrospective costs

Eligible projects will be shortlisted and progressed to the 'Present' stage. The broader community will be invited to review and prioritise the shortlisted projects in line with the project priority areas.

This funding program is part of the Transgrid [Community Investment and Benefits Plan](#) and is managed entirely by Transgrid and the HumeLink Joint Venture Partners.

The funding program is calling for Expressions of Interest (EOI) from all interested parties in the Snowy Valleys Council Local Government Area, including Council.

The Public Expression of Interest opened on Monday 16 June 2025 and closes Sunday 27 July 2025.

REPORT:

The CIBP program is looking to support local communities and provide funding for initiatives that have lasting and tangible benefit to the local and regional communities within and/or near the project footprint.

"A Community Investment and Benefits Program is designed to ensure local communities share in the positive outcomes of major infrastructure projects. It provides funding and support for opportunities that are tailored to the needs and aspirations of communities located within and around the project footprint. For HumeLink, this means working with local community and stakeholders to support projects that deliver enduring and tangible benefits. This could include investment in social infrastructure, cultural projects, environmental restoration, local services or other community-led initiatives. The program is guided by ongoing engagement to ensure it reflects community priorities and creates a lasting positive impact beyond construction of HumeLink."

Council is eligible to apply for the funding program, as is community groups and other organisations.

As shown in Image 1, the Snowy Valleys Council Local Government Area (LGA) is the interface (junction) point for the HumeLink West and HumeLink East transmission line project alignments, which permits Council to apply for both funding streams.

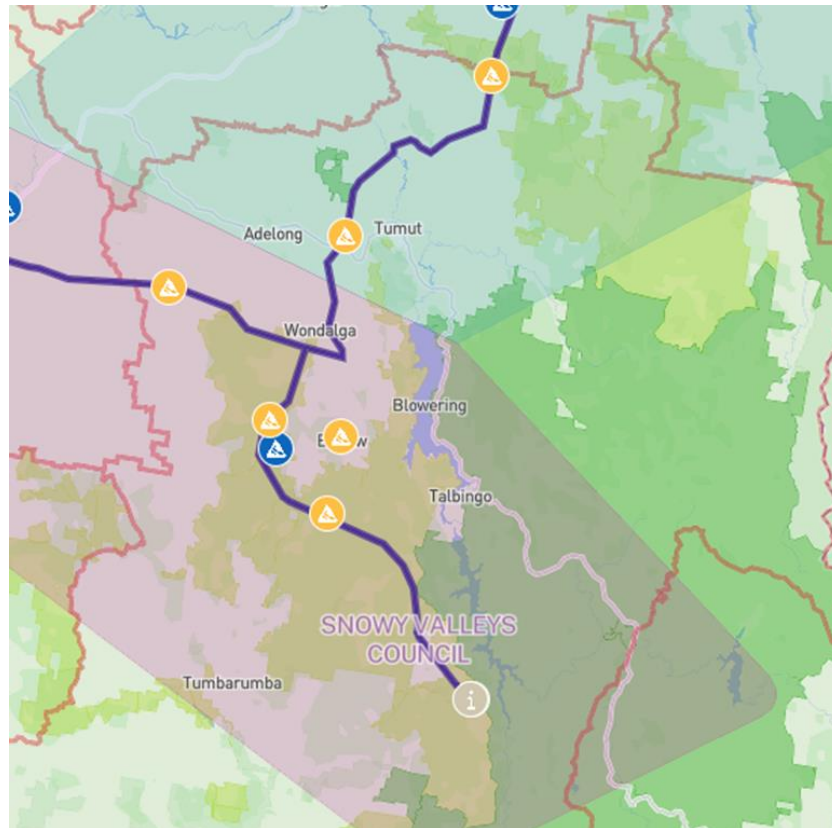


Image 1 - Snowy Valleys LGA - HumeLink West is indicated by the pink area, HumeLink East is indicated by the blue area.

Funding Program Overview

Transgrid has provided \$2 million each to HumeLink West and HumeLink East, which the Joint Venture partners are dividing between their respective LGA's.

- HumeLink West will be allocating funding between **\$200,000 and \$1.3 million** for Snowy Valleys local government area projects
- HumeLink East will be accepting expressions of interest *for projects starting at \$20,000 up to \$1.8 million.*

Applications must be within the maximum funding limits and include an estimated cost breakdown.

Projects must be delivered in line with the HumeLink transmission line project, with completion towards the end of 2027.

Applicants must demonstrate connection to one or more of the project priority areas, shown in Image 2, including anticipated impacts and outcomes. Applicants must also demonstrate a clear pathway that permits project delivery and a robust strategy for project transition and sustainability when HumeLink investment is completed.

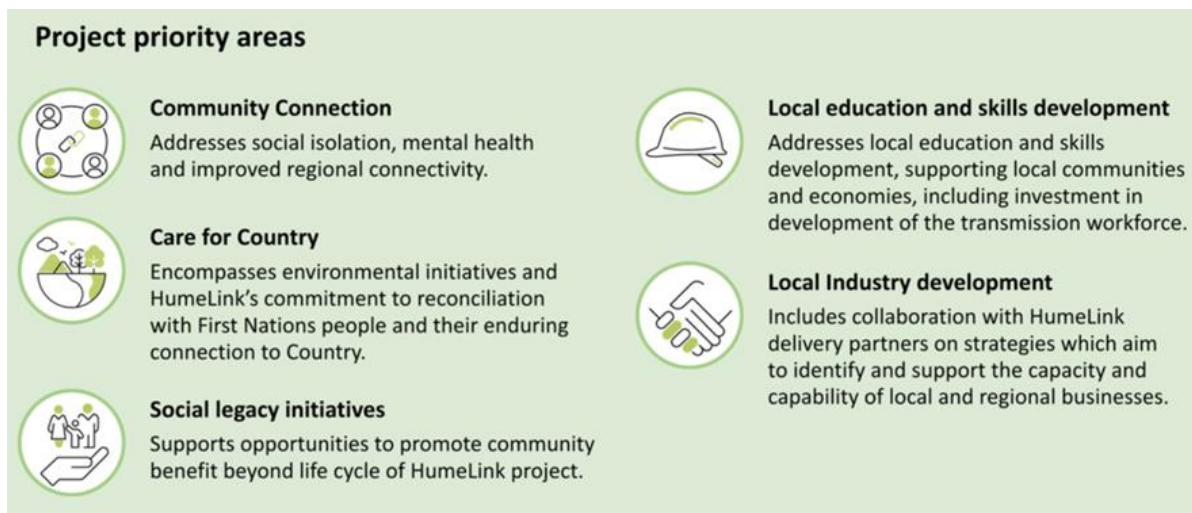


Image 2 - Project Priority Areas

Funding Program Process

Image 3 outlines the process that will be followed by HumeLink for the delivery of the funding program.

The first stage is to identify the possible projects, which applicants are encouraged to submit an EOI. These will be reviewed against eligibility criteria and a check for any Council requirements will be undertaken, i.e. Land permissions or Development Approvals.

A shortlist of projects will be established and applicants invited to present to Transgrid, HumeLink Delivery Partners and the local community and stakeholders on one of the following dates:

- Tuesday 26 August, Batlow, Batlow Literary Institute
- Wednesday 27 August, Tumut, Valmar Support Service

Community members will then prioritise the list of projects in alignment with the project priority areas. The chosen projects will then be awarded by HumeLink and delivery undertaken by HumeLink in partnership with the successful applicant(s).

Process stages

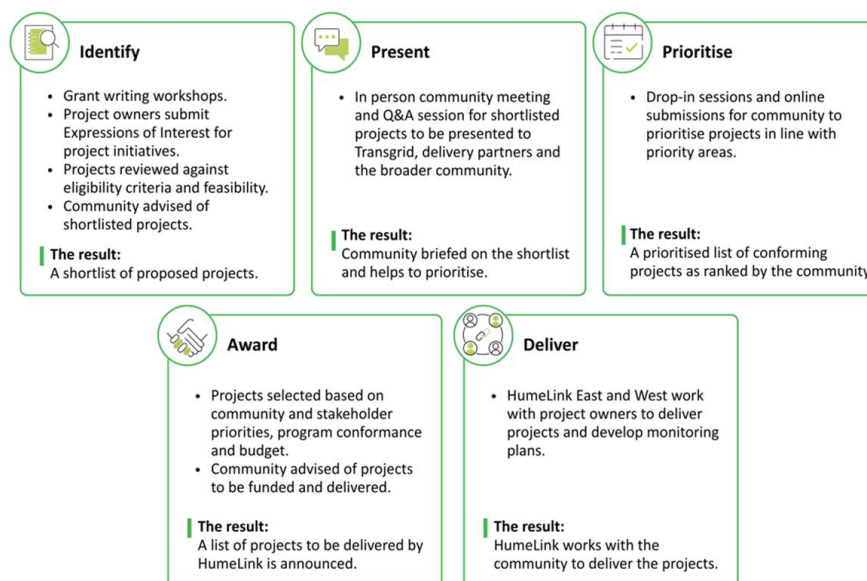


Image 3 - Process Stages for the funding**Council Identified Projects**


The projects outlined in Table 1 were established from previously endorsed Council resolutions, Councils Capital Works Program and submissions by staff for suitable options that align with the funding program priority areas. Submissions to the grant funding program will be completed by Council staff.

A Council Workshop was also held on Thursday 3 July to discuss the projects that should be submitted by Council as part of the Public Expression of Interest. The Workshop was attended by eight (8) Councillors. The following projects were discussed in detail at the Councillor Workshop and eight (8) out of ten (10) projects discussed were recommended to be put forward in this Council report for Council to endorse.

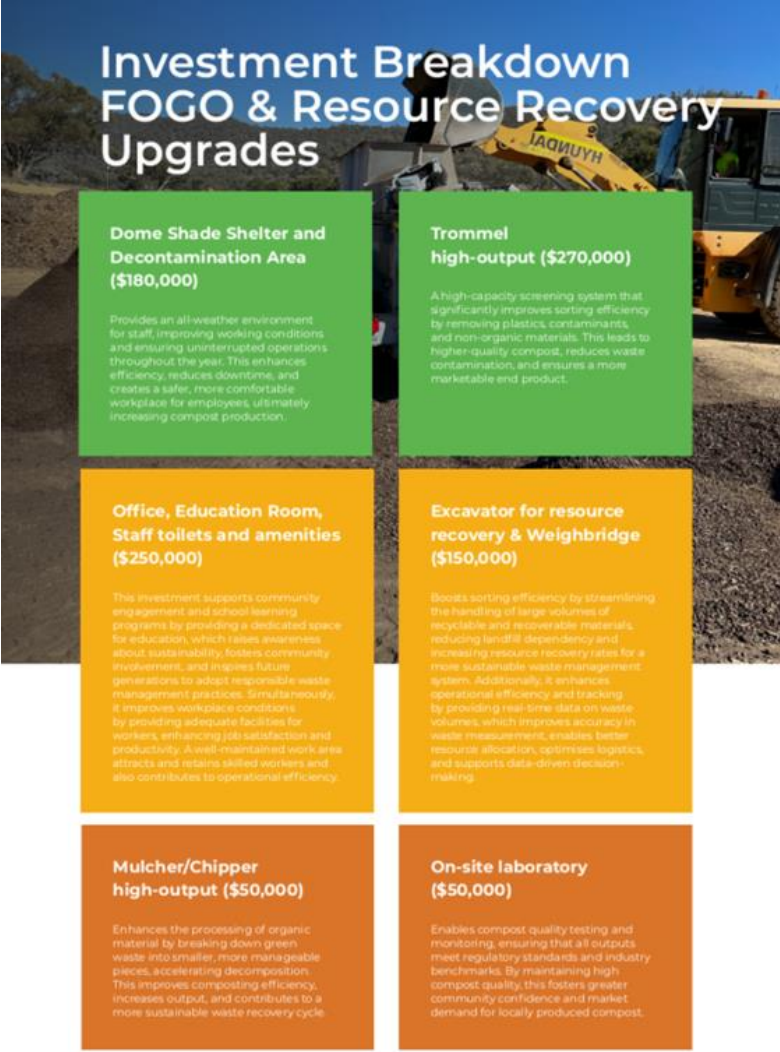
The projects listed in Table 1 that were discussed at the Council workshop are not listed in any priority order.


Table 1 - Snowy Valleys Council - Identified Community Investment and Benefits Program - Projects


Project Title	Approximate Cost	Description	Recommended Y/N
<p>Batlow Cider Rail Trail</p> <p>Recommended for EOI Submission</p>	\$1.3 million + In Kind	<p>Council M129/23 resolved to <i>prioritise delivery of the Batlow to Tumut Rail Trail - Stage 1: Batlow to Wybalena project should suitable and substantial funding become available.</i></p> <p>M129/23 RESOLVED: THAT COUNCIL:</p> <ol style="list-style-type: none"> 1. Prioritise delivery of the Batlow to Tumut Rail Trail - Stage 1: Batlow to Wybalena project, should suitable and substantial funding become available; 2. Prioritise delivery of the Tumut River Walk project, currently costed at \$257,897.00, should funding for a smaller project become available; 3. Work with the Toomaroombah Kunama Namadgi Indigenous Corporation (TKNIC) to continue to explore options with the Gudja Gudja Mura Trail and monitor funding opportunities to enable delivery of this project; 4. Note that detailed specifications for delivery of any project are to be reviewed and confirmed prior to any funding application; 5. Seek advice as to the process for accessing and/or leasing the Rail Corp. corridor from Batlow to Wybalena and a further report or workshop be provided to Council. <p>Cr Julia Ham/Cr Sam Hughes For: Cr Armour, Cr Chaffey, Cr Ham, Cr Hughes, Cr Livermore, Cr Thomson Against: Cr Hayes, Cr Larter 6 / 2 CARRIED</p> <p>Council is currently following the NSW Rail Trails Framework to establish the Batlow Cider Rail Trail, led by Council's Batlow Cider Rail Trail Steering Committee. The Steering Committee have made strong progress through Stage 1 of the framework and will be looking to submit a proposal to obtain the lease of the rail line once a funding source is secured.</p> <p>The Batlow Cider Rail Trail from the Batlow Caravan Park to the Apple Thief Cider House is 4080m, with a possible extension to include a lookout at the end (approximately 300m).</p> <p>This distance includes 2880m Batlow Caravan Park to Wybalena and 1200m Wybalena to Apple Thief.</p>	Yes, Recommended

Project Title	Approximate Cost	Description	Recommended Y/N
		<p>The project is expected to cost \$1,200,000 to \$2,500,000 based on two funding models. There is an opportunity to request in-kind funding from HumeLink to build the trail using equipment and resources from the project.</p> 	

Project Title	Approximate Cost	Description	Recommended Y/N
Food, Organics and Garden Organics Compost Facility Upgrades Recommended for EOI Submission	\$880,000	<p>It is proposed to undertake upgrades at the Gilmore Composting Facility - FOGO.</p> <p>Key investments include new equipment such as a high-output trommel, excavator, on-site laboratory, and dome shelters, along with improved staff amenities and dedicated spaces for environmental education. These upgrades will boost compost production, improve waste diversion, and support long-term behaviour change through community engagement.</p> <p>Staff at the composting facility work year-round in all weather, including snow fall, pouring rain and scorching heat. The shelter will provide cover from the elements and improve work conditions.</p> <p>Toilet facilities are currently an outdoor portable toilet and no segregation for male/female staff.</p> <p>These works align with Council's Zero Waste Strategy 2024-2030. They will further support surrounding LGA's through the increased capacity of the site, namely Wagga Wagga, Yass Valley, Cootamundra-Gundagai.</p>	Yes, Recommended

Project Title	Approximate Cost	Description	Recommended Y/N
		 <p>Investment Breakdown FOGO & Resource Recovery Upgrades</p> <div> <div> <p>Dome Shade Shelter and Decontamination Area (\$180,000)</p> <p>Provides an all-weather environment for staff, improving working conditions and ensuring uninterrupted operations throughout the year. This enhances efficiency, reduces downtime, and creates a safer, more comfortable workplace for employees, ultimately increasing compost production.</p> </div> <div> <p>Trommel high-output (\$270,000)</p> <p>A high-capacity screening system that significantly improves sorting efficiency by removing plastics, contaminants, and non-organic materials. This leads to higher-quality compost, reduces waste contamination, and ensures a more marketable end product.</p> </div> <div> <p>Office, Education Room, Staff toilets and amenities (\$250,000)</p> <p>This investment supports community engagement and school learning programs by providing a dedicated space for education, which raises awareness about sustainability, fosters community involvement, and inspires future generations to adopt responsible waste management practices. Simultaneously, it improves workplace conditions by providing adequate facilities for workers, enhancing job satisfaction and productivity. A well-maintained work area attracts and retains skilled workers and also contributes to operational efficiency.</p> </div> <div> <p>Excavator for resource recovery & Weighbridge (\$150,000)</p> <p>Boosts sorting efficiency by streamlining the handling of large volumes of recyclable and recoverable materials, reducing landfill dependency and increasing resource recovery rates for a more sustainable waste management system. Additionally, it enhances operational efficiency and tracking by providing real-time data on waste volumes, which improves accuracy in waste measurement, enables better resource allocation, optimises logistics, and supports data-driven decision-making.</p> </div> <div> <p>Mulcher/Chipper high-output (\$50,000)</p> <p>Enhances the processing of organic material by breaking down green waste into smaller, more manageable pieces, accelerating decomposition. This improves composting efficiency, increases output, and contributes to a more sustainable waste recovery cycle.</p> </div> <div> <p>On-site laboratory (\$50,000)</p> <p>Enables compost quality testing and monitoring, ensuring that all outputs meet regulatory standards and industry benchmarks. By maintaining high compost quality, this fosters greater community confidence and market demand for locally produced compost.</p> </div> </div>	


Project Title	Approximate Cost	Description	Recommended Y/N
Carcoola Playground Upgrades Recommended for EOI Submission	\$250,000	<p>Carcoola Children's Centre is Council's long day care centre, which provides care for children aged 6 weeks to schooling. It also offers before and after school and holiday care for primary age students. The centre can cater for 89 children per day and offers an essential service to the Tumbarumba community.</p> <p>The playground is outdated and requires new equipment, soft fall and landscaping to make it suitable for the children.</p> 	Yes, Recommended

Project Title	Approximate Cost	Description	Recommended Y/N
			


Project Title	Approximate Cost	Description	Recommended Y/N
Tumbarumba Pool Upgrades Recommended for EOI Submission	\$200,000	The Tumbarumba Swimming Pool is proposing upgrades to amenities, disabled toilets and kiosk so the facility is accessible and usable by the entire community. Identified in Councils Capital Works Program.	Yes, Recommended
Batlow Literacy Institute Upgrades Recommended for EOI Submission	\$200,000	The Batlow Literacy Institute is a hub for the community hub and has frequent use for a range of functions. The building requires new flooring to maintain a high standard for the facility use. Identified in Councils Capital Works Program.	Yes, Recommended
Old Tumut Bridge - Pedestrian and Cycling connection Recommended for EOI Submission	Unknown	It has been proposed to restore and upgrade the Old Tumut Bridge to a functioning pedestrian and cycling connection. The bridge is a significant historical landmark for the Tumut community.	Yes, Recommended
Khancoban Preschool Recommended for EOI Submission	Unknown	The Khancoban preschool has been identified for building upgrades, including new floor coverings, heating/cooling, painting, kitchen & bathroom upgrades. This facility is an essential service for the Khancoban community and requires an uplift to elevate the experience for children attending the service.	Yes, Recommended
Tumbarumba Caravan Park - Business Plan and Master Plan Implementation Stage 1 Amenities Upgrade Recommended for EOI Submission	\$700,000	Council M129/25 resolved to <i>adopt the Tumbarumba Caravan Park Business Plan and Master Plan</i> . Implementing the Master Plan will allow Council to enhance guest experience, boost local economic impact and ensure compliance and safety.	Yes, Recommended

Project Title	Approximate Cost	Description	Recommended Y/N
		<p>11.7. TUMBARUMBA CARAVAN PARK - BUSINESS PLAN AND MASTER PLAN</p> <p>MOTION:</p> <p>THAT COUNCIL:</p> <ol style="list-style-type: none"> 1. Adopts the Tumbarumba Caravan Park Business Plan and Master Plan; and 2. Forward copies of the Tumbarumba Caravan Park Business Plan and Master Plan to Crown Lands for their information. <p>Cr Wortes/Cr Thomson</p> <p>M127/25 RESOLVED to move into Committee of the Whole.</p> <p>Cr Thomson/Cr Sheldon</p> <p>For: Cr Ham, Cr Thomson, Cr Inglis, Cr Packard, Cr Hardwick, Cr Sheldon</p> <p>Against: Cr Hayes, Cr Larter, Cr Wortes</p> <p>CARRIED</p> <p>6/3</p> <p>M128/25 RESOLVED to move out of Committee of the Whole.</p> <p>Cr Hardwick/Cr Sheldon</p> <p>CARRIED UNANIMOUSLY</p> <p>M129/25 RESOLVED:</p> <p>THAT COUNCIL:</p> <ol style="list-style-type: none"> 1. Adopts the Tumbarumba Caravan Park Business Plan and Master Plan; and 2. Forward copies of the Tumbarumba Caravan Park Business Plan and Master Plan to Crown Lands for their information. <p>Cr Wortes/Cr Thomson</p> <p>CARRIED UNANIMOUSLY</p> <p>Stage 1 upgrades to the amenities building will improve guest satisfaction and have significant economic impact through increased visitation. Council could choose any of the items listed should they wish to select another option for this proposal.</p>	



		<div><div><div><div><div><div></div><div>Table 31</div></div></div><div><div>Master Plan Actions</div><table><tr><th>Description</th><th>Stage 1</th></tr><tr><td>Stage 1</td><td>2026-2030</td></tr><tr><td>Amenities Building (200m2 @\$3500 a m2)</td><td>\$700,000</td></tr><tr><td>Allowance for provision of services</td><td>\$75,000</td></tr><tr><td>Allowance for demolition and re-instatement old amenities site and re-instate site</td><td>\$60,000</td></tr><tr><td>Allowance for Landscaping and pathways</td><td>\$25,000</td></tr><tr><td>Pedestrian bridge</td><td>\$65,000</td></tr><tr><td>2 x Ensuite Buildings</td><td>\$150,000</td></tr><tr><td>Connection, drainage, road formalisation and landscaping</td><td>\$100,000</td></tr><tr><td>Formalise 3 drive through sites</td><td>\$15,000</td></tr><tr><td>Allow for 1 new BBQ area, BBQ and Seating and Fire-Pit</td><td>\$50,000</td></tr></table></div></div></div><div></div></div>	Description	Stage 1	Stage 1	2026-2030	Amenities Building (200m2 @\$3500 a m2)	\$700,000	Allowance for provision of services	\$75,000	Allowance for demolition and re-instatement old amenities site and re-instate site	\$60,000	Allowance for Landscaping and pathways	\$25,000	Pedestrian bridge	\$65,000	2 x Ensuite Buildings	\$150,000	Connection, drainage, road formalisation and landscaping	\$100,000	Formalise 3 drive through sites	\$15,000	Allow for 1 new BBQ area, BBQ and Seating and Fire-Pit	\$50,000	
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Project Title	Approximate Cost	Description	Recommended Y/N
Tumbarumba Library <u>Not</u> Recommended	\$50,000 - \$150,000	The Tumbarumba Library renewal includes upgrades and repairs to the external building. Identified in Councils Capital Works Program.	Not Recommended
Tumut River Walk <u>Not</u> Recommended	\$250,000 - plan only	<p>The Tumut River Walk was identified in Councils Tracks and Trails Masterplan. Council M129/23 resolved <i>to prioritise delivery of the Tumut River Walk should funding for a smaller project become available.</i></p> <p>Further investigation has revealed that Council is not the land manager for this section of trail, and there is not enough space for the two lanes of traffic and a pedestrian pathway. A full redesign of this section of the walk would be required, costing approximately \$250,000.</p> <p>Funding could be sought for the plan to be developed; however, the construction of the pathway would need to include a raised walkway over the river which would be significantly higher than the funds available in the grant program.</p> <p>Funding could be sought for the plan to be developed, however the construction of the pathway would need to include a raised walkway over the river which would be significantly higher than the funds available in the grant program.</p>	Not Recommended

Project Title	Approximate Cost	Description	Recommended Y/N
		<div><p>Tumut River Walk Concept Overview</p></div>	

The projects outlined in Table 2 were established through community information sessions, see the **Community Engagement and Communication** section of this report for further details.

