

Subject	Summary of Submission	Council Staff Response
Swimming Pool	<p>Heat the current pool</p> <p>Extend opening hours</p> <p>Need for indoor heated pool</p>	<p>Council has implemented a Yass Pool Redevelopment Project Committee which are working towards heating of the existing pool and future indoor heated pool. The Yass Swim Club has been successful in obtaining two grants to progress the heating of the outdoor pool.</p> <p>Extended opening hours will need to be considered in the context of Council's financial position.</p>
Yass CBD	Conversion of old bank buildings in Yass CBD to bed and breakfast accommodation	The Yass CBD is zoned E1 Local Centre under the <a href="#">Yass Local Environment Plan 2013</a> (refer to this document for the exact location of this zone) and bed and breakfast accommodation is permissible with consent. Conversion to this type of use is something for owners to consider.
	The Yass main street is tarnished by building owners not doing upkeep of their property. Council is encouraged to look at what powers it may be available to put some pressure on those property owners to clean up their premises for the overall good of the community and improved lease and selling opportunities of those buildings.	There are limited powers available to Council in these situations and as such, can only be used in the appropriate situations. Potentially this could be a community led project.
	A quarterly power wash of the Main Street. It is not a pleasure to walk in the Main Street. The dirt, pigeon droppings etc are not an attractive sight for residents or visitors to Yass. The overall impression is not of the award-winning tidy town of the past.	This will be implemented as part of Council's maintenance and operational budget for 25/26FY.
Yass and Villages Masterplans	<p>Implement the Yass Masterplan</p> <p>Upgrade plantings in the main street</p>	The estimated cost of delivering the masterplan in full is approximately \$32 million. Council has done priority planning and funded some scoping works to assist with the preparation of grants into the future.

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		Council will continue to source appropriate grants for the staged implementation of the Yass Mainstreet.
	Every village masterplan is unfunded, and it appears, there is no clear strategic path to find the grants it relies on, to fulfill community expectations.	<p>The Masterplans were developed to support future grant applications. This allows grant applications to be linked to adopted strategic work. Without this work, there would be no strategic framework to link to the grants and as such any grant application may be less likely to meet the needs/wants of the community.</p> <p>Whilst the Masterplans are not fully funded, works under these plans are underway in Bowning and Wee Jasper. Council has funded some preliminary survey/design works for Bookham and for Yass.</p>
Housing Diversity	Housing choices in Yass is limited ability for growth.	Council is aware of this issue and is seeking to address this as part of the proposed Settlement Strategy (which is funded in the 25/26 Operational Plan).
Free Tree Program	Implementation of a free tree program	<p>This has not been funded in the 25/26 Operational Plan as it is not part of a current program of Council.</p> <p>Council will consult Yass Landcare as to the feasibility of making trees available to residents.</p>
Murrumbateman Future Development	Community infrastructure needs assessment to inform development of North Murrumbateman. Release of greenfield land for recreation is urgently needed to meet the needs of this the Murrumbateman community, but it must address the Open Space Strategy recommendations and not be ad-hoc.	Murrumbateman master plan and community infrastructure needs assessment is funded in the 25/26 Operational Plan/budget. This work will inform the growth of Murrumbateman and community infrastructure needs.

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	Planning for growth to support local businesses and the tourism sector rather than undermining them by eroding the very qualities that attract residents and visitors alike, particularly our peaceful rural charm and landscape.	The development of the Settlement Strategy commencing in 2025/26 will consider growth in appropriate locations whilst protecting qualities that attract residents and visitors to the region.
	Murrumbateman does not have a masterplan in place so how are works being prioritised for grant applications in Murrumbateman. An initial identification of urgent works in Murrumbateman may be required prior to the Masterplan to ensure that our streetscapes are made more vibrant and accessible.	Delivery of projects in Murrumbateman have primarily been at the Murrumbateman Recreation Ground guided by the Murrumbateman Recreation Ground Strategic Plan (2021). In 24/25 financial year, approximately \$2.1 million has been spent on projects at this location and significant staff support has been provided for the operation of this facility.
	Commence Murrumbateman Masterplan to inform development of North Murrumbateman.	This project is funded in the 25/26 Operational Plan.
	I'd like to see more consultation and planning for the entire Murrumbateman area. As a key part of the Yass Valley, it is currently evolving in a very sub-optimal way. Developments are disjointed and there is no town plan to integrate the various community needs.	The development of the Murrumbateman Masterplan will commence in 2025/26.
Hollow log drill	Council should purchase this tool to drill wildlife hollows in advanced trees	Council does not have an operational need for this equipment and as such has not made provision for this purchase in the 25/26 Operational Plan.
Sutton Tennis Court – Repairs required	Repairs Required	Council will inspect the courts and then determine if any works are required. No provision has been made in the budget for this work.