This list is indicative of possible projects that may be submitted to the grant funding program and is not an exhaustive list of what will be included.

Inclusion of these projects in this report and as presented at the Council Workshop held on Thursday 3 July, are for Councils awareness only.

Council needs to be aware that Community Groups and stakeholders may or will require some form of Council involvement in the future to assist with the delivery of these projects either by way of seeking Council approval to utilise Council land or facilities and or some other form of "in kind" support from Council.

Submissions to the grant funding program will be completed by external persons, organisations or community committees.

Table 2 - Community Led Projects - that Council is currently aware of at the time of writing this report

Project Title	Approximate Cost	Town	Applicant	Description	Council Involvement Y/N
Sports Precinct	Unknown	Batlow	Batlow Golf Club Batlow Show Society Do It For Batlow	<ul style="list-style-type: none"> Refurbishment of the Batlow Show Building New Skate Park Sporting Facilities Golf Club Upgrades and Equipment - kitchen, building maintenance, shed and tractor 	Yes - for the Skate Park which is a Council facility. Council managed land and facility
Walking & Cycling Tracks	Unknown	Batlow	Do It For Batlow Country Women's Association Batlow Environment Network	<ul style="list-style-type: none"> Weemala Lookout & Walk <ul style="list-style-type: none"> This project was identified in Council's Tracks & Trails Masterplan. Reedy Creek Park - toilets, walking track & Rhododendron garden 	Yes - Council managed Crown Land
Batlow Cider Rail Trail	\$1.3 million	Batlow	Council	As Above Supported by the Batlow Community & Tumbarumba Chamber	Yes - Council Led project

Project Title	Approximate Cost	Town	Applicant	Description	Council Involvement Y/N
Batlow Seniors Village	\$200,000 per unit	Batlow	Batlow Seniors Village Committee	New units to be built to provide seniors with local accommodation - seeking at least 1 unit	Yes - building approvals only - required by Council
Disaster Relief	Unknown	Batlow	Batlow Community Cultural Association	<ul style="list-style-type: none"> List of identified items from the 'Big Map' exercise Communications Power Supply 	Yes - agreement on use of Councils building / Facility in Batlow
Community Garden	\$40,000 - \$50,000	Batlow	Cooinda Indigenous Organisation	Cooinda Community Garden	No
Greater Glider Project	Unknown	Batlow	Local Land Services	Local Land Services conservation project for the Greater Glider	No
Landcare Upgrades	Unknown	Batlow	Landcare	Landcare facility upgrades	No
Anglican Church Toilets	Unknown	Batlow	St. Johns Anglican Church	St Johns Anglican Church Upgrades	No
Tumbarumba Primary School Playground	\$280,000	Tumbarumba	Tumbarumba Primary School	New playground equipment for the Tumbarumba Public School	No
Tumbarumba Preschool Landscaping	\$200,000	Tumbarumba	Tumbarumba Start Strong Preschool	Landscaping and outdoor equipment for Tumbarumba Preschool	No
Tooma Road Pathway Extension	\$2 million	Tumbarumba	Council	Costings provided in the SVC Tracks & Trails Masterplan	Yes - Council Led Project
Cultural Programs	Unknown	Tumut	Combined Indigenous Organisations	Collaborative programs for Cultural education and experiences	No
CWA Hall Upgrades	Unknown	Tumut	Country Women's Association	Upgrades for disabled toilets and rooms	No
Tumut TAFE Courses	Unknown	Tumut	Tumut TAFE	Offering Fee Free courses	No

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

Theme 3 - Our Environment

Theme 4 - Our Infrastructure

Theme 5 - Our Civic Leadership

Community Strategic Plan Strategic Objectives

CSP1.2 The wellbeing of local people is supported through the provision of local health, recreation and community services

CSP2.1 Our economy is made up of a broad range of business and industry with strong opportunities

CSP3.2 A robust planning framework supports the needs and identity of our community and natural environment

CSP4.1 A robust transport network services our local communities

CSP4.2 Our amenities, infrastructure green spaces and community facilities meet community needs

CSP5.1 Council and local communities partner to create an ongoing culture of engagement and communication to aid Council decision making

Delivery Program Principal Activities

1.2.1 Create and maintain accessible, high-quality public spaces that are inclusive for people of all ages, abilities and backgrounds

1.2.2 Strengthen partnerships and collaboration with the community, local services and across levels of government to optimise resources, share information and best practices

1.2.3 Deliver and promote programs that foster social connections, reduce isolation, and improve community wellbeing

1.3.3 Support community resilience initiatives to adapt to changing circumstances

2.1.1 Support and increase the importance of encouraging business opportunities within the Snowy Valleys

3.2.2 Facilitate sustainable development that considers current and future needs of our community and environment

4.1.1 Plan and manage a safe, efficient and well-maintained road network across the LGA

4.1.2 Plan and deliver affordable transport infrastructure to meet current and future community needs

4.2.1 Provide accessible, adaptable and well-maintained community facilities across the LGA

4.2.2 Maintain and upgrade building and infrastructure to meet current and future needs

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

5.1.1 Support opportunities for the community to engage with Council decision making and ensure input is listened to and acted on, where appropriate

5.1.2 Provide engagement opportunities to keep the community well informed and actively engaged in local decision making and problem solving

5.1.3 Strengthen local, regional, state and federal partnerships through collaboration, consultation, advocacy, and knowledge exchange to facilitate improved decision making and outcome for the community

FINANCIAL AND RESOURCES IMPLICATIONS:

Identified projects will not require any funding from Council should they be successful with the Transgrid funding program.

Transgrid has provided \$2 million each to HumeLink West and HumeLink East, which the Joint Venture partners are dividing between their respective LGA's.

- HumeLink West will be allocating funding *between \$200,000 and \$1.3 million for Snowy Valleys local government area projects*
- HumeLink East will be accepting expressions of interest *for projects starting at \$20,000 up to \$1.8 million.*

As described in the funding process stages, to determine a shortlist of proposed projects at the completion of the expression of interest step, a review of permissions and approvals will be conducted and checked for any Council requirements. If there are any financial or resource implications, these will be brought to a future Council meeting for consideration.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Council has no statutory authority in this process as the project is classified as Critical State Significant Infrastructure.

The HumeLink project is assessed by the NSW Department of Planning and Environment (DPE) under Part 5, Division 5.2 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The project has also been declared a 'controlled action' under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and will be assessed by the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the assessment bilateral agreement, which accredits certain NSW processes to reduce assessment duplication by the Commonwealth Government. The approval authorities are the NSW Minister for Planning and the Commonwealth Minister for Environment and Water.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

RISK CATEGORY	RISK/REWARD DESCRIPTION	COST/RISK	BENEFIT/ REWARD
Legal	Projects chosen for funding by Transgrid will enter into an agreement outlining the requirements for the delivery	Project cost will be determined by successful applicants.	Transgrid will lead the delivery of the projects.
Environmental & Public Health	Transgrid has prepared the Environmental Impact Statement (EIS) in accordance with the Planning Secretary's Environmental Assessment Requirements (SEARs), the Supplementary SEARs, the requirements of the EP&A Act and EPBC Act, the Environmental Planning and Assessment Regulation 2021,	This assessment is undertaken by Transgrid.	This assessment is undertaken by Transgrid.

RISK CATEGORY	RISK/REWARD DESCRIPTION	COST/RISK	BENEFIT/ REWARD
	and the State Significant Infrastructure Guidelines. Transgrid further submitted the Amendment Report in response to the submissions raised during the public exhibition of the EIS.		
Financial	The chosen grant funded projects is 100% funded by Transgrid. The HumeLink project is a \$4.8 billion investment.	Nil cost to Council.	Provision of facilities to the community, funded by Transgrid.
People	Depending on the project that is selected, the relevant Council staff member will work with Transgrid as the funding body to deliver the project.	Potential reduction in services as staff resources are required for the project delivery.	The Interface Manager provides a dedicated resource to take pressure off staff and manage the workload created by the HumeLink project.
Technology	The HumeLink project is classified as a state significant infrastructure and required to provide power to the National Electricity Market (NEM).	Transmission lines installed across the project footprint.	Reliable and sustainable renewable energy for the NEM.
Stakeholder	The Snowy Valleys Community, Community organisations/businesses and Council are key stakeholders in the Transgrid funding program.	Risk of missing out on potential funding if submissions are not made to the funding program.	Potential for Community Investment funding or Community Grants. Employment opportunities for local businesses and subcontractors to supply product and services to the selected project.
Service Delivery	The successful projects that are funded will be delivered by Transgrid in partnership with the applicant.	Council will support community applications if successful and require Council permissions or approvals.	Council has the ability to advocate for the Community to ensure the best outcome and benefit and is provided through the funded projects.

OPTIONS:

1. Adopt as per recommendations set out in this report - preferred option.

2. Amend the recommendation and select the projects to be endorsed for application.
3. Decline the recommendations set out in this report

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

A Council Workshop was also held on Thursday 3 July to discuss the projects that should be submitted by Council as part of the Public Expression of Interest. The Workshop was attended by eight (8) Councillors.

Community consultation relating to the HumeLink project is led by Transgrid and the Joint Venture partners.

During June 2025 Council's Interface Manager attended several meetings to support the CIBP:

- Batlow Environment Network 12 June 2025
- The Batlow United Community Chamber (BUCC) 15 June 2025
 - HumeLink West also presented an update on a range of items relating to their work progress.
- Tumbarumba Community Chamber 25 June 2025
- Batlow Community Workshop 29 June 2025



Image 4 - HumeLink presenting to the BUCC



Image 5 - Batlow Community Workshop

To Councils awareness, HumeLink have also held the following meetings to discuss the CIBP:

- Do It For Batlow
- Batlow Rotary

HumeLink have also hosted the following Grant Funding Workshops:

- Tumut 1 July 2025
- Batlow 2 July 2025
- An online grant funding workshop is planned for 14 July 2025



Image 6 - Grant writing workshop Tumut



Image 7 - Grant writing workshop Batlow

ATTACHMENTS

Nil.

11.3. PUBLIC SWIMMING POOLS 2024/2025 SEASON REPORT

REPORT AUTHOR: MANAGER UTILITIES, OPEN SPACE & FACILITIES

RESPONSIBLE DIRECTOR: DIRECTOR INFRASTRUCTURE & WORKS

EXECUTIVE SUMMARY:

The purpose of this report is to provide a summary of the performance of the Council's five (5) public swimming pools for the past 2024/2025 pool season as well as recommend potential cost saving measures for future seasons.

Total 2024/2025 season year to date (YTD - May 2025) revenue is \$245,383. This is \$32,473 down from the previous season 2023/2024 which corresponds to the approximately 10,000 less patrons this season. This season's attendance numbers have returned to average numbers following the substantial 12,000 spike last season (2023/2024) despite the reintroduction of pool entry fees.

RECOMMENDATION:

THAT COUNCIL:

1. **Note the 2024/2025 season performance of Council's five public swimming pools including attendance numbers and financial results;**
2. **Provide free adult swimming lessons at all pools;**
3. **Implement unsupervised swimming pools management arrangements at Batlow and Khancoban pools during weekdays including the lowering of age for swipe card entry to 15 and under 15's who are accompanied by a parent, guardian or carer;**
4. **Propose to delay Tumut opening by two weeks in line with Adelong and extend all pools by one week at the end of the season; and**
5. **Confirm opening dates for pools for the 2025/2026 season are:**
 - a. **Adelong and Tumut - 25th October 2025 to 15th March 2026**
 - i. **Mon to Fri - 2.30pm to 6.30pm**
 - ii. **Weekends and school holidays - 10am to 6.30pm**
 - iii. **Swipe card access - 11th October 2025 to 22nd March**
 - iv. **Swipe card access weekdays - 6am to 8pm**
 - v. **Swipe card access weekends - 7am to 8pm**
 - b. **Batlow, Khancoban - 22nd November 2025 to 15th March 2026**
 - i. **Weekends - 12pm to 6.30pm**
 - ii. **Swipe card access - 8th November 2025 to 22nd March**
 - iii. **Swipe card access - 7am to 8pm**
 - c. **Tumbarumba - 22nd November 2025 to 15th March 2026**
 - i. **Mon to Fri - 3pm to 6.30pm**
 - ii. **Weekends and school holidays - 12pm to 6.30pm**
 - iii. **Swipe card access - 8th November 2025 to 22nd March**
 - iv. **Swipe card access - 7am to 8pm**

BACKGROUND:

The pool season commenced for Tumut on the 12 October 2024, Adelong on the 26 October 2024 and the 23 November 2024 for Batlow, Khancoban and Tumbarumba Pools. The season closed on 16 March 2025 for Adelong, Khancoban, Tumbarumba and Tumut pools which included a week's extension due to hot weather and the 23 March 2025 for Batlow pool which was an additional week's extension due to the pool closure mid-season as a result from a broken pump. After hours swipe card access was available at Adelong and Tumut pool from 12 October 2024 while Batlow, Khancoban and Tumbarumba was available from the 9 November 2024. All pools swipe card access closed on 23 March 2025.

At Council's Ordinary Meeting of the 20 February 2025, it was Resolved:

8.1. NOTICE OF MOTION - SWIMMING POOL ACCESS REVIEW - CR SHELDON, CR LARTER**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

Cr Sheldon/Cr Larter

CARRIED UNANIMOUSLY

Notice of Motion

1. Pools opening on public holidays - Staff costs for public holidays (inc. oncosts, overheads at double time per Award): Lifeguard - \$84.72 per hour, Supervising Lifeguard - \$87.25 per hour.

Total estimated costs for opening Boxing Day & New Years Day = \$17,975*

(Based on following staffing levels: Batlow & Khancoban - supervising lifeguard & lifeguard, Adelong & Tumbarumba - supervising lifeguard & 2 lifeguards, Tumut - supervising lifeguard & 3 lifeguards)

Estimate revenue for opening Boxing Day & New Years Day= \$4,000*

*Figures based on highest daily patronage for each pool during 2024/2025 season.

Note: opening on public holidays is subject to casual staff availability.

Given the costs incurred to Council it is recommend not to proceed with opening the pools on public holidays.

2. 10 free entry passes to under 16 years - Potential loss of entry fee income estimated at - \$10,000.

Given the costs incurred to Council, the minimal benefits and the recommendation to reduce swipe card access age at Batlow and Khancoban to 15-year-old, it is recommended not to proceed with 10 free entry passes to under 16 years.

3. Free adult swimming lessons - Potential loss of income \$1,500.

Given the significant benefits of adults learning to swim and the minimal loss of income it is recommended to proceed with free adult swimming lessons.

REPORT:**Attendance**

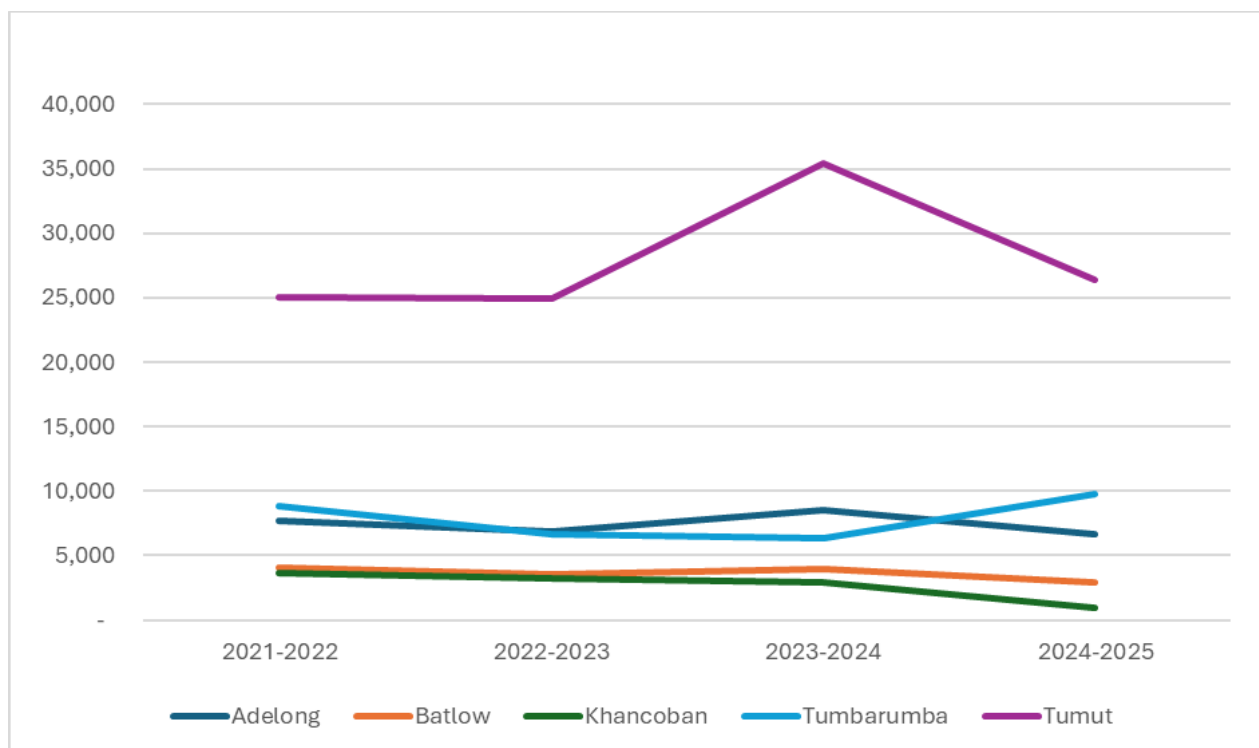
Total attendance numbers across the five pools saw a decrease from last season and a return to more average season numbers. Last year's numbers were 12,000 more than the previous year despite the

introduction of entry fees. This season saw an attendance of 46,660 compared with the previous season of 57,247 and the 2022-2023 season of 45,241.

Table 1. Pool attendance numbers over past four seasons

	2021-22	2022-23	2023-24	2024-25	Average
Adelong	7,736	6,816	8,560	6,684	7,449
Batlow	4,071	3,571	3,958	2,915	3,629
Khancoban	3,680	3,215	2,948	911	2,689
Tumbarumba	8,842	6,661	6,330	9,796	7,907
Tumut	25,086	24,978	35,451	26,354	27,967
TOTAL	49,415	45,241	57,247	46,660	49,641

Graph 1. Pool attendance numbers over past four seasons



When comparing the attendance numbers over the past four seasons the data shows a steady decline each season at Batlow and Khancoban pools despite significant upgrade works to these pools in recent years. Tumut Pool is consistently higher than the other four pools combined which is also reflective of Tumut's population being higher than the other four towns combined.