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Sutton Oval Playground	Shade cover required over playground	Council has not made provision for this in the 25/26 Operational Plan but will continue to seek opportunities for funding.
Resheeting of Tallagandra Lane	Request for gravel resheeting on Tallagandra Lane	Please refer to the 10 Year Transport Capital Works Program – Please see <a href="#">ATTACHMENT A - DETAILED LIST OF RESEALING CAPITAL WORKS PROJECTS TO BE DELIVERED FROM 1/7/2025 TO 30/6/2035</a> <a href="#">ATTACHMENT B - DETAILED LIST OF RESEALING CAPITAL WORKS PROJECTS TO BE DELIVERED FROM 1/7/2025 TO 30/6/2035</a>
Anti-hoon asphalt	Anti-hoon asphalt sheeting of intersection of Sutton Road and Mulligans Flat Road	An application for grant funding has been previously made however was unsuccessful. Council will continue to seek funding for this project via external grants.
Sutton - Pedestrian Crossing	Pedestrian crossing near Little Sutton Bakery	Council will undertake a safety to determine need.
Drainage Issues in Sutton	Drainage issues previously identified in Sutton Village	Council's operations team will undertake a review of the existing Sutton drainage and undertake required maintenance.
Sutton Recycling Facility	Request for an upgraded recycling facility in Sutton	Council is undertaking a waste services review in 2025/26 – this request will be considered as part of the review.
Crago Mill	Council should consider renegotiating the contract to withdraw from Stage 2 of the Crago Mill project.	Included within the Financial Sustainability Roadmap (which is an action item within the IP&R documents) a review of Crago Mill project is listed.
Special Rate Variation (SRV)	8% SRV over 4 years was included in in last years exhibited documents.  'Back of the envelope' 75% SRV has been projected in the past.	Significant changes have occurred in the YVC Executive and Financial teams over the past 6 months. It is not evident how or why an 8% SRV was included in past modelling, however there is no apparent supporting information to justify this figure.

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		<p>As such, action items in the Delivery Program, Operational Plan and Financial Sustainability Roadmap are included to investigate if an SRV is required, and if so, determine the quantum based on analysis.</p> <p>The SRV analysis report will provide for a minimum of 3 scenarios and once undertaken will be publicly published and the community consulted.</p>
	September 2024 REMPLAN assessment is derived principally from a projected increase in Council's number of full-time employees by 22 positions.	The projected staffing levels of Council was correct at the time of publishing the assessment.
Financial Sustainability Roadmap (FSR)	Office of Local Government (OLG) requested a FSR be developed in June 2024 – this has not been completed.	Draft FSR was endorsed to be placed on public exhibition for 28 days by Council at its June 2025 Council Meeting.
	Will the community be consulted to determine its priority needs, in a tight fiscal environment, as part of this roadmap?	The FSR has been placed on public exhibition for 28 days for community feedback. Submissions close, 5pm 23 July.
Council staff lack 'entrepreneurial' skills	<p>Council should be conducting:</p> <ul style="list-style-type: none"> <li>• Activity based costing</li> <li>• Development of Internal charging regime</li> </ul>	Council has engaged Morrison Low to undertake a review of the internal charging regime between externally restricted funds and the general fund. Further, they will also be undertaking a pricing methodology review of the externally restricted business operations to ensure pricing is aligned with service delivery costs. An additional report, Organisational Structure Review, also proposes 3 new temporary 2 year contract positions to assist Council in propelling its commercial property acumen and business improvement/financial sustainability initiatives.

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Long Term Financial Plan (LTFP)	<p>The estimated income from operational grants is rising by some \$4m to \$12.8m in the draft 2025/26 Budget when historical data suggests they range between \$7m and \$9m. This needs to be adjusted to reflect reality.</p> <p>Furthermore, the funding is clearly for repair works and to classify it as operational seems problematic.</p>	<p>Grants funds received can vary from year to year.</p> <p>The level of Operating Grants for the 2025-26 Financial Year have been estimated to be \$12.8 million which does include some specific purpose grants for repair works.</p> <p>The Long Term Financial Plan has used 2025/26 as a base and this has been indexed across the 10 year period. These are estimates and will be continually reviewed through in the development of future LTFP and adjusted where necessary.</p> <p>The classification of Grant funds between capital and operational is an area for interpretation and is undertaken in accordance with relevant standards and guidelines.</p>
	Classification of grants as 'operational' whereas they should be classified as 'capital' such as Regional Emergency Road Repair funding	The funds are classified as operational, per comment above. Noting that some or all of the expenditure may be 'capital' in nature. This is dependent on the work program.
	Projecting increase in YVC staff numbers should be included in LTFP given the growing population.	<p>Employee salary and wages in 25/26 is approximately 33% of total expenditure.</p> <p>This is a consistent ratio of between 33%-35% over the life of the LTFP.</p>
Fee Increases	Fee increases at the Yass Caravan Park close to 40% for long stay residents may have a seriously adverse impact upon some of the poorest residents of the LGA in a 'cost of living' crisis and all for the sake of minimal additional income.	Fees have been increased following a market review of Council fees.

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	<p>Hefty increase in fees and charges at landfill facilities - in the order of more than 60 percent – will only backfire with inevitable increased levels of illegal dumping across the LGA</p>	<p>The gate fees at the regional landfill facility have increased their per tonne rate by 60% to reflect the requirements of regulatory compliance and management of the site. Councils increase in waste fees and charges reflects a cost recovery model for the services provided.</p> <p>Council is part of a regional waste group (South West Region Waste Management Group - consisting of four Councils) who are monitoring the fee for service.</p>
Service Reviews	<p>Operational Plan must specify each review to be undertaken in that year.</p>	<p>In the 'Message from the CEO' at the start of the Operational Plan it outlines the development of a Financial Sustainability Roadmap (FSR), implementation of which will be critical to achieving financial improvements we need to make. The FSR includes and action to undertake service reviews.</p> <p>Service reviews foreshadowed:</p> <ul style="list-style-type: none"> <li>• Roadside Slashing</li> <li>• Waste</li> <li>• Fleet Review (outlined in FSR)</li> <li>• Building Certification</li> <li>• Plumbing and onsite sewage management system inspections</li> <li>• Yass Pool</li> <li>• Corporate Services (Business improvement initiatives)</li> <li>• Procurement and Contract Management</li> <li>• Out of hours call centre</li> </ul>

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	Sporting fields charges review have been portrayed at times as a 'service review' however there has been no opportunity to comment on the mix of service offerings, the potential service standard, etc. Rather we have been presented with a schedule of fee increases placed on public exhibition for 28 days.	The sporting fields charges review was not intended to be a full 'service review' rather it was designed to meet the endorsed direction of the Asset Management Strategy to recover 15-30% of the operational costs associated with the provision of sporting facilities.
	Will community engagement occur before any changes to service levels occur?	The service review process will seek community feedback prior to changes in service levels.
Investment Portfolio Sales	<p>It is evident in the LTFP, that Council proposes to continue to run down its investment portfolio from the current \$21.5m in the order of \$2.8m next year, \$8.2m the following and \$5.2m in 27/28.</p> <p>This leaves Council vulnerable as Council needs to have available resources to drawn upon should unexpected events occur.</p>	<p>The LTFP clearly articulates that from 2028/29, should no changes occur, Council will need to borrow funds externally to operate.</p> <p>Financial sustainability is a key area and a major focus in the IP&amp;R documents.</p> <p>The development and implementation of a Financial Sustainability Roadmap is critical for Council's financial sustainability, including building resilience and agility in the budget to enable response to unexpected events, if they occur.</p>
Property Sales	Crago Mill was to be offset by 'Hawthorn' development.	Council endorsed at its June 2025 meeting an Organisational Structure Review, proposing a new temporary 2-year contract position to assist Council in propelling its commercial property acumen and subsequent actions in relation to the development/sale of commercial property.