Table 2. Season 2024/2025 Attendance Statistics

	Adelong		Batlow		Khancoban		Tumbarumba		Tumut	
	Child	Adults	Child	Adults	Child	Adults	Child	Adults	Child	Adults
Season attendance (operational hours) child/adult	3,532	3,152	1,842	1,073	465	446	2,753	7,043	15,915	10,439
Total attendance (operational hours)		6,684		2,915		911		9,796		26,354
Average daily attendance child/adult	25	23	26	15	7	6	25	64	68	104
Average total daily attendance		48		40		13		89		172
Average hourly attendance		8		8		3		18		29

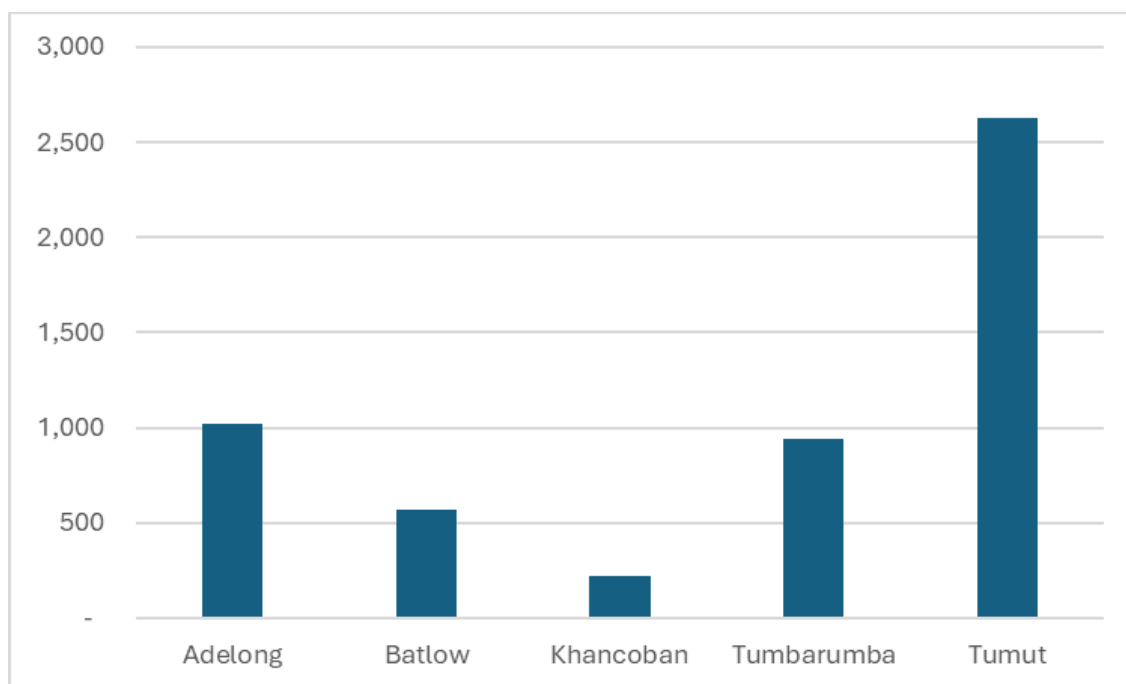
Table 3. Total 2024/2025 Season Pass Numbers

Family	Adult	Concession	Child	After Hours
203	419	94	137	310

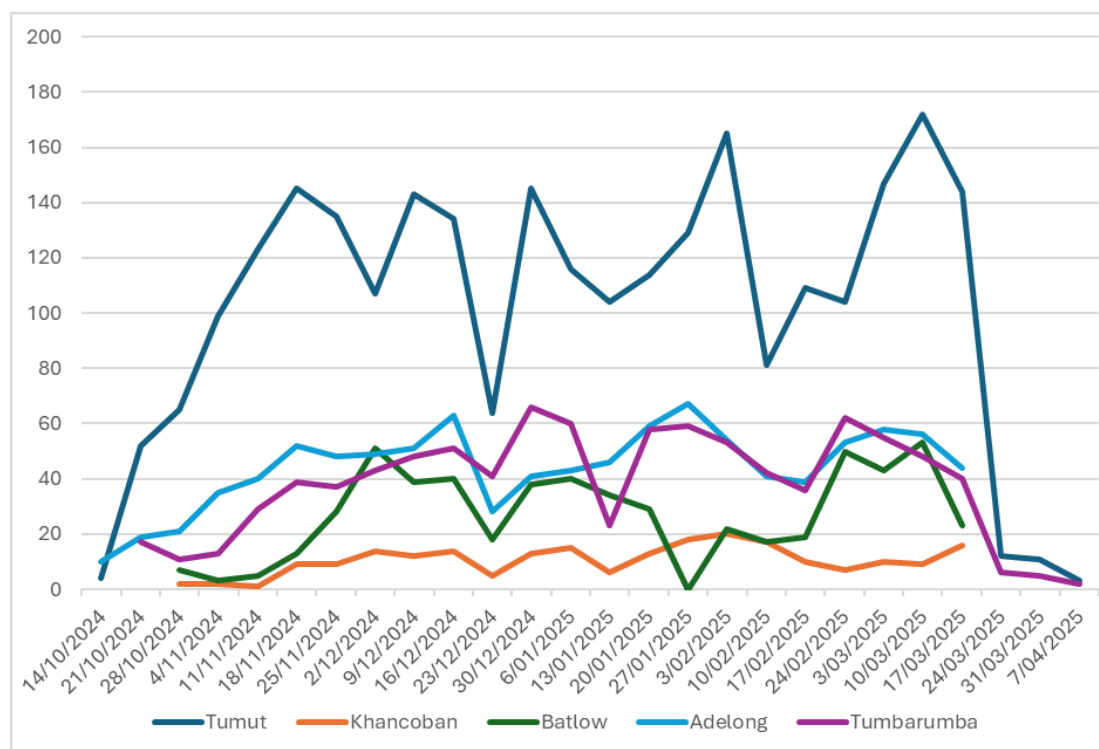
The following table and graph outlines the weekly after-hours attendance at each of the five public pools for which there were a total of 310 after hours cards purchased. Tumut had a season total of 2,627 after-hours attendees, followed by Adelong with 1,017 and Tumbarumba at 944.

Table 4. 2024/2025 Season Weekly After-Hours Attendance

Week of	Adelong	Batlow	Khancoban	Tumbarumba	Tumut
14/10/2024	10				4
21/10/2024	19			17	52
28/10/2024	21	7	2	11	65
04/11/2024	35	3	2	13	99
11/11/2024	40	5	1	29	123
18/11/2024	52	13	9	39	145
25/11/2024	48	28	9	37	135
02/12/2024	49	51	14	43	107
09/12/2024	51	39	12	48	143
16/12/2024	63	40	14	51	134
23/12/2024	28	18	5	41	64
30/12/2024	41	38	13	66	145
06/01/2025	43	40	15	60	116
13/01/2025	46	34	6	23	104
20/01/2025	59	29	13	58	114
27/01/2025	67	0	18	59	129
03/02/2025	54	22	20	53	165
10/02/2025	41	17	17	42	81
17/02/2025	39	19	10	36	109
24/02/2025	53	50	7	62	104
03/03/2025	58	43	10	55	147
10/03/2025	56	53	9	48	172
17/03/2025	44	23	16	40	144
24/03/2025				6	12
31/03/2025				5	11
07/04/2025				2	3
TOTAL	1,017	572	222	944	2,627

Graph 2. 2024/2025 Season Total After-Hours Attendance

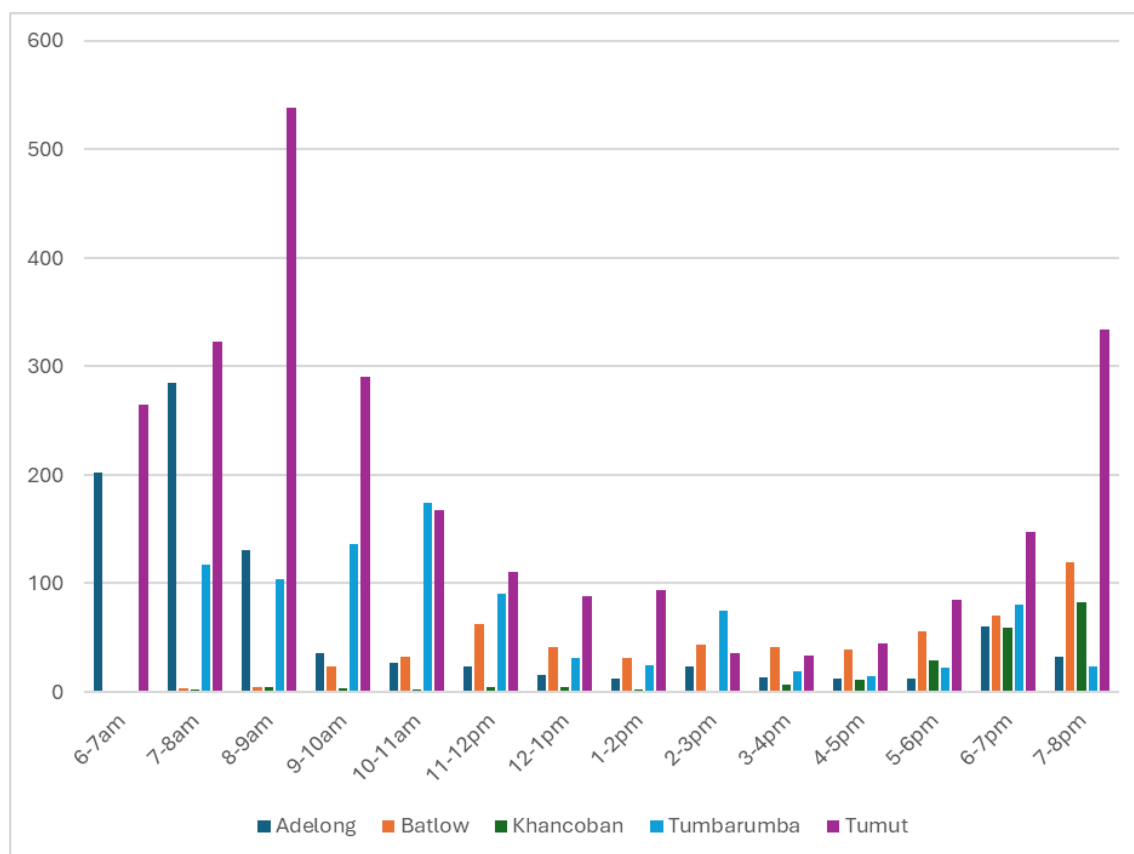
As can be seen from the following graph the after-hours attendance increases at all pools over the first four weeks of season. The graph also shows a significant decline in pool usage during the week of Christmas, due in part to two public holidays. Interestingly is the significant decline in numbers over four weeks at the end of the season despite temperatures being warm, and the extension to the pool season and noting that all pools have solar heating.

Graph 3. 2024/2025 Season Weekly After-Hours Attendance

The following graph shows the (total number of after-hours access) times when after-hours access is used. Note, access through after-hours access gates during normal operational hours is not required, however some card holders still use this entry and as such accounts for the low numbers during operational hours.

Adelong and Tumut pools open for after-hours access from 6am, while Batlow, Khancoban and Tumbarumba open from 7am (due to staff availability). The most popular time for Adelong is 6am to 8am while evening numbers are very low. Batlow and Khancoban numbers are spread throughout the day with 6pm to 8pm being the most popular, while morning numbers are extremely low. Tumbarumba's most popular times are between 7am to midday while Tumut's most popular times are between 6am to 10am and 7pm to 8pm, with 8am to 9am having double the numbers of any other hour.

Graph 4. Total after-hours access numbers per hour



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

CSP4.2 Our amenities, infrastructure green spaces and community facilities meet community needs

Delivery Program Principal Activities

4.2.1 Provide accessible, adaptable and well-maintained community facilities across the LGA

FINANCIAL AND RESOURCES IMPLICATIONS:

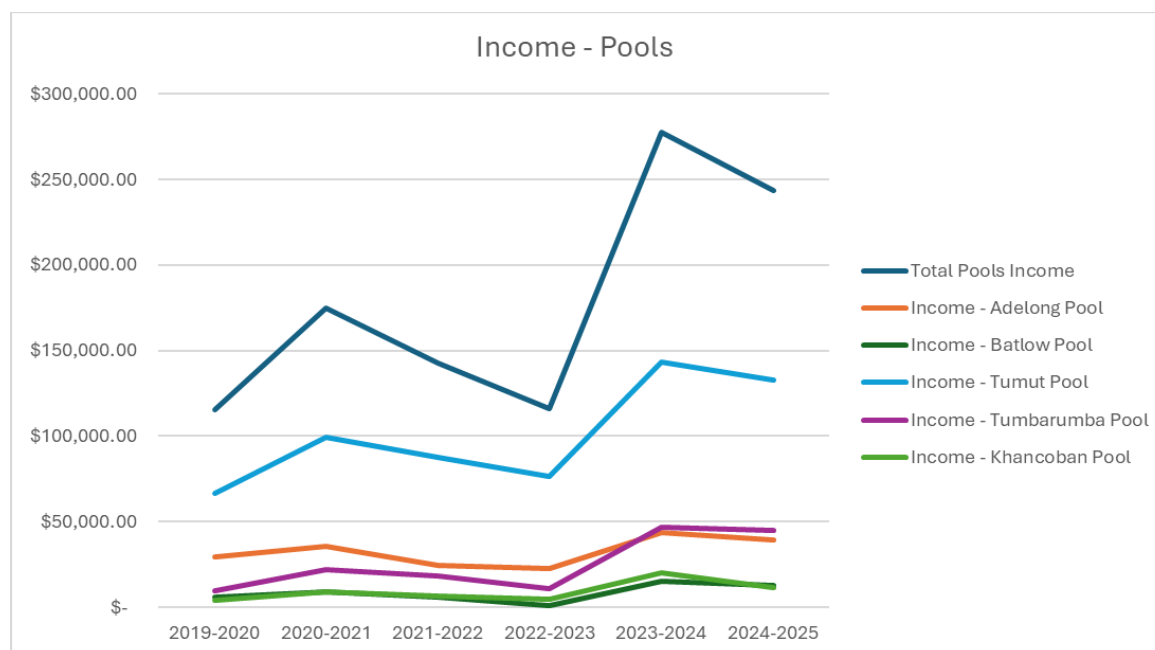
Revenue

Total 2024/2025 season year to date (YTD - end of May) revenue from entry fees, swim lessons and kiosk sales is \$245,383. This is down on last year's revenue (due to lower patronage numbers to last season), however is significantly higher than the four seasons prior due to the charging of entry fees. Tumut pool's revenue was \$22,000 more than the other four pools combined, 3 times greater than Adelong and Tumbarumba, 9 times more than Batlow and 11 times greater than Khancoban.

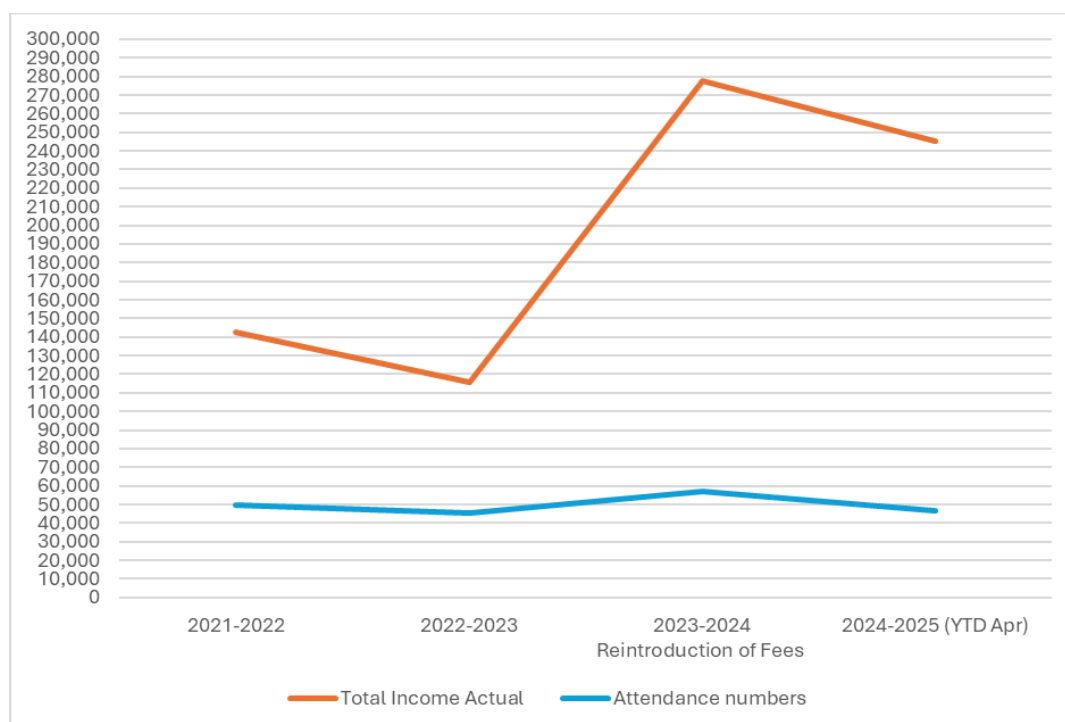
Table 5. Pool revenue over the past six seasons

	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025 YTD
Pools Totals					Introduction of entry fees	
Revenue Budget	\$ -	\$ -	\$ -	\$ 139,900	\$ 366,400	\$ 244,000
Revenue Actual	\$ 115,217	\$ 174,595	\$ 142,788	\$ 115,768	\$ 277,856	\$ 245,383
Administration						
Revenue Budget		\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Actual		\$ -	\$ -	\$ -	\$ -	\$ 2,000
Adelong						
Revenue Budget	\$ -	\$ -	\$ -	\$ 28,900	\$ 60,400	\$ 62,500
Revenue Actual	\$ 29,449	\$ 35,467	\$ 24,236	\$ 22,717	\$ 43,750	\$ 39,834
Batlow						
Revenue Budget	\$ -	\$ -	\$ -	\$ 7,500	\$ 20,500	\$ 14,000
Revenue Actual	\$ 5,669	\$ 9,219	\$ 6,136	\$ 690	\$ 15,289	\$ 14,155
Tumut						
Revenue Budget	\$ -	\$ -	\$ -	\$ 77,000	\$ 221,000	\$ 136,000
Revenue Actual	\$ 66,357	\$ 99,211	\$ 87,690	\$ 76,353	\$ 143,407	\$ 132,672
Tumbarumba						
Revenue Budget	\$ -	\$ -	\$ -	\$ 19,000	\$ 32,000	\$ 24,000
Revenue Actual	\$ 9,511	\$ 21,776	\$ 18,084	\$ 11,075	\$ 46,766	\$ 45,164
Khancoban						
Revenue Budget	\$ -	\$ -	\$ -	\$ 7,500	\$ 32,500	\$ 7,500
Revenue Actual	\$ 4,229	\$ 8,920	\$ 6,641	\$ 4,932	\$ 19,863	\$ 11,558

Revenue is \$32,473 down from the previous season 2023/2024 which corresponds to the approximately 10,000 less patrons this season compared to last season. As noted above however, attendance numbers have returned to average numbers following the substantial 12,000 spike last season (2023/2024) despite the reintroduction of pool entry fees and therefore moving forward, should average attendance numbers continue in future seasons, then this season's revenue can be assumed to be an average expected return. As can be seen in the graph below all pools had a decline in revenue from last season's highs.

Graph 4. Individual pool revenue over the past six seasons

The graph below clearly highlights the link between attendance numbers and revenue. The reintroduction of entry fees and the significant increase in patrons last season saw a substantial rise in revenue. When compared to this season's attendance numbers, which are more in line with the previous 2021/2022 and 2022/2023 seasons numbers, revenue has dropped accordingly.

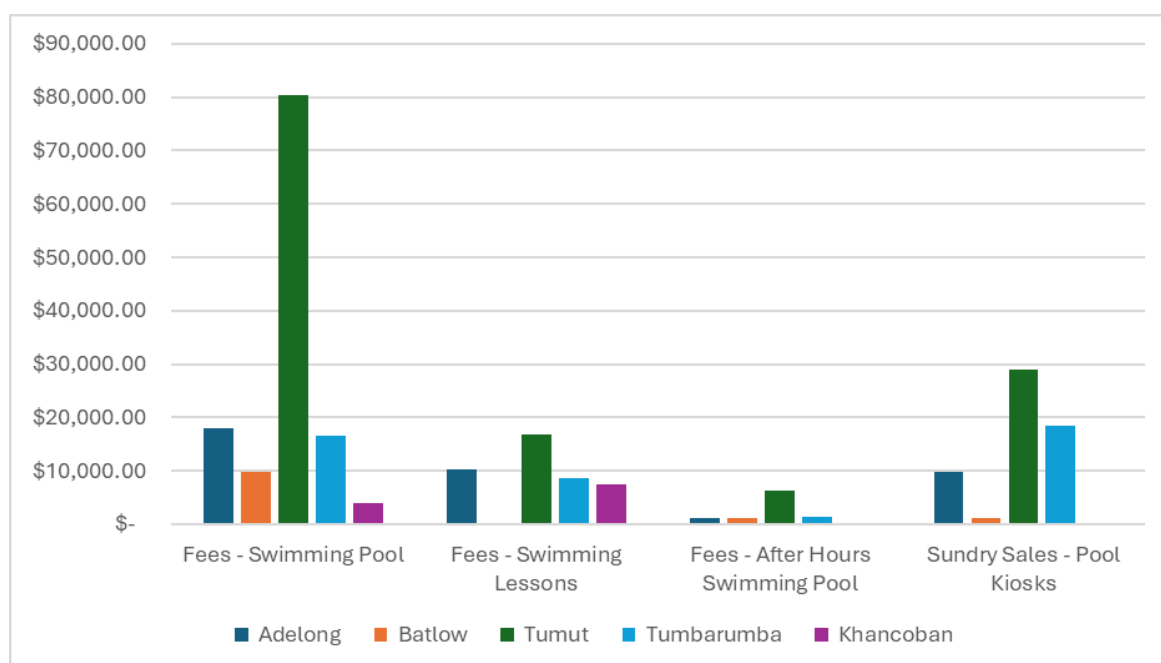
Graph 5. Season 2024/2025 Total Income & Attendance

A breakdown of revenue shows that entry fees generate substantially more revenue than swimming lessons, after-hours access and kiosk sales combined, while Tumut entry fees generated almost double the other four pools combined. Tumut generated the most revenue from swimming lessons followed by Adelong while Tumut also generated the most revenue from after-hours access and kiosk sales.

Table 6. Pool Revenue Breakdown

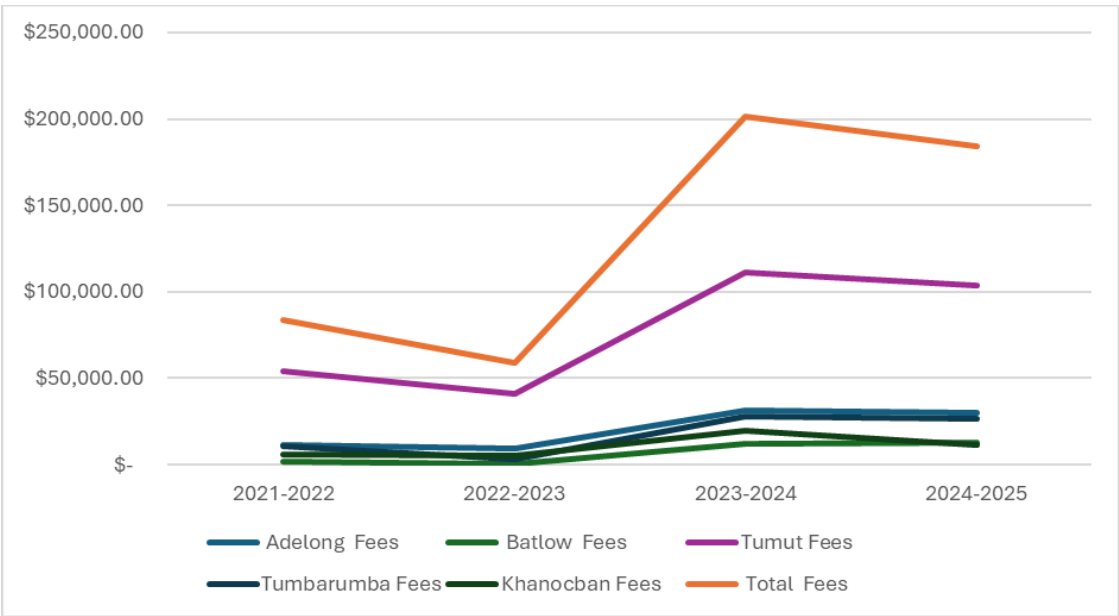
Revenue Source	Adelong	Batlow	Tumut	Tumbarumba	Khancoban	TOTAL
Fees - Swimming Pool	\$ 18,186.00	\$ 11,227.00	\$ 80,443.24	\$ 16,595.95	\$ 3,848.00	\$ 130,300.19
Fees - Swimming Lessons	\$ 10,297.09	\$ 100.00	\$ 16,844.21	\$ 8,589.80	\$ 7,490.00	\$ 43,321.10
Fees - After Hours Swimming Pool	\$ 1,227.21	\$ 1,114.00	\$ 6,363.63	\$ 1,460.00	\$ 220.00	\$ 10,384.84
Sundry Sales - Pool Kiosks	\$ 9,825.10	\$ 1,218.20	\$ 29,021.14	\$ 18,518.45	\$ -	\$ 58,582.89
Total	\$ 39,535.40	\$ 13,659.20	\$ 132,672.22	\$ 45,164.20	\$ 11,558.00	\$ 242,589.02

Graph 6. 2024/2025 pool season revenue breakdown

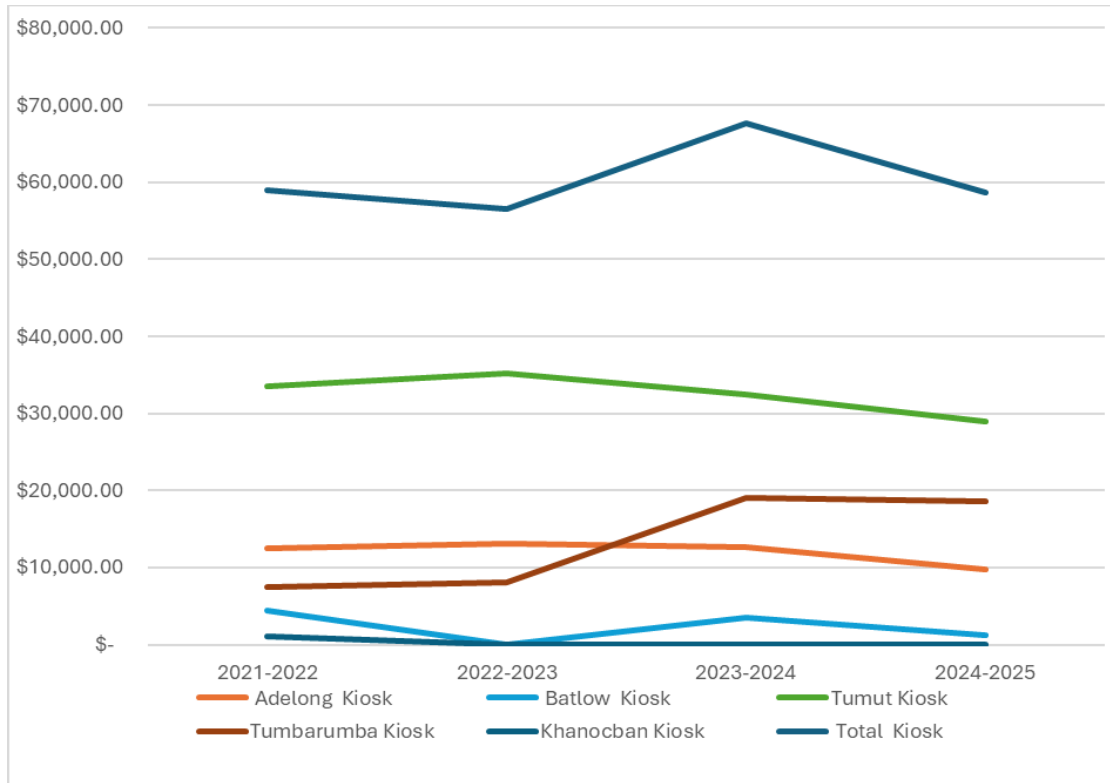


The following two graphs show individual pool revenue generated from fees and kiosk sales respectively over the past four seasons. As noted in graph five, pool fees and kiosk sales directly link with patronage numbers. In season 2023/2024, fees and kiosk revenue increased significantly due to the reintroduction of entry fees and the 12,000 higher patronage numbers from the previous season. This year fees and kiosk sales have decreased in line with the 10,000 less patrons than from 2023/2024.

Graph 7. Individual Pool fees revenue over past four seasons



Graph 8. Individual Pool kiosk revenue over past four seasons



The following table shows revenue generated per individual patron at each individual pool in relation to entry fees, kiosk sales and total revenue. Entry fees per individual, range from \$1.69 in Tumbarumba to \$4.21 in Khancoban with the average being \$3. These differences between pools reflect the different entry fees paid but more importantly, the number of season passes and how often they use their passes at an individual pool.

The greater the number of season passes used regularly at an individual pool, then the lower the revenue per attendee. The higher the revenue per attendee reflects less season passes being used. As such Tumut attracts more season pass uses in comparison to Khancoban and Tumbarumba.

The following table also shows revenue generated per individual patron at each individual pool in relation to kiosk sales. Tumbarumba generated significant revenue in comparison to attendance numbers and therefore each attendee spent on average \$1.89. Adelong patrons spent on average \$1.47, while Tumut individuals averaged \$1.10 and Batlow \$0.42.

Khancoban had the highest revenue per patron at \$12.67 which is due to the very low patronage numbers but high swimming lesson take up. The other four pools were all very similar in total revenue per patron ranging between \$4 and \$5.

Daily revenue, calculated by total revenue divided by days open, sees Tumut double the next highest in Tumbarumba at \$867 compared to \$410. Batlow and Khancoban had the lowest daily revenue of \$166 and \$189 respectively.

Table 7. Revenue breakdown per individual pool attendee

	Pool fees revenue per attendee	Pool kiosk revenue per attendee	Total pool revenue per attendee	Daily revenue
Adelong	\$ 2.67	\$ 1.47	\$ 5.90	\$ 284.20
Batlow	\$ 3.35	\$ 0.42	\$ 4.35	\$ 166.78
Khancoban	\$ 4.21	\$ 0	\$ 12.67	\$ 189.28
Tumbarumba	\$ 1.69	\$ 1.89	\$ 4.61	\$ 410.58
Tumut	\$ 3.05	\$ 1.10	\$ 5.03	\$867.14
Average	\$ 3.00	\$ 0.98	\$ 6.52	\$383.60

Expenditure

Expenditure over the past six seasons has steadily increased due to rising costs of staff, materials etc. and so is expected, however this season's analysis of expenditure across individual pools has seen very similar (YTD) expenditure to last season. This season Council reduced operational hours in Batlow and Khancoban which provided a reduction in operational costs when the season finished of approximately \$70,000, that is, total expenditure at the season close was approximately \$1,401M compared to last season of \$1,474M.

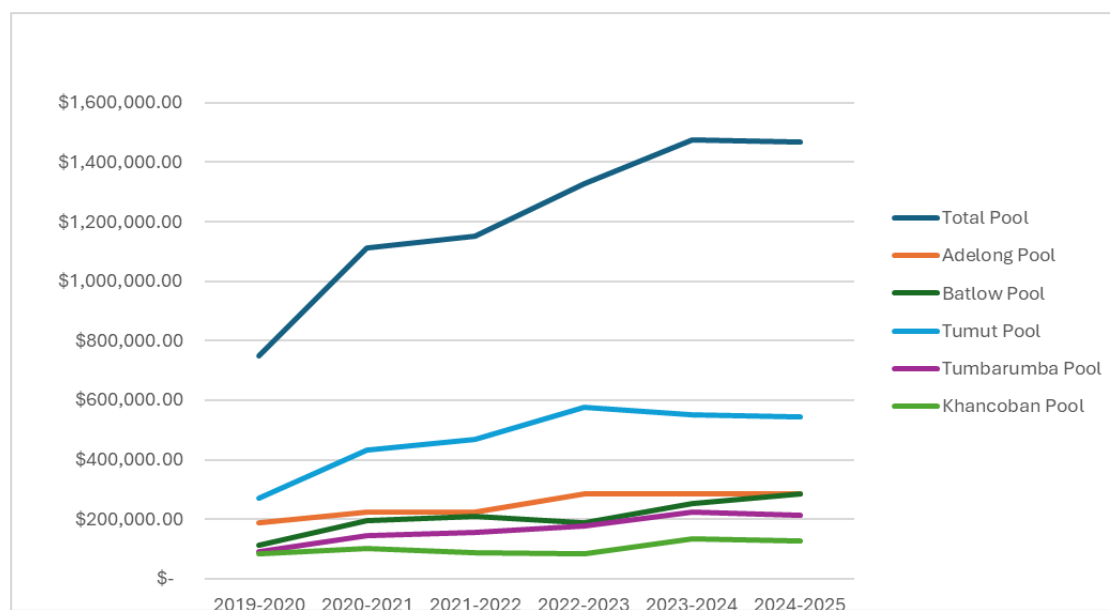
Table 8. Pool expenditure over the past six seasons

	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025 YTD
Pools Totals						
Expenditure Budget	\$ -	\$ -	\$ -	\$1,426,496	\$1,197,741	\$1,840,993
Expenditure Actual	\$ 748,459	\$1,111,047	\$1,153,141	\$1,325,815	\$1,474,312	\$1,501,501
Administration						
Expenditure Budget		\$ -	\$ -	\$ 8,979	\$ 5,050	\$ 6,933
Expenditure Actual		\$ 7,433	\$ 8,498	\$ 14,607	\$ 25,191	\$ 11,342
Adelong						
Expenditure Budget	\$ -	\$ -	\$ -	\$ 301,679	\$ 231,667	\$ 345,007

	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025 YTD
Expenditure Actual	\$ 189,601	\$ 224,405	\$ 224,026	\$ 285,485	\$ 283,683	\$ 285,999
Batlow						
Expenditure Budget	\$ -	\$ -	\$ -	\$ 209,003	\$ 253,846	\$ 348,058
Expenditure Actual	\$ 114,065	\$ 197,085	\$ 210,381	\$ 188,345	\$ 253,512	\$ 285,004
Tumut						
Expenditure Budget	\$ -	\$ -	\$ -	\$ 531,677	\$ 405,088	\$ 698,357
Expenditure Actual	\$ 269,354	\$ 432,204	\$ 468,065	\$ 575,007	\$ 551,260	\$ 543,946
Tumbarumba						
Expenditure Budget	\$ -	\$ -	\$ -	\$ 191,399	\$ 201,752	\$ 255,585
Expenditure Actual	\$ 90,812	\$ 146,370	\$ 154,896	\$ 179,035	\$ 225,054	\$ 214,190
Khancoban						
Expenditure Budget	\$ -	\$ -	\$ -	\$ 183,756	\$ 100,335	\$ 152,053
Expenditure Actual	\$ 84,624	\$ 103,548	\$ 87,272	\$ 83,335	\$ 135,609	\$ 125,387

YTD (end May) costs however are higher than last season due to end of season maintenance on the pools as well as significant costs to replace the broken pump at Batlow pool which saw the closure of the pool for several weeks late in the season. Total YTD expenditure this season is \$1,501,501, an increase from the previous season of approximately \$27,000. YTD Expenditure is \$339,492 under budget; however ongoing critical end of season maintenance will significantly reduce that under spend.

Graph 9. Individual pool expenditure over the past six seasons

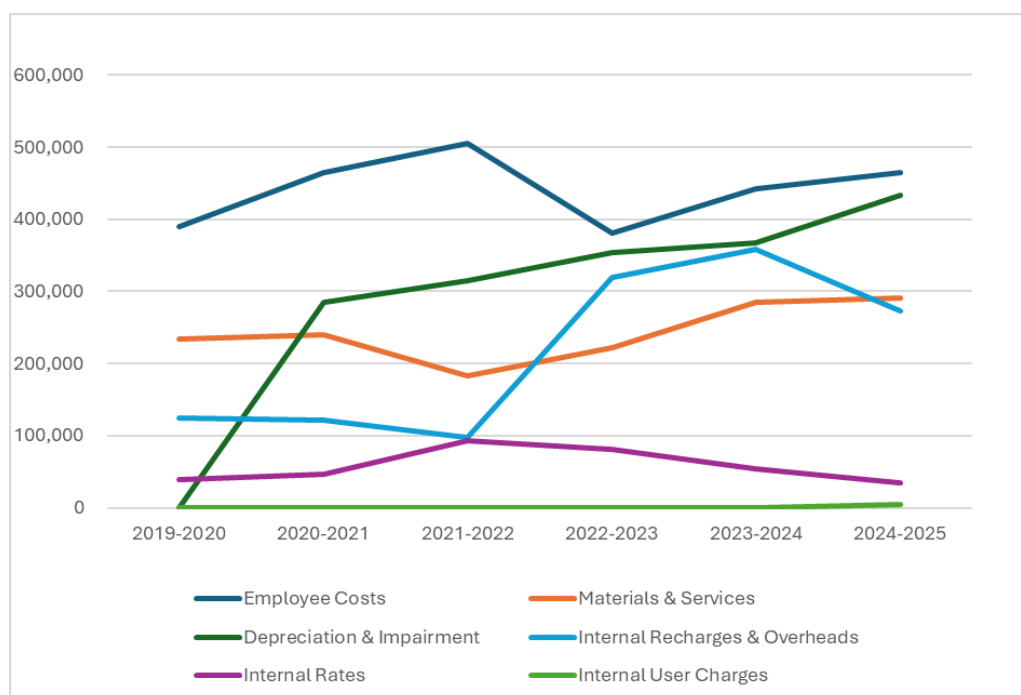


The following table and graph, which plots the breakdown of expenditure, shows a rise over the past six seasons in employee costs and materials which is expected. Depreciation has also increased due in part to the substantial grant funded improvement works undertaken in recent years at a number of pools. The graph also shows a significant drop in internal recharges and overheads while internal rates have remained consistent.

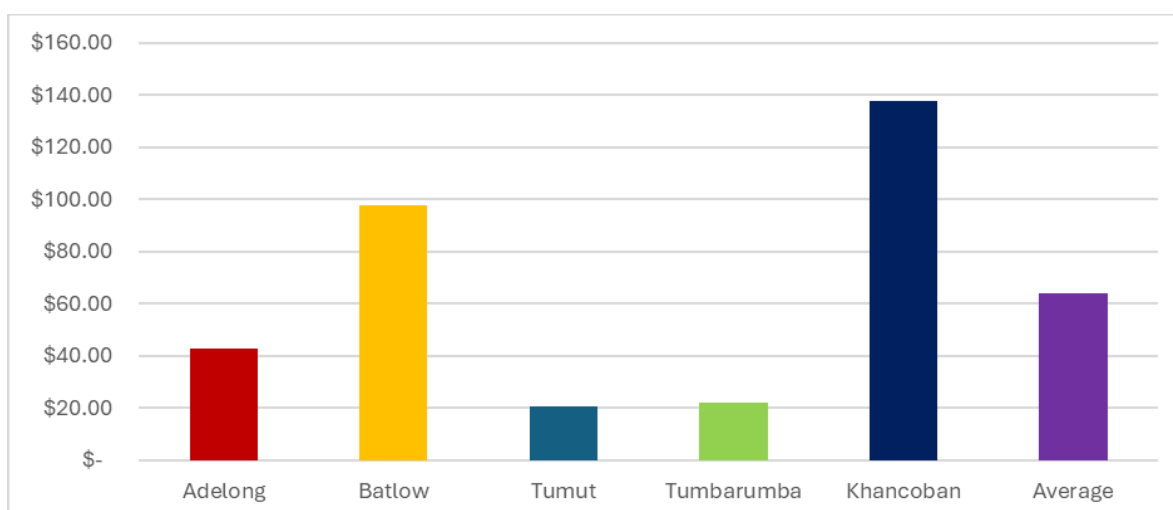
Table 9. Operational cost breakdown for past five seasons:

	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025 YTD
Employee Costs	\$ 389,206	\$ 464,706	\$ 505,574	\$ 380,212	\$ 442,254	\$ 464,572
Materials & Services	\$ 234,270	\$ 239,310	\$ 183,097	\$ 222,734	\$ 284,521	\$ 291,657
Depreciation & Impairment	\$ -	\$ 284,544	\$ 314,872	\$ 353,678	\$ 368,126	\$ 432,844
Internal Recharges & Overheads	\$ 124,587	\$ 121,313	\$ 97,464	\$ 319,914	\$ 358,836	\$ 272,994
Internal Rates	\$ 39,696	\$ 46,586	\$ 93,022	\$ 81,681	\$ 53,740	\$ 35,119
Internal User Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,315

Graph 10. Total expenditure breakdown for the five pools over the past six seasons



The following graph shows individual pool expenditure per attendee during operational hours. The lower the patronage to a pool the higher the cost and as such Khancoban and Batlow has significantly higher costs per patron at \$137 and \$97 respectively while Tumut and Tumbarumba had the lowest costs per patron at \$20 and \$21 respectively.

Graph 11. Expenditure per individual pool attendee for the season 2024/2025

Individual Pool Performance

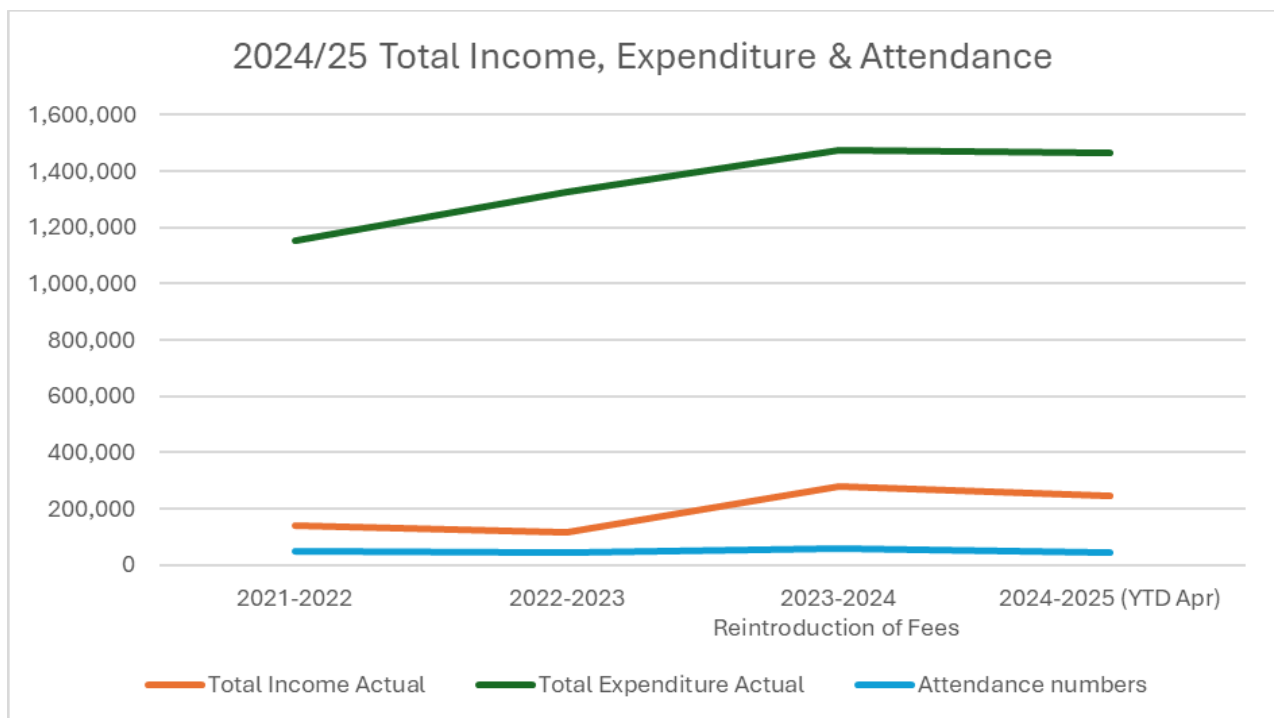
The following table outlines the performance of each pool in relation to the total expenditure, total revenue and total attendance. Batlow was the lowest performing pool with an expenditure of 19% of the total pools expenditure but only generated 5% of the overall revenue and 6% of the total attendance. Khancoban was only marginally better with 9% expenditure, 5% revenue and only 2% of attendance. Tumut was the best performing pool with 37% of the total expenditure but generated more than half the revenue at 54% and more than half the total attendance at 56%.