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		<p>This will also assist in the Property Portfolio Review foreshadowed in the Operational Plan and Financial Sustainability Roadmap.</p>
Management of Cash	<p>If Council was not selling off its investments and assets to cover the cash shortfall, and if it was not deriving 'false economies' through failing to deliver against its plans, the truth is the current negative cash position would be far, far worse.</p>	<p>The 2025-26 budget and draft LTFP 2025-2035 clearly outlines the financial sustainability challenge faced by Council.</p> <p>Council's financial position is such, that it does have a level of 'investments and assets it can draw on to cover 'cash shortfalls'.</p> <p>The development and implementation of the Financial Sustainability Roadmap identifies a range of measures actions to be implemented to improve Council's financial sustainability with a key goal to improve its cash position.</p> <p>One such measure includes a 'Property Portfolio Review' – identifying core land and building assets, recommended strategies for saleability of existing assets to maximise return to Council along with an investment strategy to obtain/maintain existing assets for future benefit of Council and the community.</p>
Asset Renewal, Maintenance, Values and Condition	<p>The work on asset management plans in 2021 and 2022 showed that a significant step-up in investment was required across all asset classes if they were to be properly funded. Instead, Council has over recent years downscaled its expenditure on the renewal of existing assets to as little as \$7.3m last financial year.</p>	<p>Council's current financial position is such that there are insufficient resources to adequately budget for renewal of all asset classes as identified in the asset management plans. As such the allocation of resources are prioritised based on risk and need.</p> <p>State and Federal grant funding are primarily relied upon to source required funds towards ongoing asset renewals.</p>

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	<p>The estimated cost of bringing assets to satisfactory standard is significantly underestimated in the Annual Financial Statements. That means the estimated remaining life of Council's existing building assets is wildly overestimated.</p>	<p>The value of Council's assets is subject to annual review as part of the financial statement process. This review includes an estimate of the remaining useful life of the assets.</p>
<p>Specific elements of the Delivery Program (DP) and Operational Plans (OP)</p>	<p>There is no money for comprehensive tree replanting in the draft budget.</p>	<p>The replanting of a small number of removed trees is included in Council's operational budget.</p>
	<p>Council has been investigating the introduction of a Food and Garden Organics Collection Service since 2020, yet has done nothing formal, despite the considerable planning work undertaken by the Sustainability Advisory Committee during the last term of Council.</p>	<p>Council has allocated funding in the 25/26FY for a waste services review/audit. The implementation of FOGO in Yass Valley will be assessed as part of this review.</p>
	<p>Council's inability to incorporate Electronic Vehicles (EVs) into Council's fleet.</p>	<p>EV's have been included as an option in Council's purchasing policies. To date, no EV vehicles have been purchased. EV chargers will be included in the Council carparking facility within the Crago Mill precinct.</p>
<p>Performance Ratios</p>	<p>The draft IP&amp;R documents fail to provide projections of Council's current and estimated future ratios for the 10 years of the LTFP against the infrastructure ratios – renewal, backlog, maintenance, and cost to bring to agreed service-level.</p>	<p>There is no set format for the presentation of information in the IP&amp;R documents.</p> <p>The current suite of IP&amp;R documents prepared for Council are an improvement on the documents prepared in prior years, providing a greater level of information to inform Council and the community.</p>

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	Moreover, the unrestricted current ratio is not presented, nor the cash expense cover ratio, or the outstanding rates and charges ratio.	<p>This year Council provided additional information in the documents, which clearly articulated Council's financial sustainability challenge.</p> <p>The Financial Sustainability Roadmap provides a further snapshot of through the inclusion of:</p> <ul style="list-style-type: none"> <li>• Operating Performance Ratio</li> <li>• Own Source Revenue Ratio</li> <li>• Unrestricted Current Ratio</li> <li>• Debt Service Cover Ratio</li> <li>• Asset Renewal Ratio</li> <li>• Infrastructure Backlog Ratio</li> </ul> <p>Council's Annual Financial Statements also include the reporting of these ratios. These will be updated through the development of the 2024-25 financial statements.</p>
Future approaches to IPART	Why has Council not met the conditions specified in 2016 SRV determination?	Given the change in key personnel, Council will review the requirements identified in the 2016 SRV and fully inform itself in relation to this matter.
Our Environment	This section could be strengthened in ways in which long term sustainable development can be achieved across the valley e.g. tree canopy goals, energy efficient ratings for new buildings, measures to reduce resource consumption and waste, improved water security and quality and improvement to protect soil quality.	There are currently mechanisms in the State planning framework addressing energy efficiency and sustainability eg BASIX. There are controls within Council's Development Control Plan relating to stormwater management and flooding.

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	<p>It is crucial that Council ensure that new developments consider extreme weather events and other climate change impacts and take measures to manage impacts eg water sensitive urban design, innovative stormwater/flooding measures.</p>	
	<p>Increasing impacts of climate change and extreme weather events are becoming more frequent and severe. It is essential that Council be prepared to respond to such events promptly. A review of the 2022 situation and delays experienced by residents and businesses during that event could help identify areas where improvements could be made focusing on how Council can respond quickly to natural disasters, minimise the impacts on businesses, and restore access to residents and businesses more promptly.</p> <p>Council should also be considering how it can quarantine funds for emergencies, so it is in a position to quickly restore essential services and access to residents in the event of extreme weather events, or cumulative weather impacts.</p>	<p>Scenario planning and climate risk integration is identified as an activity to be undertaken in the Financial Sustainability Roadmap. Council also has a <a href="#">Climate Change Action Plan</a>.</p> <p>Council is working with the CRJO and regional member Councils to implement the Resilience Blueprint Disaster Adaptation Planning.</p> <p>This will identify ways that the Council and community can become more resilient during times of disasters.</p> <p>All transport infrastructure damaged as part of a natural disaster is generally funded under the Disaster Recovery Funding Arrangement (DRFA), which Council will utilise if another natural disaster affects the Yass Valley area.</p>
Murrumbateman - General	<p>Council's plan to ensure Murrumbateman does not fall further behind during its fiscal tightening?</p>	<p>The current planning work being undertaken by Council with respect to financial sustainability identifies significant projects and services which are required to be provided across Yass Valley.</p>

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	<p>Beyond reducing debt by developing and selling off Hawthorn, what is the long-term vision for supporting and investing in our community?</p>	<p>Key to this will be a Property Portfolio Review amongst other projects, including, specifically in relation to Murrumbateman, development of the Masterplan. This will inform the long-term vision for Murrumbateman, with significant input from the community.</p>
Parkwood Development	<p>Concerned about the exclusion of any details regarding the Parkwood Development.</p> <p>This development is likely to occur in the timeframe of these papers and will have an impact on significant issues like the financial sustainability of Council i.e. the cost of servicing these new properties is likely to exceed the rates income generated.</p>	<p>Delivery Program and Operational Plan include reference to the Parkwood Development relating to planning matters.</p> <p>LTFP specifically excludes the Parkwood Development, as it is extremely difficult to provide accurate projections.</p>
Tourist accommodation	<p>Delivery Program should include an understanding to constraints to short term accommodation, identifying and implementing strategies to encourage a range of diverse accommodation options to support tourism, service industry works and cultural experience opportunities.</p>	<p>The Yass Valley Local Environmental Plan provides for a range of tourist and visitor accommodation uses.</p>
Murrumbateman Mowing and Maintenance	<p>Further discussions with community groups about mowing fees and schedule particularly on public land, including the Old Schoolhouse site which is fast becoming a fire risk. In May 2022 Council announced they were to establish an additional parks and gardens team to be based at Murrumbateman and covering Murrumbateman, Gundaroo and Sutton.</p>	<p>Council is willing to have further discussions with community groups regarding the maintenance and operations of public and Council managed crown land.</p>

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	<p>However, this never eventuated, and at the recent roadshow, Council confirmed that the team will not be established.</p>	
Murrumbateman Community Hall	<p>The Murrumbateman Recreation Grounds Strategic Plan identifies the construction of a new community hall as a high priority. The community is in desperate need of a meeting place capable of hosting conferences and events.</p> <p>While the new school hall is a welcome addition to community facilities, it is inaccessible during school hours and is already in high demand by community groups and businesses. Therefore, we urge Council to prioritise the construction of a new hall.</p>	<p>Council has delivered several projects within the Murrumbateman Recreation Ground resulting from the Strategic Plan (approximately \$2.1m in the 24/25 financial year). Council will continue to look for funding opportunities for this work.</p>
Murrumbateman Weed Management	<p>Weed control has dropped off in the region. Anecdotal suggestions that this has occurred because of the vineyards in the locality. We recognise the importance of the vineyards to our regional economy and all weed control should be done in consultation with local vineyards and employ appropriate spray contractors with experience in eliminating risk to vineyards.</p>	<p>Weed control around vineyards is always undertaken in consultation with the vineyard owners. Council is very aware of the impact of wrongly timed weed control on this industry.</p>
Murrumbateman Playground	<p>Action in Operational Plan needs to also state all-abilities and all-ages as per original promises from both federal government and Council.</p>	<p>Changes to wording is noted. Council will deliver the playground as a priority noting it has various priorities that it is delivering in the coming financial year.</p>