Table 10 Season 2024/2025 Individual pool performance

	Actual Expenditure	Expenditure Percentage of Total	Actual Revenue	Revenue Percentage of Total	Attendance	Attendance Percentage of Total
Adelong	\$ 285,998	20%	\$ 39,834	16%	6,684	14%
Batlow	\$ 285,004	19%	\$ 14,154	5%	2,915	6%
Khancoban	\$ 125,387	9%	\$ 11,557	5%	911	2%
Tumbarumba	\$ 214,190	14%	\$ 45,164	19%	9,796	21%
Tumut	\$ 543,946	37%	\$ 132,672	54%	26,354	56%
Other	\$ 11,342	1%	\$ 2,000	1%		
Total	\$ 1,365,827		\$ 243,562		46,660	

The following graph combines total income, expenditure and attendance numbers for all five pools. As previously noted, income has reduced this season in line with the reduction of attendance numbers while YTD expenditure has plateaued

Graph 12. Season 2024/2025 Total Income, Expenditure & Attendance



POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Public swimming pools must adhere to a number of pieces of legislation to ensure the safety of patrons. This includes the *NSW Public Health Regulation 2022, Schedule 1 Requirements for public swimming pools and spa pools, Section 7 Testing of disinfectants and pH levels*, which outlines a number of requirements including manual testing of the water prior to opening.

NSW legislation

Enter the exact version date, if required: 07/05/2025

7 Testing of disinfectants and pH levels

- (1) The disinfectant level and the pH level of the water in a bromine or chlorine disinfected pool with a continuous metered disinfectant dosing system must be tested manually once every day before the pool opens for use.
- (2) The disinfectant level and the pH level of the water in a bromine or chlorine disinfected pool with an automated disinfectant dosing system must—
 - (a) be recorded every day once before the pool opens for use by the public and once during the period in which the pool is being used, and
 - (b) be tested manually once every day.
- (3) The disinfectant level and the pH level of the water in a pool must be tested more frequently than provided for by subsections (1) and (2) if the occupier of the premises at which the pool is situated considers it necessary, taking into account the following—
 - (a) the number of people swimming in the pool at a particular time,
 - (b) the hours of operation of the pool,
 - (c) the depth of the pool,
 - (d) the effect of sunlight on disinfectant levels.
- (4) In this section—

disinfectant level means—

 - (a) for a bromine disinfected pool—the concentration of bromine in the water, and
 - (b) for a chlorine disinfected pool—the concentration of free available chlorine and the total chlorine level of the water.

At common law, the duty of care is to take reasonable precautions against foreseeable risks of harm to pool patrons. Accordingly, council must be able to demonstrate they have exercised 'due diligence' in the management of their facilities. To meet 'due diligence' and 'duty of care' obligations council must be proactive in identifying foreseeable hazards, controlling associated risks and documenting all actions.

The *Civil Liability Act 2002* (NSW) provides some protection for public authorities against public liability claims which may arise from an incident at a swimming facility. To assist in mounting a potential defence in the event of a claim, council must be able to readily retrieve all associated documents in order to provide evidence of actions undertaken and the reasoning behind those actions being undertaken.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Public swimming pools by nature are expensive to operate due to the required adherence to legislation, mitigation of risks and the associated energy, materials needed and required staffing. Particularly in regional areas with limited populations, public swimming pools struggle to generate sufficient revenue to cover those operating costs and therefore require significant subsidy from the broader rate base and not just pool users. This can be said for many public assets including parks and sporting fields, libraries etc. These assets provide important recreation to the community, provide attractions for visitors and in the case of pools also provide a service in teaching, particularly children, the skill of swimming.

Therefore, Council and the community need to determine the ongoing amount of subsidy should it continue to operate all five public swimming pools.

OPTIONS:

Council has the following options:

1. Retain current service levels and current entry fees and accept rising operating costs;
2. Increase revenue by increasing entry fees.
3. Reduce operating costs through the permanent closure of a pool/pools;
4. Reduce operating costs through the reduction of operational hours by way of shortening the season and/or hours per day;
5. Reduce operating costs through the potential creation of unsupervised pools.

Options Discussion

Given Council's current unsustainable financial situation it would be prudent to explore opportunities to either reduce operational costs and/or increase revenue to offset operational costs. Council staff did explore the potential to outsource pool operations to a third-party operator. During these preliminary investigations, discussions were had with a well-known national operator, and it was clearly explained to Council staff that operational costs would in fact increase as revenue opportunities for a third-party organisation are limited due to population and remote location (and hence potentially less attractive to businesses) and therefore costs would need to be borne by Council. They also advised that staff are paid on a lower rate under a different award to that of Local Government and therefore staffing issues Council has faced over the past several seasons would likely be exacerbated by the lower pay rate. For these reasons this option is not recommended.

Council has the option of increasing entry fees. This season Council generated \$130,300 in entry fees. It is likely that increasing fees may reduce future patronage. Additional revenue through entry fees is also limited due to the fee structure and number of patrons. An increase of a few dollars across all fees would likely only generate an additional \$10,000 - \$20,000 and given the risk of deterring people from using the pools this option is not recommended.

Closure of a pool/pools would provide Council with significant ongoing savings in the order of \$150,000 to \$600,000 depending on how many pools were permanently closed, however this would be a highly unpopular option and would result in significant community angst and backlash. Though saving significant funds this option would also have detrimental effects on certain communities through the loss of the broad range of benefits that public swimming pools provide and so this option is not recommended.

Council's best option for reducing operational costs with the least amount of impact on patrons and communities is to explore service level reductions, i.e. reduction of lifeguarded operational hours. It must be remembered that Snowy Valleys Council is fortunate to operate a swipe card system that allows patrons (18 years and older) to utilise all five pools outside of normal operational hours (between 6am/7am and 8pm), and therefore any reduction in lifeguarded hours is somewhat offset by this out of operational hours service.

Given the low and decreasing patronage at Batlow and Khancoban pools coupled with the high operational costs per patron at each of these pools there is justification to further reduce lifeguarded hours as was

undertaken this season. Specifically, it is recommended to not operate (with lifeguards) the pools during weekdays therefore saving on staff lifeguarding costs. The pools would still be available for swipe card holders as well as for swim lessons, aquarobics etc and swim clubs (for children) during these days. The proposal would allow for weekend operations when the majority of patrons visit the pools. The potential savings to Council are approximately \$50,000. Implementing a similar proposal to Tumbarumba and Adelong would potentially save Council \$120,000 annually.

To further ensure the impacts on the community are minimal it is proposed to reduce the access age of these two facilities to 15 years old and allow under 15's access when accompanied by a parent or guardian. Staff have had discussions with Council's insurer JLT, who have assisted a number of other Council's with similar pool issues to operate non lifeguarded public pools. JLT have also produced a guidance note document (refer attached) to further assist. Non lifeguarded pools obviously present a much greater risk to Council and so JLT do recommend to provide lifeguards, however they acknowledge the challenges of, in particular, small rural Council's difficulties in providing access to pools in small rural towns and as such are openly assisting Councils who choose to go down this path. It should also be remembered that non lifeguarded pools is not a new proposal as most ocean pools around Australia's coasts and beaches are unsupervised.

The following table outlines the pros and cons of different pool management options.

Pool Management Options	Pros	Cons
Direct Management (current arrangements)	<ul style="list-style-type: none"> Control of all aspects of operations Employment of locals Outcomes are aligned to Council's strategic plan Full recognition of Council ownership through branding - maximises community recognition of services provided by Council Greater influence over risk management and compliance issues 	<ul style="list-style-type: none"> Additional staff to manage Local government Award rates are generally higher than leisure industry rates which increases costs Reliant on securing casual staff
Indirect Management (Lease or similar)	<ul style="list-style-type: none"> No casual staff requirements from Council Financial and service risk is minimised through the transfer of some risk to the Contractor Employment of locals Tender or EOI process can facilitate competitive operational performance if multiple providers exist in the region. 	<ul style="list-style-type: none"> Lose direct control Difficult to Lease facilities with significant operating deficits. Council would need to subsidise operator. A Lease with a for-profit organisation will increase Council's operating costs Staff paid lower wages resulting in difficulty in securing staff Potential for reduced social benefit - contractor may only offer profitable programs and competitions and may disregard the social needs of the broader community

Pool Management Options	Pros	Cons
		<ul style="list-style-type: none"> • Poor Lessee performance can damage Council's reputation • The scope of service outcomes, unless accurately prescribed in the contractual arrangements can be compromised as contractors will focus on the higher income earning activities
Unsupervised Pool Management	<ul style="list-style-type: none"> • Significantly lower operating costs • No casual staff requirements from Council • Increased patron access to pools through increased hours and reduction in swipe card age to 14, and those under 14 accompanied by an adult. • No additional infrastructure required due to existing swipe card system 	<ul style="list-style-type: none"> • Significantly higher risk to Council • Greater risk of drowning or injury to patrons • Significantly high risk of litigation to Council

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Should Council elect to pursue unsupervised pool management at Batlow and Khancoban pools, significant community engagement and communication will need to be undertaken to ensure the community understand the changes, impacts and opportunities for pool users.

ATTACHMENTS

1. Guidance Note - Unsupervised Swimming Pools Management (Under separate cover)

11.4. REMOVAL OF POSITIVE COVENANT - WALLS CREEK ROAD, GOOBARRAGANDRA**REPORT AUTHOR: PROPERTY AND ROADS PARTNER****RESPONSIBLE DIRECTOR: DIRECTOR INFRASTRUCTURE & WORKS**

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council's endorsement to the release of the positive covenant affecting Lots 3DP 865358, Lot 4 DP 865358, Lot 5 DP 1027218 and Lot 6DP 1027218, in relation to the maintenance of a section of the road on Walls Creek Road, Goobarragandra.

RECOMMENDATION:**THAT COUNCIL:**

1. That Council release the positive covenant affecting Lots 3 DP 865358, Lot 4 DP 865358, Lot 5 DP 1027218 and Lot 6 DP 1027218, on Walls Creek Road, Goobarragandra; and
2. Delegate the Mayor and Acting General Manager to affix the Council Seal and execute documents relevant to the removal of the covenants.

BACKGROUND:

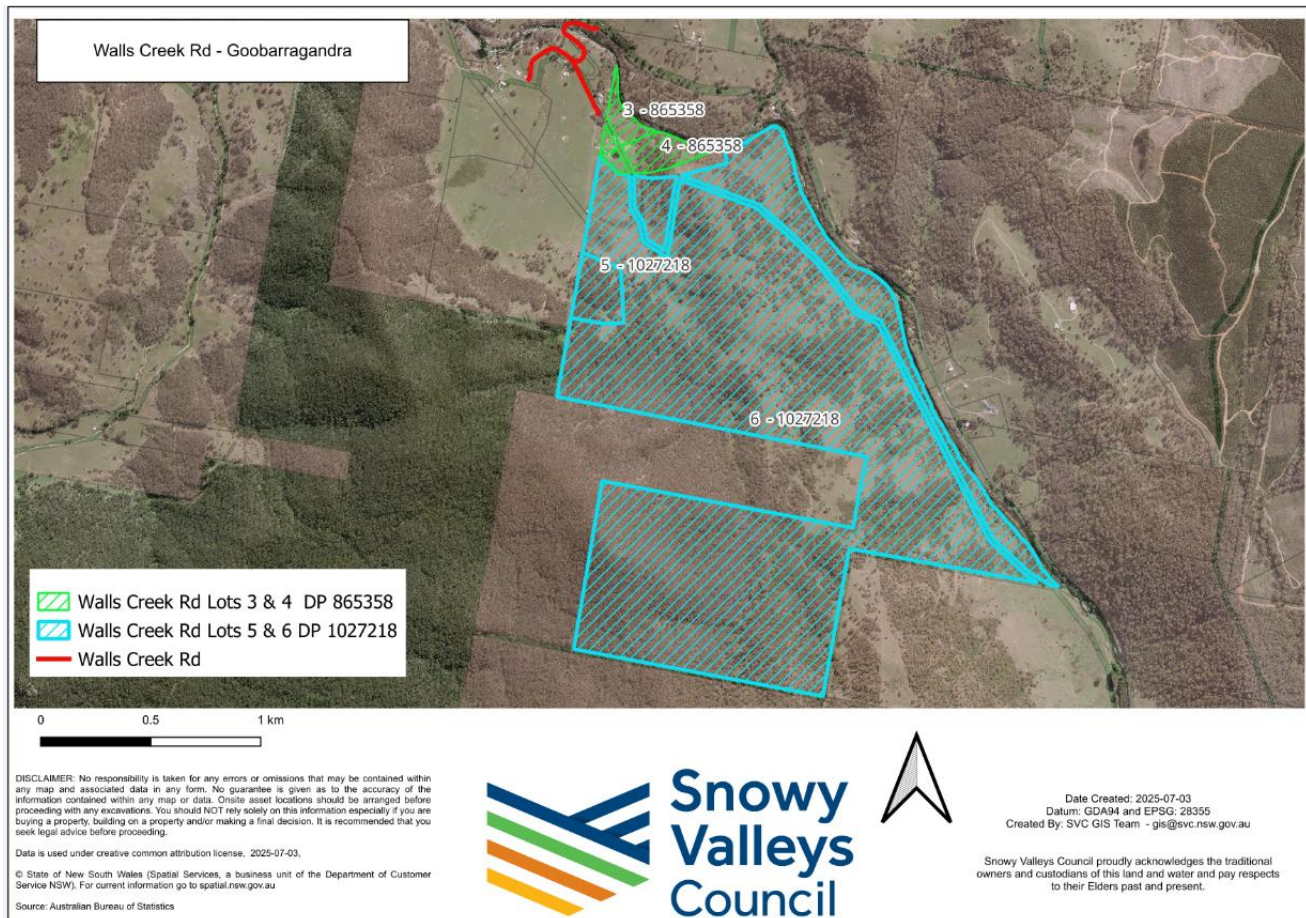
Council has received a request via email from a resident that lives on Walls Creek Road Goobarragandra to honour an agreement outlined in a letter that property owners received on 21 June 2005. The letter outlined that the residents that occupied Lots 3 DP 865358, Lot 4 DP 865358, Lot 5 DP 1027218 and Lot 6DP 1027218 were no longer responsible for maintaining the roadway under a Positive Covenant that had been in place since 2001- (Refer to Attachment No 1).

The reason the original Positive Covenant was put in place was that when the land was subdivided and developed in 1998-2001 Council as part of the subdivision approval made it clear that the proprietors of the Lots burdened ("the proprietors") and their successors in title shall at all times maintain and repair the road constructed on that part of the public road reserve extending from the western boundary of Lot 3 in a north westerly direction of approximately 215.96 metres to the intersection of the public road reserve with the Walls Creek Road to the reasonable satisfaction of the former Tumut Shire Council. Refer to Figure 1.

The costs of such maintenance and repairs shall be borne equally by proprietors.

The name of authority empowered to release, vary or modify the Positive Covenant secondly referred to in the abovementioned plan is the former Tumut Shire Council. (Refer to Attachment No 4 and 5).

Figure 1 - Map of Lots 3 DP 865358, Lot 4 DP 865358, Lot 5 DP 1027218 and Lot 6 DP 1027218 that are the subject of the current Positive Covenant



Council in March 2005 was provided with information from specialist consultants that the gravel used to construct the roadway in the subdivision had come from the Argalong Pit which contained naturally occurring asbestos. Subsequently to address the issue, Council resolved on 26 April 2005 to seal a number of roads affected including this section of roadway (approximately 215.96 metres to the intersection of the public road reserve with the Walls Creek Road). Refer to Attachment 6.

Council held a meeting with affected property owners and on 21 June 2005 wrote a letter to the residents / owners using Walls Creek Road that in the interests of public health, safety and to mitigate the legal liability of former Tumut Shire Council, the Council had resolved to permanently take over the maintenance of the 215.96 metre section of the road section of Walls Creek Road, from the turn off at the junction to the gate entrance of the boundary of Lot 3 DP 865358 and bring it into its road maintenance network.

The letter stated that the subject 4 lots each have a Positive Covenant on their individual titles to be responsible for the maintenance of that section of road and are therefore burdened in title. These Positive Covenants will be released from the titles of each of these four (4) burdened lots by former Tumut Shire Council as soon as possible and that no action on property owner's behalf is necessary.

The former Tumut Shire Council advised property owners that as from that point onwards, all of the owners of these 4 lots are not to perform or engage in any type of maintenance activity or works along this 215.96 metre section of the council road section of Walls Creek Road. It is a former Tumut Shire Council asset and Council is the authority that will do the ongoing maintenance from now onwards.

It was stated in the letter that all maintenance requests are to be reported to the former Tumut Shire Council and Council will conduct any maintenance required. This is a direct extract from Attachment No 2 - letter from the then former Tumut Shire Council General Manager.

The recommendations in this report now formally address the request and promise made in June 2005 by the then General Manager. It is not clear in Councils current records as to why it has taken so long to

action the promise made in the 21 June 2005 letter. It can be confirmed that this section of Walls Creek Road has been sealed and is currently maintained by Council.

REPORT:

A request has been received by Council via email on 30 April 2025 for the release of a Positive Covenant affecting Lots 3 DP 865358, Lot 4 DP 865358, Lot 5 DP 1027218 and Lot 6 DP 1027218, on Walls Creek Road, Goobarragandra in relation to the maintenance of a road.

A Positive Covenant is a legally binding agreement that requires a property owner to perform a specific action or series of actions related to their land, often related to maintenance, construction, or provision of services. Unlike Restrictive Covenants which limit what someone can do on their land, Positive Covenants require active involvement and expenditure.

In relation to this request, the Positive Covenant that Council is being requested to relinquish relates to the maintenance of the road by the adjoining property owners.

Attachment 1: Email dated 30 April 2025 outlining that Council agreed to remediate the road by providing a bitumen seal and to remove the positive covenant on all properties along Walls Creek Road, Goobarragandra.

Attachment 2, 3 and 4 of the report shows positive covenants on Lot 7 and Lot 8 DP 1311061 formerly known as Lot 5 and Lot 6 DP 1027218.

In June 2005, the then former Tumut Shire Council issued a notice to residents on Walls Creek Road, Goobarragandra in relation to naturally occurring asbestos in the Argalong Pit which was being used on unsealed roads. It had been determined that Walls Creek Road was affected and subsequently it was agreed all maintenance work undertaken by property owners was to cease on the road and that responsibility would be transferred to Council.

Attachment 5: of Council report dated 26 April 2005 provides a history in relation to sealing and related works on Walls Creek Road, Goobarragandra.

Attachment 6: 20050621 - Notification to residents and update on Naturally Occurring Asbestos at Argalong Pit.

Attachment 7: Timeline of investigation into Asbestos at Argalong Pit.

As a result of the naturally occurring asbestos, the Argalong Pit has been closed since 2005.

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

CSP4.1 - A robust transport network services our local communities

Delivery Program Principal Activities

4.1.1 - Plan and manage a safe, efficient and well-maintained road network across the LGA

FINANCIAL AND RESOURCES IMPLICATIONS:

Staff time and cost to prepare this report and prepare all property related information to have the Positive Covenants removed. Estimated staff time costs \$3500.

There is no change to the rateability of the land as a result of the removal of the Positive Covenants from Lots 3 DP 865358, Lot 4 DP 865358, Lot 5 DP 1027218 and Lot 6 DP 1027218.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

The provisions of the *Real Property Act 1900* and of the *Conveyancing Act 1919* apply to the procedures to be followed and section 377(H) of the *Local Government Act 1993* requires a resolution of Council to release the covenant and execute the legal documents.

Public Positive Covenants

A public Positive Covenant is created under either section 88D or section 88E *Conveyancing Act 1919* and imposes obligations on the owner of the land burdened (the servient tenement), in favour of a prescribed authority. These obligations include:

- carrying out specified development on or with respect to the land,
- the provision of services on or to the land or other land in its vicinity or
- the maintenance, repair and/or insurance of any structure or work on the land.

It may also impose any term or condition with respect to the performance (or failure to perform) of any such obligation.

Section 88D provides that a prescribed authority may, by an order, impose a public Positive Covenant on any prescribed land vested in it. Reference to the order must be specifically referred to in the terms of the covenant.

Section 88E provides that a prescribed authority may impose a public Positive Covenant on any land not vested in the authority, whether or not the public Positive Covenant is annexed to other land.

A prescribed authority may be:

- the Crown or
- a public or local authority constituted by an Act or
- a corporation prescribed for the purpose of sections 88D or 88E *Conveyancing Act 1919*. See clauses 27 and 28 *Conveyancing (General) Regulation 2018*.

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:

Yes

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Letters will be prepared for the property owners of Lots 3 DP 865358, Lot 4 DP 865358, Lot 5 DP 1027218 and Lot 6 DP 1027218, on Walls Creek Road, Goobarragandra in relation to the resolution of Council and removal of the Positive Covenant.

Council will amend its property records accordingly and contact the Land Titles Office about the removal of the Positive Covenant.