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	Council must primarily focus their efforts on the capital works for this project to ensure effective delivery within the grant timeframe.	
Murrumbateman Pump Track	Why is this project been prioritised above other projects in Murrumbateman given limited Council resources or funding available for any works in Murrumbateman. This project should be put on hold until after the community needs assessment and masterplan is complete to determine priorities within the community.	The progress of this project is in response to decisions of Council.
Community Engagement Strategy (CES)	The CES would benefit from clearer articulation of how Council intends to address the challenges, acknowledging past shortcomings—particularly a lack of transparency and ineffective engagement —is essential for rebuilding trust. This includes recognising the emotional fatigue that exists within the community and the disproportionate reliance on a small group of volunteers who continually step up to represent the broader public.	<p>The CES acknowledges engagement challenges. The section titled ‘Engagement Challenges’ outlines barriers to effective engagement, including:</p> <ul style="list-style-type: none"> <li>• Geographic dispersion</li> <li>• Connectivity issues</li> <li>• Resource constraints</li> <li>• Lack of awareness</li> <li>• Scepticism and trust</li> <li>• Volunteer fatigue</li> </ul> <p>The Mayor’s message and strategy overview mention goals like “fostering trust” and “enhancing transparency.” The strategy commits to clear and timely communication and meaningful and genuine engagement. The strategy identifies volunteer fatigue as a challenge, noting the over-reliance on a small group of community members.</p>
	Council must prioritise creating safe, inclusive spaces for engagement—spaces that encourage participation from those who may be less vocal or confident.	

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	<p>Council should also diversify its engagement methods, ensuring multiple channels and opportunities for feedback—not just for consultation, but also for notification and communication of decisions.</p> <p>There is also a noticeable absence of cultural awareness within the strategy. We encourage Council to strengthen its engagement approaches with First Nations communities, recognising the need for culturally informed strategies that respond to the social disadvantage faced by Aboriginal and Torres Strait Islander peoples. This includes equipping Council staff with the necessary training in cultural awareness.</p> <p>Council’s communications during emergencies should be detailed in its document. Concerned by the statement on page 6 that Council may choose not to engage during an emergency.</p>	<p>Additionally, Council:</p> <ul style="list-style-type: none"> <li>• Is currently looking at enhanced mechanisms which simplify and make more accessible details about Council projects and decisions, to enable broader community consultation.</li> <li>• Is working with the Local Aboriginal Land Council and Onerwal people to foster and build our relationship, and the community’s relationship with the original custodians of the Valley.</li> <li>• Has made updates to the CES.</li> </ul> <p>Council will always try to engage with our community, but in some circumstances, as detailed in the CES, for example during an emergency, this may not be possible. During emergency situations, once Council resources allow, information/engagement will recommence as soon as practicable.</p>
Heritage	<p>Availability of heritage advisory service to community organisation/businesses. Number of staff allocated to this role.</p> <p>Increase the local heritage fund due to the number of heritage buildings and sites across Yass Valley.</p> <p>Advise on the amount of funding allocated and whether the local heritage fund is just for projects on private land.</p>	<p>The Heritage Advisor and Local Heritage Fund have been in existence for several years. The 2025/26 budget allocates \$45,000 for these services being partly funded by the NSW Heritage Office and Council. The Heritage Advisor is a contractor and is managed by the Planning and Environment Directorate.</p> <p>The Local Heritage Fund is for small heritage projects. Council is unable to increase funding in this program given its financial position.</p>