ATTACHMENTS

1. 20250430 - ECM 3371353 - Request for removal of Positive Covenant - Redacted (Under separate cover)
2. 20050621 - Letter from General Manager - Removal of Positive Covenants-Redacted (Under separate cover)
3. Lot 7 and Lot 8 Still showing Positive Covenants - Formerly known as Lot 5 and Lot 6 - Redacted (Under separate cover)
4. Positive Covenant 865358 for current Lot 3 AND Lot 4 DP865358- Redacted (Under separate cover)
5. Positive Covenant 1027218 for old lots 5 and 6 - Redacted (Under separate cover)
6. 20050426 - Former Tumut Shire Council report - Redacted (Under separate cover)
7. 20050621 - Notification to residents and update on Naturally Occurring Asbestos at Argalong Pit (Under separate cover)
8. 2004 to 2005 - Timeline of investigations into Asbestos at Argalong Pit (Under separate cover)

11.5. REQUEST FOR ROAD CLOSURE AND SALE - LOT 6 DP 255952 - OFF SNOWY MOUNTAINS HIGHWAY, TUMUT

REPORT AUTHOR: PROPERTY & ROADS PARTNER

RESPONSIBLE DIRECTOR: DIRECTOR INFRASTRUCTURE & WORKS

EXECUTIVE SUMMARY:

Snowy Valleys Council has received an unsolicited request from a developer to purchase Lot 6 DP 255952 on Snowy Mountains Highway in Tumut. The property currently forms part of a road reserve in the ownership of Council and is unused with no future plans to develop the site.

This report seeks Council's approval to commence the process of closing a portion of Snowy Mountains Highway which is Council's public road, and to consider its potential sale to the adjoining landowner.

RECOMMENDATION:

THAT COUNCIL:

- 1. Approve the closure and sale of the paper road adjacent to Lot 6 DP 255952 off Snowy Mountains Highway in Tumut, subject to the terms of sale being met including:**
 - a. compliance with the legislative framework for the sale of land and roads contained within the *Real Property Act 1900*, the *Roads Act 1993*, and the current NSW Registrar Generals - Land Registry Services Guidelines for the closure and sale of public roads;**
 - b. sale price of the land is to be determined by an independent valuation of the land based on both the surrounding land use zoning and the future "highest and best use" land zoning if the land is to be re-zoned and not the current zoning of the land under Councils' current Local Environmental Plan**
 - c. The area of land (approximately 3,250m²) 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. 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 \$7,770 be sought from the applicant upfront before Council staff undertake any work on the road closure, subdivision and sale of the land and that an administration fee of \$2,000 also be charged for Council staff time and associated administration costs. The costs identified above (e) will be paid for out of the bond with any unused funds returned to the applicant.**
- 2. Seek concurrence and approval from Transport for New South Wales (TfNSW) and Crown Lands in writing on the sale of this road before any valuation or sales process is undertaken by any party;**
- 3. Notify all adjoining property owners of any decision of Council to sell the land before any valuation or sales process is undertaken by any party including Council;**
- 4. Authorise the Acting General Manager to obtain an independent valuation of the land and negotiate the sale of the land;**
- 5. Delegate the Mayor and Acting General Manager to affix the Council Seal and execute documents relevant to the sale of the land; and**

6. Request a subsequent report to Council on the outcome of the sale of the land.

BACKGROUND:

Snowy Valleys Council (Council) received correspondence from a local landowner on 30 April 2025, requesting information as to ownership of a road corridor adjacent to Lot 6 DP 255952, with an intention to acquire the land from Council for future subdivision and development. Council has previously purchased Lot 7 DP 255952 for Tumut Plains Fire Brigade who will require access to the property via Lot 6 DP 255952.

It should be noted that Lot 6 DP 255952 forms part of former Lot 12 DP 576595.

Lot 12 DP 576595 was resumed and vested in the Commissioner for Main Roads on 13 June 1975. The lot was declared to be a public road and placed under the control of the former Tumut Shire Council by notification published in Government Gazette dated 13 June 1975 Folios 2284 to 2285.

Such action pursuant to:

- *Main Roads Act of 1924*
- *Transport (Division of Functions) Act, 1932.*
- *Public Works Act of 1912.*

In view of these findings and in view of the *Main Roads Act of 1924* and *The Transport (Division of Functions) Act, 1932*, the part of Lot 6 DP 255952 tinted blue on the attached Cadastral Records Enquiry Report, 20250620 - Title *Property Report by Infotrack for Lot 6 DP 255952_Redacted*, (Attachment 2) is deemed to be a Public Road under the care and control of Council.

The unsolicited request that Council has received from an adjoining landowner for the purchase of the land is based on the site's future potential to be subdivided and developed.

REPORT:

In an email to Council, the landowners have enquired about the legal ownership of the paper road Lot 6 DP 255952 to facilitate the purchase and consolidation of the property. The section of road corridor that is closed exists as a "paper road" only and was closed and gazetted on 13 June 1975 as part of the realignment of Snowy Mountains Highway at Tumut. Council has no plans to develop the corridor.

The proposed land (Road) to be sold Lot 6 DP 255952 is highlighted in orange in Figure 1: The area of the land identified in Figure 1 to be transferred and sold is approximately 3,250.83 m².

On commission of the Title Property Report by Infotrack for Lot 6 DP 255952, it shows that Lot 6 is still part of Lot 12 DP 576595, which is a public road under the ownership and control of Council.

While DP 255952 indicates TfNSW's intention of closing part of the road that makes up Lot 6, it was never finalised and as a result, a title was never issued for Lot 6 and therefore remains part of Lot 12 DP 576595.

Figure 1. Land (Road) proposed to be sold Lot 6 DP 255952 - approx. 3250.83 m2



As part of Council's due diligence process for the potential sale of the road within Lot 6 DP 255952, Council has undertaken the following steps:

a) Investigation of the status of the site and proposed closure and transfer

The subject site is a Council Road and a Surveyor would be required to prepare any future plan if Council was to resolve to proceed with the sale.

The key components of any property investigation would include determining when the road was Gazetted as a public paper road, whether any underground services exist, other infrastructure in or above the paper road, potential easements, and/or Section 88B instruments which may be required to be registered.

Detailed property investigations and full land survey is critical in determining potential obstacles that may constrain the road closure and its potential sale to the adjoining landowner.

Transport for NSW (TfNSW)

Council will seek concurrence and approval in writing from TfNSW and Crown Lands on the sale of this road before any valuation or sales process is undertaken by any party.

Outcome of the status of the site

Preliminary investigations indicate that there is no infrastructure affected by this proposed road closure and no known legal assets affected by this sale.

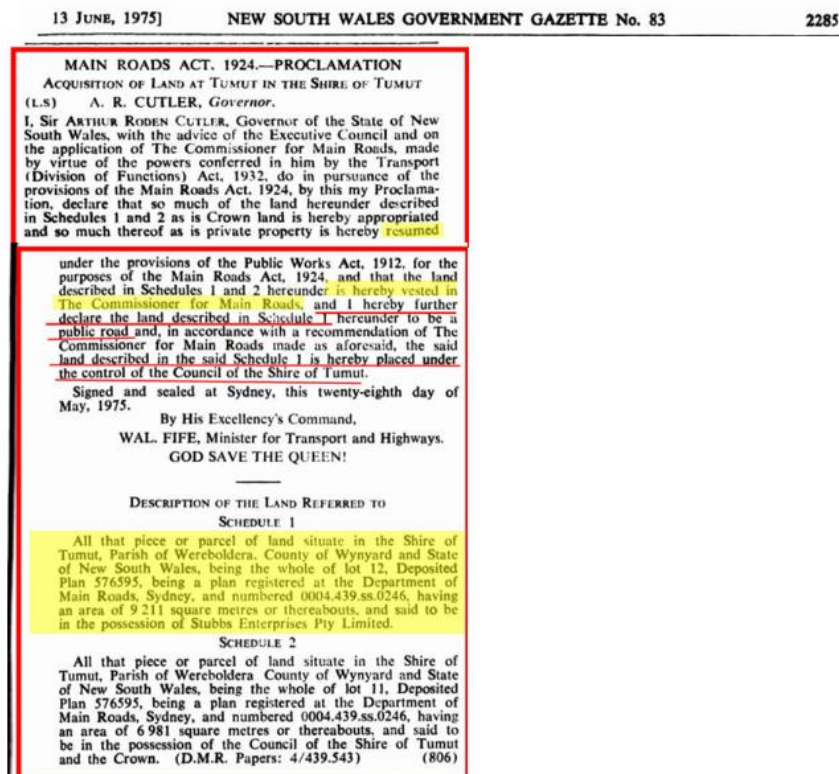
The proposed partial closure and sale of the road corridor will not impact on access to any lots and there is no foreseeable need for placement of easements or right of carriageway identified.

The area of the road corridor (land) that is to be closed and sold to the adjoining landowner and is approximately 3,250.83m² with a land use zoning of RU1: Primary Production in accordance with Tumut Local Environmental Plan 2012 (LEP). The area of the land to be sold will be confirmed when the full land survey is completed.

A historical search undertaken provided that the road was Gazetted as a public paper road on 13 June 1975.

Extract from Status Parish Map Tumut, County of Wynyard in Figure 2.

Figure 2. Subject Land Gazetted as a closed public road on 13 June 1975.



b) Property Valuation and Land Survey

As part of the due diligence process for the potential sale of any public land, Council is required to engage the services of a Property Valuer to undertake an independent valuation of the land to determine the value of the land and compensation payable to Council.

The valuation of the land is to be 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 LEP for "Highest and Best Use". The brief for the land valuation is to be prepared by Council and the Land Valuer is to be engaged directly by Council.

The area of the land to be sold, is to be confirmed in a land survey and prepared by a registered land surveyor.

All costs associated with the preparation of the survey and land valuation are to be agreed to and paid for by the applicant regardless of whether the sale of the land proceeds or not.

c) Public Consultation

In accordance with Part 4, Division 3 of the *Roads Act 1993* - Section 38B, the process to be undertaken when Council proposes to close a public paper road is as follows:

38B Notification of proposal to close council public road

- (1) A council that is proposing to close a council public road must cause notice of the proposal—
 - (a) to be published in a local newspaper, and
 - (b) to be given to—
 - (i) all owners of land adjoining the road, and
 - (ii) all notifiable authorities, and
 - (iii) any other person (or class of person) prescribed by the regulations.
- (2) The notice—
 - (a) must identify the road that is proposed to be closed, and
 - (b) must state that any person is entitled to make submissions to the council with respect to the closing of the road, and
 - (c) must indicate the manner in which, and the period (being at least 28 days) within which, any such submission should be made.

d) Sale Process

If Council approves the potential sale of the land, Council will then undertake all required notification and consultation with stakeholders as required under the relevant legislation and guidelines identified in this report.

As there is only one potential buyer who could buy the land (the adjoining property owner), it is recommended that Council not undertake a formal public Expression of Interest process for the sale of the land.

Council will publicly advertise that it is selling the land through to the adjoining property owner via a public notice and the Gazettal process.

Council will follow all legislative and legal requirements on the notification and consultation process for the sale of the land to ensure there is transparency with the sale process. All adjoining property owners will be notified of the potential sale of the land prior to any finalisation of the transfer and sale process.

On completion of all relevant consultation, notifications and the completion of the Land Valuation, Council, in agreement with the potential buyer, will proceed with the formulation of a formal Contract for Sale agreement, prepared by Councils' solicitors.

The Contract for Sale is to be entered into by both parties and is conditional on the Gazettal of the land as well as any issues associated with the issuing of a land title. In addition, the Contract for Sale would outline the acceptance by both parties of the creation of any necessary easements which may be required by Council or other stakeholders such as TfNSW, utility companies, and/or service authorities.

The Contract for Sale for the land must include a deposit to be paid in advance to Council as well as confirmation of payment of all costs associated with the sale and transfer of the land.

The Contract for Sale must also clearly identify any required Deeds, details of the land transfer arrangements from Council and other stakeholders such as TfNSW, Easements or Covenants required.

A clear and reasonable time frame for settlement will also be established and agreed to by both parties in the Contract for Sale.

e) Costs

All costs including land valuation, preparation of Contract for Sale, survey costs, consultation costs, notification costs, land re-zoning costs, planning, legal and all other costs associated with the sale and transfer of the land are to be borne by the applicant.

A bond of \$7,770.00 be sought upfront from the applicant before Council staff undertake any work on the road closure, subdivision, sale of the land and that an Administration fee of \$2,000.00 will also be charged for Council staff time and associated administration costs. The costs identified above will be paid for out of the bond with any unused funds returned to the applicant.

f) Legal Implications - Permissibility of selling a Public Road

The right to sell a public paper road is in the *Roads Act, 1993*. Sections 33-38 apply to non-Council public roads and section 38A-38F applies to Councils public paper roads.

The formal process for Council to follow in selling a public paper road is set out in the Land Registry Services, Registrar General's Guidelines;

https://rg-guidelines.nswlrs.com.au/deposited_plans/roads/closing_roads/council_public_roads

Council is also required to adhere to the legislative framework for the closing and sale of public paper roads contained within the *Roads Act 1993* and sale of land contained within the *Real Property Act 1900* should the sale of the land be progressed.

The *Roads Act 1993* stipulates that a Council proposing to close and sell a council public road must advertise notice of proposal in the local newspaper and provide written notification to all adjoining landowners and notifiable authorities with a 28-day submission period. All valid submissions received will be reviewed and determined by Council.

The approved purchaser of the land must provide written agreement to Councils' terms as described in this report before proceeding with the sale and transfer of the land.

An independent valuation will be used to determine the land sale value with all applicable survey, administration, planning, legal and application fees to be finalised at settlement.

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

CSP4.1 Our amenities, infrastructure green spaces and community facilities meet community needs

Delivery Program Principal Activities

4.1.1 Plan and manage a safe, efficient and well-maintained road network across the LGA

FINANCIAL AND RESOURCES IMPLICATIONS:

The resources allocated to process this will be mostly internal and mainly sourced from the Infrastructure and Works Directorate. The only direct Council costs associated with the sale and transfer of this land are

Councils' staff time which are estimated to be in the order of \$2,000. All other costs associated with the sale and transfer of this land will be paid for by the applicant. Council has a nominated budget for property sale costs to initiate the process on the basis that costs are fully recoverable by Council.

The valuation of the land is to be 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 LEP for "*Highest and Best Use*". The brief for the land valuation is to be prepared by Council and the Land Valuer is to be engaged directly by Council.

All costs associated with the preparation of the land valuation are to be agreed to and paid for by the applicant regardless of whether the sale of the land proceeds or not.

Note: All costs including land valuation, preparation of Contract for Sale, survey costs, consultation costs, notification costs, land re-zoning costs, planning, legal and all other costs associated with the sale and transfer of the land are to be borne by the applicant.

A bond of \$7,770.00 be sought upfront from the applicant before Council staff undertake any work on the road closure, subdivision, sale of the land and that an Administration fee of \$2,000.00 will also be charged for Council staff time and associated administration costs. The costs identified above will be paid for out of the bond with any unused funds returned to the applicant.

Once converted to freehold land, the parcel will in the future be rateable as farmland and or residential land if developed.

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Council currently has no policy position on the retention or sale of undeveloped road corridors.

Legislative framework for the closing of public roads is contained within the *Roads Act 1993*, and sale of land contained in the *Real Property Act 1900* Council will facilitate the process of sale through Council's solicitors.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Investigation of the request and recommended actions has not identified any significant risks.

RISK CATEGORY	RISK/REWARD DESCRIPTION	COST/RISK	BENEFIT/ REWARD
Legal	Legislative framework for the closing of public roads is contained within the <i>Roads Act 1993</i> and sale of land contained within the <i>Real Property Act 1900</i>	No Foreseen impact	Once converted to freehold land, the parcel will be rateable as farmland and sold for the nominated value provided by the independent valuation
Financial	Purchase price, survey application and administration fees to be finalised by purchaser at time of settlement.	Council will have small outlay for legal costs for the transfer of the land	The resource allocated to process this will be mostly internal and mainly sourced from the Infrastructure and Works Directorate

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:

Yes

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Council will advertise the sale of the property as per statutory requirements, for at least 28 days within which any submission should be made, however, does not recommend an Expressions of Interest process as the property is only connected to one freehold parcel.

ATTACHMENTS

1. 20250124 - Private Acquisition of Lot 6 DP 255952 Snowy Mountains Highway, Tumut (Under separate cover)
2. 20250620 - Title Property Report by Infotrack for Lot 6 DP 255952_Redacted (Under separate cover)

11.6. LEASING TRANSACTION REPORT - 4th QUARTER 2024/2025

REPORT AUTHOR: PROPERTY & ROADS PARTNER

RESPONSIBLE DIRECTOR: DIRECTOR INFRASTRUCTURE & WORKS

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with a summary of the leasing and licence transactions that have been undertaken by Council for the 4th quarter of 2024/2025 (Period commencing 1 April 2025 to 30 June 2025).

Further Quarterly updates on Councils Leasing Transactions for the 2025-26 Financial Year will be provided to Council at each Quarter in alignment with Councils QBR Financial reporting schedule.

Note: This is the first Quarterly Property Leasing Transactions Report for Snowy Valleys Council.

RECOMMENDATION:

THAT COUNCIL:

- 1. Note the report on leasing transactions in the Snowy Valleys Council Local Government Area for the 4th Quarter (Period commencing 1 April 2025 to 30 June 2025).**

BACKGROUND:

The report comprises both a Public Report and a Confidential Attachment that provides detailed information on the following key business activities of Councils Property Portfolio for the 4th Quarter of 2024/2025, that is, 1 April 2025 to 30 June 2025.

- Number of Leases and Licenses that have reached expiry and or have been renewed by Council for the quarter
- New Leases and Licenses that Council has entered into for the quarter
- Vendor details on each Lease or License agreement that Council has renewed or entered for the quarter.
- Property or land details for each Lease or License agreement that Council has renewed or entered into for the Quarter
- The general tenure and option terms of each Lease or License agreement that Council has renewed or entered into for the Quarter
- The rental payment terms of each Lease or License that Council has renewed or entered into for the Quarter (Confidential Attachment)
- Arrears report on Leases or Licenses for outstanding rental payments owed to Council for the Quarter (Confidential Attachment)
- General performance of the Property Portfolio against the adopted budget (Revenue and Expenditure) for the Quarter
- Current Vacancy Rate of Councils Leased properties for the Quarter
- Any significant property upgrades, maintenance or capital works undertaken on Councils Property Portfolio for the Quarter
- Property Acquisitions and Disposals for the quarter

This report is designed to give Council and the Community a detailed overview of the Property Portfolio as a whole, the status of Councils leasing transactions and the overall financial performance of Councils Property Portfolio for the Quarter.

Overview of Councils Property and Buildings Portfolio

Councils Property and Building Portfolio includes Pools, Caravan Parks, Show grounds, Libraries, Community Halls as well as, Community Buildings, Commercially leased properties, and Operational Buildings such as Council Offices, Works Depots and Quarries.

As of 30 June 2024 Councils Property and Buildings Portfolio had an overall replacement cost of **\$69,067,864.00** with an accumulated depreciation amount of **\$31,384,485.00**. The annual depreciation expense at 30 June 2024 Councils Property and Buildings Portfolio was **\$1,291,309.00**.

As at 30 June 2024 Council's total Replacement Cost for all thirteen (13) Asset Classes is **\$1,098,173,780**.

The Property and Buildings Asset Class Replacement Cost of **\$69,067,864** accounts for **5.7%** of all assets.

Note: Councils Property and Buildings Portfolio excludes specialised Public Amenities which are (Separate Asset Class) at Snowy Valleys Council.

Council has seventy-one (71) specialised Buildings (Public Amenities) located across the LGA which have a total replacement cost as of 30 June 2024 of **\$15,565,777.00** which accounts for **1.4%** of all assets. The annual depreciation expense at 30 June 2024 for Councils specialised Public Amenities Portfolio was **\$316,816.00**.

REPORT:

This report comprises the following information, whilst the Confidential Attachment to this report includes specific information about Lease or License holders that are in arrears to Council and also financial information relating to existing lease or licence renewals or new leases or licences that Council has entered into for the quarter.

Leasing and Licence Transactions for 4th Quarter 2024/2025 - 1 April 2025 to 30 June 2025.

1. Leases, Licences and Property Management Agreements

Snowy Valleys Council currently has a total **seventy-eight (78)** Leases and Licences which are a mixture of Commercial Property leases, Community leases for Council Buildings, Crown Land Leases and Licences for the use of Council land for things like Community Gardens. There is an additional **forty-eight (48)** Property Management Agreements in place which Council uses to manage and regulate a range of land and property uses including the use of Councils buildings and facilities incorporated Community Groups.

Lease or License renewals for the 4th Quarter 2024/2025 - 1 April 2025 to 30 June 2025.

Table 1 below outlines the Leasing Transactions for the 4th Quarter 2024/2025 - 1 April 2025 to 30 June 2025 whereby Council renewed or entered into a total of **sixteen (16)** new leases, licenses or management agreements.

Table 1. Leasing Transactions for the 4th Quarter 2024/2025 - 1 April 2025 to 30 June 2025.

Lease Number	Proposed Transaction	Subject Property & Lessee/ Tenant	Term	Permissible Use	Lettable Area	Terms of Lease/ Remarks
L142	Lease Renewal	Local Land Services Address: Gocup Road, Tumut	Period: 1/07/2025 to 30/06/2026 Term: 1 year Option: N/A	Nursery	256.2m2	Council responsible for lease preparation costs
L254	Lease Renewal	Local Land Services Address: Old Council Chambers, Bridge Street, Tumbarumba	Period: 1/07/2025 to 30/06/2026 Term: 1 year Option: 1 year	Office space	60m2 approx	Letter of extension issued - no legal fees required
L279	New Lease	Address: Roths Corner Medical Centre - Qualicare 2 The Parade, Tumbarumba	Period: expired 30 April 2024 Term: Month to month Option: Nil	Medical Rooms	309m2	Lease is currently under review. Lease option was not exercised within the timeframe and new lease was being negotiated. An EOI for the Medical Practice premises only (309m2) has been advertised on Monday 7 July and closes Monday 18 August 2025.
L131B	New Lease	Adelong Services & Citizens and Bowling Club Ltd (Golden Gully Caravan Park) 11 Victoria Hill Road, Adelong. Lot 1 DP519132, Lot 2 DP519132, Lot 761 DP757211	Period: 16/7/2025 to 17/7/2029 Term: 5years Option: 5+5years	Caravan Park	7,053 m2	New lease signed as per negotiated HoA. Adelong Services were responsible for solicitor fees that were paid by Council.

Lease Number	Proposed Transaction	Subject Property & Lessee/ Tenant	Term	Permissible Use	Lettable Area	Terms of Lease/ Remarks
L296	New Lease	Reflections Holiday Parks - NSW Crown Holiday Parks Land Manager Lot 2 DP868871 2-4 Fitzroy Street Tumut - (Riverglade Caravan Park)	Expires: 1/7/2025 to 30/06/2035 Term: 10 years Option: 1 x 5 years	Caravan Park	17,534.75m2	Council responsible for new lease preparation, Legal costs have been paid for by Reflections Holiday Parks. New lease for Council for Lot 1 of the Caravan Park signed 30 June 2025.
L293	Licence renewal Letter	Khancoban United Volunteers Association Inc. Cnr Sheather & Read Street Khancoban - Lot 1 DP 877188	Expires: 18/6/2025 to 19/06/2026 Term: 1 year Option: 3years	Community Garden	701m2	Letter of extension issued - no legal fees required. All licence agreement preparation costs borne by Council.
L149	Lease Renewal	Forestry Corp Address: 76 Capper Street, Tumut	Period: 1/07/2025 to 30/6/2030 Term: 5 years Option: 3 x 1 year	Office space	598.91m2	Under negotiation - 5 extra parking spaces unsecured, Lease registration to be paid by Forestry
L268	Lease Renewal	Roberts Horticulture Address: Old Batlow Cannery site - 1 Leaburn Street, Batlow	Period: 1/7/2025 to 30/6/2030 Term: 5 years Option: no further options	Vacant land	13,453.98m2	Letter of extension issued - no legal fees required. All Lease agreement preparation costs borne by Council.
L259	Lease/Not renewed	Mabumanu Dental Address: Roths Corner Medical Centre - 2 The Parade, Tumbarumba	Period: Month to Month Term: Nil Option: Nil	Office space	16m2	Letter received from Dental practice advising that Mabumanu Dental is not going to renew the

Lease Number	Proposed Transaction	Subject Property & Lessee/ Tenant	Term	Permissible Use	Lettable Area	Terms of Lease/ Remarks
						lease after initially agreeing to Councils Heads of Agreement and commenting on the rent reduction Council had provided in the Heads of Agreement.
L258	Lease Renewal	NSW Pathology Address: Roths Corner Medical Centre - 2 The Parade, Tumbarumba	Period: 1/3/2025 to 28/2/2026 Term: 1 year Option: no further options	Office space	9m2	New agreement signed- no legal fees required. All Lease agreement preparation costs borne by Council.
L228	Lease Renewal	Relationship Australia Address: 81 Capper Street, Tumut	Period: 1/1/2025 to 31/12/2025 Term: 1 year Option: no further options	Office space	25.7m2	New agreement signed- no legal fees required. All Lease agreement preparation costs borne by Council.
L127	Lease Renewal	Tumut Neighbourhood Centre Address: 173 Wynyard Street, Tumut	Period: 1/7/2024 to 30/6/2027 Term: 3 years Option: 2 years	Office space	9m5	Legal fees attended to by Council. All agreement preparation costs borne by Council.
L128	Lease Renewal	Tooma Recreation Reserve - Former SES Shed Address: Tooma Road, Tooma	Period: 1/7/2025 to 30/6/2026 Term: 3 years Option: 2 years	Office space	50m2 Approx	New agreement signed- no legal fees required. All agreement preparation costs borne by Council.

Lease Number	Proposed Transaction	Subject Property & Lessee/ Tenant	Term	Permissible Use	Lettable Area	Terms of Lease/ Remarks
L191	Lease Renewal	Coo-ee Cottage Address: 68 Fitzroy Street, Tumut	Period: 1/7/2025 to 30/6/2026 Term: 3 years Option: 2 years	Office space	180m2 Approx	New agreement signed- no legal fees required. All agreement preparation costs borne by Council.
M780	New Management Agreement	Tumbarumba Sports Academy (TSA) Address: Lauder Street - Tumbarumba. Tumbarumba Sports Stadium and Pioneer Hall	Period: 1/7/2025 to 30/6/2026 Term: 1 year Option: 2 years	Basketball Courts and adjoining sports facilities & Pioneer Hall	1400m2	New agreement signed- 19 March 2025 - no legal fees required - all agreement preparation costs borne by Council.

2. Leasing and License Arrears for the 4th Quarter 2024/2025 - 1 April 2025 to 30 June 2025.

Council is currently **\$21,453.00** in arrears for eight (8) Leases and Licences for the quarter. Refer to the Confidential Attachment to this report.

3. Current Vacancy Rate of Councils Leased properties for the 4th Quarter 2024/2025 - 1 April 2025 to 30 June 2025.

The current overall vacancy rate for Councils Leases and Licences is **0%**

4. List of Property Projects for the Quarter (Major Periodic maintenance and Upgrades)

There has been no major property related maintenance or capital works projects undertaken for the 4th Quarter outside of the major projects that Council is currently undertaking at Tumut Aerodrome.

Vandalism of Councils Public Amenities buildings across the LGA continues to be an issue with reactive Maintenance required. Additional funds in the 2025-26 Property Maintenance budget have been requested and approved to address this issue.

Damage to Councils buildings and property portfolio due to extreme weather events has been zero for the 4th Quarter

Apart from routine maintenance for Council properties, the Property Asset Management Plan has identified major periodic maintenance and capital works upgrades for properties throughout the Council's Property portfolio for the next 1-10 years. Essential capital (Renewal) works are identified in the Asset Management Plan and Councils ten (10) year capital works program adopted by Council.

5. General performance of the Property Portfolio against the adopted budget (Revenue and Expenditure)

The actual income for the 4th Quarter of 2024/2025 (April to June) is as follows:

Leases and Licences income raised April to June 2024-2025 = **\$412,760.64**

Lease and Licence income paid in advance for July onwards = **\$16,345.65** (credits for leases).

6. Acquisitions and Disposals for the 4th Quarter 2024/2025 - 1 April 2025 to 30 June 2025.

Council currently has a number of properties listed for sale, disposal and or under a Public Expression of Interest. Council also from time to time receives unsolicited proposals to purchase Council land (Public Land) which are also listed in Table 2.

Table 2. Property Acquisitions and Disposals for the 4th Quarter 2024/2025 - 1 April 2025 to 30 June 2025.

Property Address	Property	Comments
9 McEwan Court, Tumbarumba	Was previously for lease and is now listed for sale	Currently on the market for sale with PRD - Real Estate with option to lease in the short term. Property has been on the market since April 2025.
Public Expression of Interest Lot 1 DP 1163661 - Capper Street, Tumult	Vacant Land Lot 1 DP 1163661 on Capper Street, Tumut.	<p>A Public Expression of Interest (EOI) was undertaken for the Land sale and development opportunities for Lot 1 DP 1163661 on Capper Street, Tumut.</p> <p>The EOI was called for on Friday 19 April 2025.</p> <p>EOI number SVC 2025/03 ? Closing date - Monday 19 May 2025</p> <p>The EOI was advertised on Tenderlink and in local media in Sydney and Canberra newspapers as well Wagga</p>

Property Address	Property	Comments
		<p>and the local newspapers in Snowy Valleys.</p> <p>The EOI was viewed online a total of 31 times and downloaded 8 times.</p> <p>At closing Council received one submission from Snowy Valleys Developments</p> <p>Councillors were briefed on the EOI outcome at the Thursday 3 July Council Workshop.</p> <p>A report on the outcome of the EOI will be presented to the 17 July Council meeting on next steps</p>
Lot 1 DP 1148834 - McMeekin Street, Tumbarumba	Vacant Land	Unsolicited approach received by Council for purchase of this Public Land. The indicated purchase price for this Public Land falls well below market value.
Lot 14 DP 1239992 - Tyrell Street, Khancoban	Vacant Land	Unsolicited approach received by Council for purchase of this Public Land. The indicated purchase price for this Public Land falls well below market value.
Snow View Estate, Tumbarumba - Stage 3.	16 Vacant Lots on the market with One lot already sold	<p>In 2022-23 Council undertook the Development of Stage 3 - Snow View Estate Tumbarumba. Stage 3 is a continuation of Stage 1 and Stage 2 residential development of land that Council owns in "Freehold" in Tumbarumba.</p> <p>Stage 3 contains 18 x residential lots. Currently Council has sixteen (16) lots listed for Sale with Ray White Tumbarumba with one lot (Lot 65) sold in February 2025</p> <p>Settlement of Lot 65 is to be finalised on 17 July 2025</p>
<p>Roths Corner Medical Centre</p> <p>Public EOI for General Practitioners Consulting Rooms (309m²) of leasing space at Roths Corner Medical Centre - 2 the Parade Tumbarumba.</p>	Public Expression of Interest	<p>The Public Expressions of Interest opened on 7 July 2025 and close Monday 18 August 2025.</p> <p>Council is prepared to negotiate with any submitter on the commercial terms of a lease arrangement. The key benefits that Council can offer to any potential lessee are as follows:</p> <ul style="list-style-type: none"> • Full payment of all utility costs (heating - cooling electricity, water) for the practice

Property Address	Property	Comments
		<ul style="list-style-type: none"> • Full payment of all leasing costs for office furniture - consulting room equipment and furniture, excluding any specialised medical equipment for the practice • Full payment of all cleaning costs for the premise • Full payment of all building maintenance for the premise • Full payment of landscaping costs for the premise • Full payment of external signage for the premise <p>Note: The current tenant of the Medical Practice rooms (309m2) (Qualicare Medical Pty Ltd) is on a month-to-month lease arrangement until Council finds a long term tenant.</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

CSP5.2 - Council has well managed and governed practices and resources to ensure a high performing organisation

Delivery Program Principal Activities

5.2.1 Maintain and support a reliable financial management, accounting and reporting environment aligned to service and project frameworks to enable authoritative and prompt financial decisions to be made by the organisation

FINANCIAL AND RESOURCES IMPLICATIONS:

The actual income for the 4th Quarter of 2024/2025 (April to June) is as follows:

Leases and Licenses income raised April to June 2024-2025 = **\$412,760.64**

Lease and Licence income paid in advance for July onwards = **\$16,345.65** (credits for leases).

Arrears = **\$21,453.00**

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

The information provided complies with Council's Investment Policy and section 610B of the *Local Government Act 1993*.

RISK MANAGEMENT / COST BENEFIT ANALYSIS:

Quarterly reporting of leasing transactions keeps Council informed of revenue received through the property portfolio, leasing transactions, arrears, vacancy rate, property sales and disposal.

OPTIONS:

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

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

N/A - Community engagement is not required.

ATTACHMENTS

1. 20250708 - Copy of Lease debtor listing extracted 08-07-2025 - Confidential (Under separate cover)
2. SVC Property Leasing Transactions Report for the 4th Quarter 2024-2025 - Confidential (Under separate cover)

11.7. EXPRESSION OF INTEREST OUTCOME - LOT 1 DP1163661 - CAPPER STREET TUMUT

REPORT AUTHOR: DIRECTOR INFRASTRUCTURE & WORKS

RESPONSIBLE DIRECTOR: ACTING GENERAL MANAGER

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with information and recommendations on the outcome of the Public Expression of Interest (EOI number SVC 2025/03) that was advertised from Friday 18 April until Monday 26 May 2025 for Lot 1 DP 1163661, Capper Street, Tumut.

At the Council meeting held on 21 November 2024, Council resolved to endorse the seeking of a Public Expression of interest for the sale and use of the site Lot 1 DP 1163661 and then receive a further report on the outcome of Public Expressions of Interest on potential future uses of the site.

Council received one submission for the Public Expression of Interest which is a confidential attachment to this report. (Attachment No 2)

RECOMMENDATION:

THAT COUNCIL:

- 1. Commits to the next step of the proposal that has been received through the Public Expression of Interest (EOI) process which is the preparation of an 'Options Agreement' - which will be at the cost of the applicant;**
- 2. Does not take on the role or responsibility of land developer for this parcel of land, that responsibility and risk vests with the applicant;**
- 3. Receives the draft 'Options Agreement' when it is finalised and the Agreement is endorsement by Council to proceed to the next steps of the proposal;**
- 4. Notes that if the 'Options Agreement' is endorsed by Council, the next steps of the proposal would involve the applicant preparing a Planning Proposal for the Development and lodging a future Development Application, both of which will be assessed by Council; and**
- 5. Prepare a Probity Plan for this project if Council proceeds with the preparation of an 'Options Agreement' which is to be prepared by an independent Probity consultant.**

BACKGROUND:

At the Council meeting held on 21 November 2024, Council resolved endorse the seeking of a Public Expression of interest for the sale and use of the site (Lot 1 DP 1163661) and then receive a further report on the outcome of Public Expressions of Interest on potential future uses of the site. The resolution of Council is below:

M256/24 RESOLVED:**THAT COUNCIL:**

1. Endorse seeking Expressions of Interest for the sale and use of the site Lot 1 DP1163661;
2. Receive a further report on the outcome of Expressions of Interest; and
3. Receive a report on potential future uses of the site.

Cr Inglis/Cr Sheldon

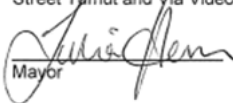
CARRIED UNANIMOUSLY**M257/24 RESOLVED** that Council adjourn for a short break.

Cr Hardwick/Cr Packard

CARRIED UNANIMOUSLY

Page 10

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in the Council Chambers 76 Capper Street Tumut and Via Video Link on Thursday, 21 November 2024



Mayor



Interim General Manager

Council called for Public Expression of Interest (EOI number SVC 2025/03) for Lot 1 DP 1163661 on Capper Street Tumut on 18 April 2025.

The EOI stated that Snowy Valleys Council is seeking public expressions of interest for the potential sale and future development of Lot 1 DP 1163661 on Capper Street, Tumut. This 8,608m² site is located in a prime development location at the intersection of Capper Street and the Snowy Mountains Highway, which is one of the major gateways to the township of Tumut.

The EOI also stated that the undertaking of a public expression of interest for the sale of this land will ensure a fair and equitable process for all potential buyers and developers. The public expression of interest process will also give Council a better understanding of what the proposed '*Highest and Best Use*' of the site could be - depending on submissions received and will give the Council the opportunity to review those submissions for the potential sale and future use of this important parcel of land.

It was made clear in the EOI that Council was looking for suitable persons who can make a commercially acceptable offer to Council to develop this land for its '*Highest and Best Use*' and to also meet the objectives of Council and the Community as set out in the EOI document.

The EOI documentation provided by Council, outlined how Council would assess the expressions of interest submissions received on both the financial and non-financial criteria set out in the EOI document.

Objectives of the Expression of Interest:

The primary objectives that Council is seeking to accomplish through this public expression of interest and future sale of this land is identified below. In summary, these included maximising commercial gains from this land for its potential '*Highest and Best Use*', planning and development outcomes, any identified future community benefit and to ensure full transparency in the process of selling a public asset, while adhering to all relevant legislation.

The strategic objectives of the Expression of Interest for Lot 1 DP 1163661 (8,608m²) are as follows:

- **Commercial maximisation to reinvest into the Local Community for future generations:**

The purpose of the public expression of interest and future sale of this land for its '*Highest and Best Use*' is to generate revenue for the council, which will be reinvested to fund important community infrastructure, services and programs for the benefit of future generations.

- **Planning Outcomes:**

Depending on submissions received - the public expressions of interest and future sale of this land can complement Councils urban development and planning vision for the township of Tumut in terms of strategic planning outcomes, particularly around density and/or residential, commercial, industrial,

community-based land use development objectives. The sale of the land and its future development could also potentially contribute to the overall local character and setting of the area (Gateway to Tumut) and/or add value to other adjoining land uses in the area.

- **Community Benefits:**

Depending on submissions received - the Public Expressions of Interest and future sale and development of this land can contribute to the provision of community infrastructure, useable open space, connectivity between destinations in Tumut and/or expansion of adjoining land uses already in place.

Depending on submissions received - the sale of the land can potentially add value to the township of Tumut from an economic, social, cultural and community benefit perspective, including alignment with the expectations of Council, and the local community in terms of both existing and future land uses. The sale and future development of the land should complement other land uses, businesses, existing tourism activities, recreational, educational and/or business services in the area

- **Transparency and Probity - Public Expression of Interest: Potential sale of Public Land:**

The undertaking of a Public Expression of Interest for the sale and future development of this public land will ensure a fair and equitable process for all potential buyers and developers. The Public Expression of Interest process will also give Council a better understanding of what the proposed '*Highest and Best Use*' of the site could be - depending on submissions received and will give the Council the opportunity to review those submissions for the potential sale and future use of this important parcel of land situated at the gateway to the town centre of Tumut.

Council must conduct the sale of public land in a transparent and equitable manner, ensuring that all potential buyers have an equal opportunity.

The potential future sale of the land will be undertaken in accordance with all relevant Legislation such as the *Local Government Act 1993*.

Other Considerations:

- **Land Value Assessment:** By going through a Public Expression of Interest process, Council has the best opportunity to understand the value of land from both a Financial and Non-Financial perspective - taking into account the community's views and strategic objectives outlined above.
- **Community Consultation:** By undertaking a Public Expression of Interest, Council is providing the community with an open and transparent process on how this important piece of public land is potentially sold and developed. The community and key stakeholders have an opportunity to have their say on how the land should be potentially sold and developed for future generations to come. The Communities views can be taken into account as part of the EOI process.
- **Affordable - Key Worker Housing:** Council through the Public Expression of Interest process may consider submissions received that identify the use of the site for other land uses that it is not currently zoned for. These may include provisions for affordable housing, key worker housing or other forms of residential development that best meet the needs of the community in Tumut.

Background

The land that is the subject of the EOI and potential future sale is Lot 1 DP 1163661 and is located near the intersection of Snowy Valleys Highway and Gocup Road on Capper Street, Tumut.

In 2000, the land was acquired by the then Tumut Shire Council via the *Land Acquisition (Just Terms Compensation) Act 1991* for an Interpretive Centre Development which never eventuated.

The property is currently owned in "freehold" by Council and is classified as Operational Land and is surplus to Council needs. The land is vacant and located within the R2 Low Density Residential area in Tumut.

The land was formally Gazetted into Councils ownership on 25 August 2000.

The land proposed to be sold (Lot 1 DP 1163661) is highlighted in green in Figure 1 and is approximately 8,608m² in area.

Council does not currently have an accurate survey of the site.

Figure 1. Lot 1 DP 1163661 8,608m² in area



Preliminary investigations indicate that the sale of the land will not impact on access to any adjoining lots but will require an easement for the purpose of accessing and protecting the existing power and sewerage lines on the site.

History of the land - Lot 1 DP 1163661

A historical search undertaken as part of the EOI process has identified that originally the land was proclaimed as a Fauna Protection District on 11 January 1963.

Extract from Status Parish Map Mundongo, County of Buccleuch below in Deposited Plan 759004.

Figure 2. The land was proclaimed as a Fauna Protection District on 11 January 1963.

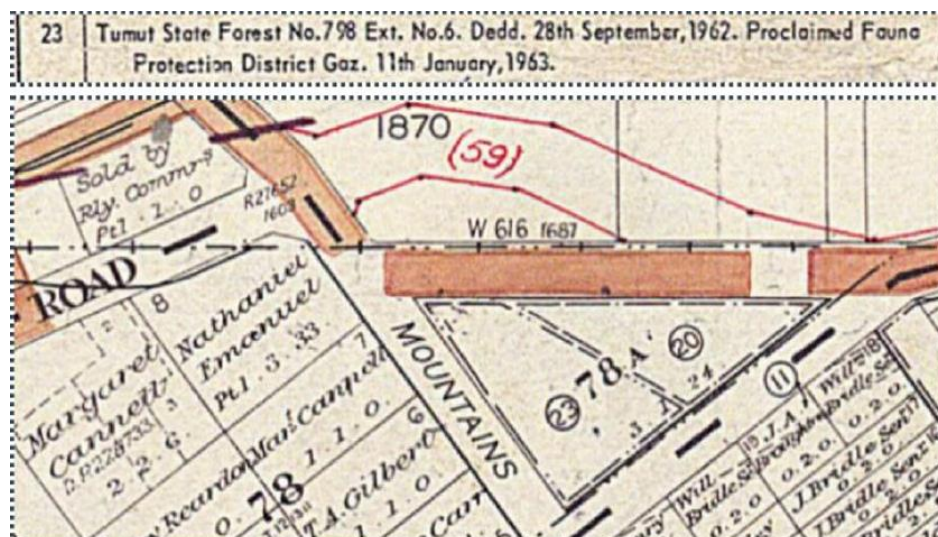


Figure 3. Acquisition Notice 25 August 2000 of Lot 1 DP 1163661 - State Forest Land and Plan - Lot 1 DP 1163661 - showing former ownership prior to 2000 as State Forest Land.

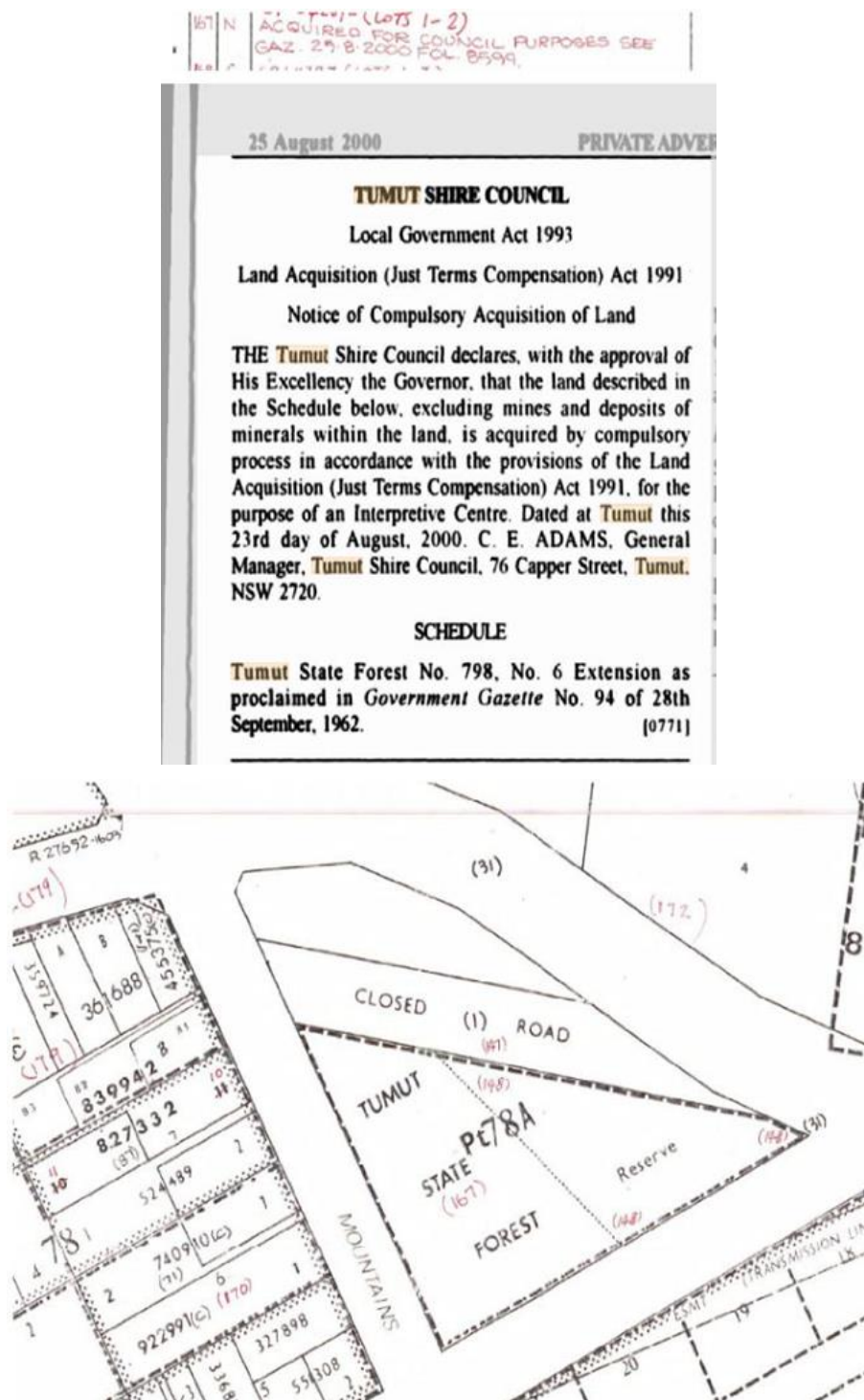




Photo 1 - Existing Site View - looking north across the property - photo taken 24/9/2024



Photo 2 - View - looking west down Copper Street across the property - photo taken 7/4/2025



Photo 3 - View - looking East - down Copper Street - photo taken 7/4/2025



Photo 4 - View - looking East - from roundabout at end of Copper Street - photo taken 7/4/2025



Photo 5 - View - looking Southwest - from roundabout at end of Capper Street - photo taken 7/4/2025



Photo 6 - View - looking East - from roundabout at end of Capper Street - down Capper Street - photo taken 7/4/2025

REPORT:

Council called for Public Expressions of Interest (EOI number SVC 2025/03) for Lot 1 DP 1163661 on Capper Street Tumut on 18 April 2025, which closed on Monday 19 May 2025.


The EOI was advertised on Tenderlink and in local newspaper media in Sydney and Canberra as well Wagga Wagga, and the local newspapers in Snowy Valleys.

The EOI was viewed online a total of 31 times and downloaded 8 times before the closing date on Monday, 19 May 2025.

At closing Council received one submission from Snowy Valleys Developments.

A Council Workshop was held on Thursday, 3 July 2025 to present to Council the outcome of the EOI which was attended by eight (8) Councillors. The presentation that was given at the Workshop is Confidential Attachment No 4.

Figure 4. Advertisements that went in Local Newspapers and Councils website.



EXPRESSIONS OF INTEREST

Land sale and development opportunities for Lot 1 DP 1163661 on Capper Street, Tumut NSW

Tenderlink Tender ID: Q2025/2


Snowy Valleys Council is seeking public Expressions of Interest (EOI) for the sale and future development of Lot 1 DP 1163661 on Capper Street, Tumut NSW. This 8608m² site is located in a prime development location at the intersection of Capper Street and the Snowy Mountains Highway, which is one of the major gateways to the township of Tumut.

The EOI is looking for suitable persons who can make a commercially acceptable offer to Council to develop this land for its 'Highest and Best Use'.

Council will assess the EOI submissions on both the financial and non-financial criteria set out in the tender documentation.


Closing Date: 5pm on Monday 26 May 2025.

For further enquiries: Please use the Tenderlink Q&A online forum.



www.tenderlink.com/snowyvalleys

Prime Development Potential



Expressions of Interest

Snowy Valleys Council is calling for Expressions of Interest for the future sale and development of this site.

- Site Area: 8,608m²
- Current Zoning: R2 Low Density Residential

Expressions of Interest close **Monday 26th May 2025**

For more information please contact Council on (Tel: 1300 275 782)

Go to Councils website: portal.tenderlink.com/snowyvalleys/alltenders






Photo 7 - View - looking East - from roundabout at end of Capper Street Tumut - Councils signage advert on site.

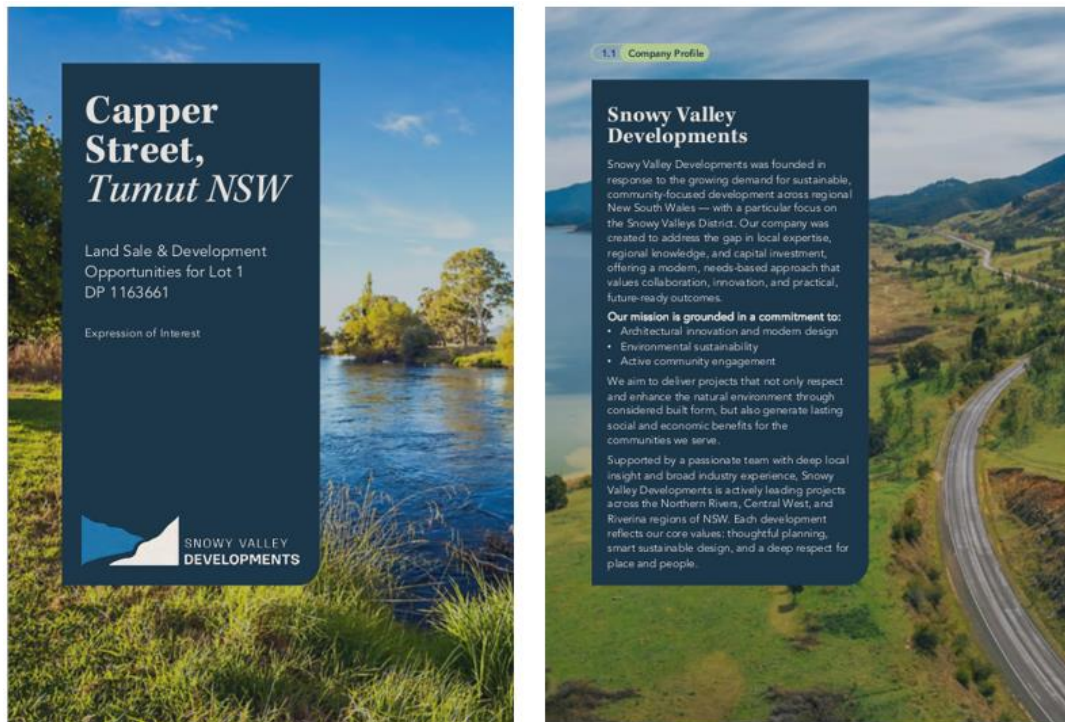
Submissions Received

At closing of the EOI on Monday 19 May 2025, Council received one submission from Snowy Valleys Developments

Snowy Valley Developments submission stated:

Snowy Valley Developments presents a transformative new project initiative shaped by the identified needs of both the Tumut community and the broader Snowy Valleys Local Government Area (LGA).

Following extensive local engagement and a detailed needs assessment, it is evident that there is strong community demand for a mixed-use development that integrates essential services, quality accommodation, and service-based commercial spaces - all designed to support population growth, economic resilience, and improved community wellbeing.

Figure 5 Snowy Valley Developments Cover page and Mission Statement.**Key Features of the Development**

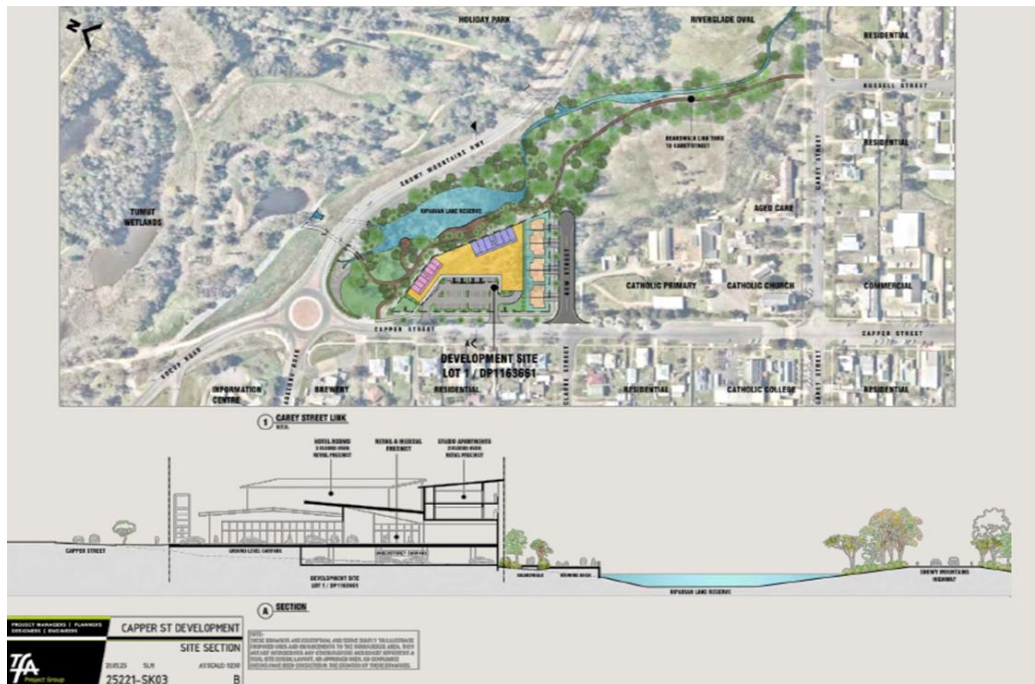
- 12 modern studio apartments, offered as both freehold and long-term rentals, built using advanced prefabricated construction systems to ensure efficiency, durability, and sustainability.
- A thoughtfully designed mix of freehold townhouses and dedicated essential service rental housing, aimed at supporting key workers and meeting rising demand for accessible, secure accommodation.

Figure 6. Snowy Valley Developments 'Mixed Use' Development Proposal for the Site.

Commercial and Community Services

- A health and wellness facility, including a fully equipped gym and heated hydrotherapy pool, supporting fitness, rehabilitation, and therapeutic needs.
- A selection of retail outlets focused on daily essentials and service-based businesses, promoting convenience and economic vitality for locals and visitors.
- Medical and allied health services, centrally located to meet the increasing needs of Tumut's aging population and broader community, improving access to critical care.

Figure 7. Site Context - Snowy Valley Developments 'Mixed Use' Development Proposal



Short Term Accommodation

- 12 contemporary modular hotel units, located above the retail precinct, providing comfortable and stylish short-stay accommodation for tourists, business travellers, and seasonal workers and targeted to the growing younger tourist.
- As a gateway development to the town and district, this project will introduce modern architectural elements and a fresh urban identity, helping uplift the surrounding areas while reinforcing Tumut's role as a thriving regional centre.

Figure 8. Accommodation - Snowy Valley Developments 'Mixed Use' Development Proposal

Hotels rooms are shown in 'Pink' and Studio Apartments in 'Blue' and Townhouses 'Beige'

Integrated Development

Snowy Valleys Developments outlined that their proposal was an integrated development will not only meet the immediate and long-term needs of the Tumut community but also:

- Stimulate local economic activity
- Support employment growth
- Provide a more vibrant, connected, and liveable town centre

Figure 9. Reference Images of the 'Mixed Use' Development Proposal

Community benefits

The proposal outlined that the key benefits it could bring to the community and local Tourism was as follows:

- Establishing a new link that forms part of Tumut River Trail Walk
- A stormwater natural purification system that contributes to sustainable water management
- A new Environmental Rehabilitation Zone that promotes biodiversity and the preservation of natural habitats

Figure 10. Community Benefits of the Development Proposal



Town Planning

The submission clearly outlined that a Planning Proposal would be required to change the current zoning of the land from *"R2 Low Density Residential"* to two primary new zones being:

1. *'MU1 - Mixed Use' and*
2. *'R3 Medium Density - Residential Zone'.*

Figure 11 below outlines the rationale as to why Snowy Valleys Development is seeking to change the current land use planning of the site.

Figure 11. Town Planning Community Benefits of the Development Proposal**Figure 12. Development Proposal - Timeline**

Conclusion

Snowy Valleys Developments is offering a pathway to develop the land in partnership with Council through the mutual development of an 'Options Agreement'. There is no outright financial offer on the table.

Snowy Valleys Developments is proposing that the 'Options Agreement' be prepared between both parties which spells out the responsibilities of each party. This would include key responsibilities such as

- **Who** is responsible for preparing the Planning Proposal to change the land use
- **Who** is preparing the Development Application
- **How** a final land sale price is reached between Council and Snowy Valleys Developments on the value of the land at its '*Highest and Best Use*' if the Planning Proposal and Development Application is approved
- **The mechanism** in which Snowy Valleys Developments is compensated for its financial outlay in the final contract for sale (based on a mutually agreed Land Valuation on the land value at its '*Highest and Best Use*' - New Land use Zoning)

It should be noted that these are the very general and broad principles of what Public Private Partnerships (PPPs) and/or Voluntary Planning Agreements are built upon in terms of land development in Local Government.

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

Theme 4 - Our Infrastructure

Our local infrastructure is sustainable and facilitates our way of life.

Community Strategic Plan Strategic Objectives

CSP4.2 Our amenities, infrastructure green spaces and community facilities meet community needs

Delivery Program Principal Activities

4.2.2 Maintain and upgrade building and infrastructure to meet current and future needs

Our civic leadership

Our civic leadership and organisational governance fosters open and transparent partnership with our community. Each Plan theme outlines a strategic objective based on community feedback, envisages where we want to be, how we will get there, Council's role, important partners and collaborators and measures to track progress

FINANCIAL AND RESOURCES IMPLICATIONS:

In the previous report to Council in October 2024, it was identified that the Public Expression of Interest process will incur the following costs:

- preparing the documentation on the subject property in readiness for the Expression of Interest.
- advertising
- preparation of a land valuation for the land
- preparation of a Land Survey

These costs that will be borne by Council will be in the order of \$10,000 - \$12,000 excluding GST and do not include staff time for managing the Expression of Interest process.

It is intended that all applicable valuation, land survey, administration and transfer fees will be covered by the future sale of the land.

Council has a nominated budget for property sale, costs to initiate the process on the basis that costs are fully recoverable by Council when the land is sold.

Actual costs to date

The actual costs that Council has incurred to date as part of the EOI process is outlined below:

- Supply site sign - Katopra printing = **\$900** for corflute sign
- Install on steel frame - Labor - Council Staff - **\$1,000**
- Advertising - Newspapers Sydney - Canberra - Wagga - Local Newspapers = **\$5,616**
- Staff time (Director, Property Partners, Communication Team) = **\$2,000**

Total \$9,516.00 (Excluding GST)

Future Costs

If Council proceeds to the next step as recommended, then the costs associated with staff time to review the 'Options Agreement' document, and seek independent legal advice on the Draft Agreement is in the order of \$4,000-\$6,000

The cost for Council to engage a specialist independent Probity Consultant to prepare a Probity Plan for this project will be in the order of \$4,000 to \$5,000.

These costs will be funded from Councils Buildings and Property - Operating Budget 2025-26

POLICY, LEGAL AND STATUTORY IMPLICATIONS:

Legal and Planning Considerations

The Public Expression of Interest conforms with Snowy Valleys Council Procurement Policy adopted in March 2022 and Procurement Procedure adopted in May 2022. This Expression of Interest also conforms with Clause 3.5.2.1. of the Office of Local Government (OLG) Tendering Guidelines and how Expressions of Interest are to be received and evaluated.

If the land is proposed to be sold in the future, Council will have to undertake the sale of this land in accordance with the *Local Government Act 1993* - Sect. 716.

In terms of planning approvals and any amendments to the current land use zoning of this land, Council's current LEP would require amendment via a Planning Proposal.

The land proposed to be sold (Lot 1 DP 1163661) is approximately 8,608m² in area and is owned in "freehold" by Council. The land is currently zoned as R2 Low Density Residential area in the Tumut LEP 2012 and classified as Operational Land.

In general, the planning process to change the current Land use zoning from R2 Low Density Residential zoning to a MU1 - Mixed Use zoning or other land use zoning such as R3 Medium Density would require the following steps:

- Preparation of a Planning Proposal to the full Council for consideration.
- If the report prepared by the applicant is endorsed by Council, then Council undertakes a detailed assessment against criteria established by the Department of Planning, Housing and Infrastructure (DPHI).
- After the report is prepared, the Council then forwards the proposal through to DPHI for assessment.
- If the Planning Proposal is accepted, a gateway determination is issued by DPHI which requires Council to exhibit the plan (usually for 28 days and consult with other agencies)
- Following exhibition, Council will consider any submissions received and report the matter back to Council for consideration and adoption if warranted.
- Once the Planning Proposal is considered by Council, and if adopted the Planning Proposal, it is then forwarded back to the DPHI for referral to the Parliamentary Counsel for drafting.
- The proposal would then be gazetted.
- The applicant would then prepare and lodge a Development Application in accordance with the new Land Use Zoning. The Development Application would be assessed by Council.

This process takes approximately 6-12 months.

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:

Council called for Public Expression of Interest (EOI number SVC 2025/04) for Lot 1 DP 1163661 on Capper Street Tumut on 18 April 2025 which closed on Monday 19 May 2025.

The EOI was advertised on Tenderlink, in local newspaper media in Sydney and Canberra as well Wagga Wagga, and the local newspapers in Snowy Valleys.

The EOI was viewed online a total of 31 times and downloaded 8 times before the closing date on Monday 19 May 2025.

At closing Council received one submission from Snowy Valleys Developments.

A Council Workshop was held on Thursday 3 July 2025 to present to Council the outcome of the EOI which was attended by eight (8) Councillors. The presentation that was given at the Workshop is Confidential Attachment No 4.

ATTACHMENTS

1. SVC-EOI - Lot 1 DP 66 Capper Street Tumut - Information Pack and Appendices Final - March 2025- Final (Under separate cover)
2. CONFIDENTIAL - Snowy Developments - EOI Response (Under separate cover)
3. CONFIDENTIAL - SVC-EOI - Document Lot 1 DP 1163661 Capper St Tumut- Signed Snowy Developments (Under separate cover)
4. CONFIDENTIAL Councillor Workshop and Briefing SVC - Capper Street EOI - 3 July 2025- Final (Under separate cover)

12. MINUTES OF COMMITTEE MEETINGS

12.1. MINUTES - YOUTH COUNCIL COMMITTEE - 12 JUNE 2025

REPORT AUTHOR: EVENTS 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 report to Council following Committee meetings.

RECOMMENDATION:

THAT COUNCIL:

- 1. Receive the report Youth Council Committee Matters - 12 June 2025.**
- 2. Adopt the following recommendations from the Minutes:**
 - a. Changing status of voting member Atticus Blenkins to non-voting member and removal of voting member Cameron Foley, to support better quorum numbers and less meeting cancellations.**
 - b. Meetings will now be held in Tumut Council Office until new memberships are received from Tumbarumba area.**

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 Council's Events Officer as the Council staff delegate of the Youth Council Committee.

The Youth Council Committee currently has four (4) voting members, including Cr Wortes and two non-voting members including 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 12 June 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:

Community Strategic Plan Theme

Theme 2 - Our Economy

Theme 5 - Our Civic Leadership

Community Strategic Plan Strategic Objectives

CSP2.2 Our economy attracts, retains and supports young people and families in the region through robust vocational pathways, quality education and employment opportunities

CSP5.1 Council and local communities partner to create an ongoing culture of engagement and communication to aid Council decision making

Delivery Program Principal Activities

2.2.1 Provide opportunities for young people to engage, learn, connect and build capacity

5.1.1 Support opportunities for the community to engage with Council decision making and ensure input is listened to and acted on, where appropriate

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.
2. Amend.
3. Decline the recommendations set out in this report

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

N/A

ATTACHMENTS

1. 20250612 - 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:

11.6 CONFIDENTIAL ATTACHMENTS - LEASING TRANSACTION REPORT - 4TH QUARTER 2024-2025

Attachments 1 & 2 (Under separate cover) to Item 11.6 are confidential under the *Local Government Act 1993* Section 10A (2) (c) as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct), business and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

11.7 CONFIDENTIAL ATTACHMENTS - EXPRESSION OF INTEREST OUTCOME - LOT 1 DP1163661 - CAPPER STREET TUMUT

Attachment 1-3 (Under separate cover) to Item 11.7 are confidential under the *Local Government Act 1993* Section 10A (2) (d)i as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it, and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

13.1 CONFIDENTIAL - WRITE-OFF OF DEBTS

Item 13.1 is confidential under the *Local Government Act 1993* Section 10A (2) (b) and (e) as it relates to the personal hardship of any resident or ratepayer, information that would, if disclosed, prejudice the maintenance of law, and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

14. MEETING CLOSURE