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	<p>Current heritage management does not provide the community with confidence as there appears to be a lack of knowledge, recognition and commitment to preserving the heritage aspects of the Yass Valley.</p> <p>Inconsistent application of 'heritage rules'. Remove or substantially relax the Yass main street heritage precinct designation.</p>	<p>Assessment of heritage matters is considered under section 4.15 of the Environmental Planning and Assessment Act and there are specific clauses in the Yass Valley Local Environmental Plan 2013 and Development Control Plan relating to heritage. Council also retains a Heritage Advisor to advise on heritage matters.</p>
	<p>There needs to be an assessment of all the heritage listed items in the Yass valley LEP</p>	<p>Council has not allocated funding for a heritage study review in the 25/26 Operational Plan.</p>
	<p>What is being done to maintain heritage sites in Murrumbateman being the Old Schoolhouse and Hawthorn, is Council no longer allocating funding to maintain historical assets on land it owns or manages?</p>	<p>Low level general maintenance works on the old schoolhouse is included in the facilities maintenance operational budgets. Any upgrades or renewal works would need to source external funding from grants.</p> <p>Fencing has been installed on site at Hawthorn to protect the heritage sites. Apart from ensuring the site is protected, no budget has been allocated for maintenance or repairs.</p>
	<p>Include in the draft Operational Plan that 'Council will apply heritage principles in approving building and other development'.</p>	<p>Assessment of heritage matters is considered under section 4.15 of the Environmental Planning and Assessment Act and there are specific clauses in the Yass Valley Local Environmental Plan 2013 and Development Control Plan relating to heritage. Council also retains a Heritage Advisor to advise on heritage matters.</p>
Brownfield Development	<p>Lift unnecessary constraints on inner village subdivision and development.</p>	<p>This will be considered in the draft settlement strategy.</p>
Gundaroo Soldiers Memorial Hall	<p>I submit the YVC provides an annual stipend to the GSMH of \$10,000 to support the ongoing costs of maintaining the Hall.</p>	<p>\$10,000 is included in the 2025/26 Budget for Gundaroo Community Assets. Expenditure of the funds is however subject to further Council consideration.</p>

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Gundaroo Community Association	I submit that the YVC provides the GCA with an annual payment of \$2500 to support annual Welcome to Gundaroo initiatives.	
Gundaroo Common	Work with the Gundaroo Trust to fund, develop and implement a weed management and remediation program.	The Common is Crown land and the responsibility of the Gundaroo Trust. Council will be engaging with the Trust on this matter.
Gundaroo Bus Service	Advocate through relevant authorities to ensure adequate public and community transport services, it is timely for YVC to actively pursue the establishment of a regular bus route to Gundaroo.	Council's role is advocacy in relation to the provision of public transport
Infrastructure	The sealing of Marked Tree Road and Dairy Creek Road to the Gundaroo Tip, as well as the Sutton Causeway. With semi-trailers and B-doubles regularly crossing that Causeway it's only a matter of time before there is a major incident there.	Sealing of future roads priority list will be developed and presented to Council before end of calendar year.
Rates increase through subdivision	Looking to increase rates revenue through ad-hoc subdivisions	Rezoning and subdivisions are not ad-hoc and reflect the Yass Valley Settlement Strategy 2036 and current zonings in the Yass Valley Local Environmental Plan 2013.
Landscaping in subdivisions	Greater emphasis should be given to ensuring that all developments (including light industrial such as the Black Range Road development) are properly landscaped with native trees and shrubs at least to soften the visual impact.	<p>Conditions of development consent require landscaping where appropriate.</p> <p>Landscaping needs to be appropriate for the type of development without imposing significant cost on Council for its ongoing maintenance.</p>

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Pedestrian links	Linking the Yass Rail Trail to other public open space walking opportunities e.g Oak Hill, Yass River.	This can be considered via the proposed Active Transport Strategy.
Development at Gundaroo	<p>More robust community consultation and an emphasis on development being a good fit for Gundaroo. New developments should reflect the form and design of the village grid and integrate well with existing village layout.</p> <p>Houses should use materials in keeping with existing homes and consideration given of their impact on the water table.</p> <p>All developers should be required to donate land and a percentage of their sales to either Gundaroo or Council for installation and future upkeep of community facilities such as parks, footpaths and playgrounds.</p>	<p>Future development in Yass Valley will be considered in the new settlement strategy.</p> <p>Future review of the contribution's framework will consider contribution methodology etc across Yass Valley (note this is not funded in the 25/26 Operational Plan).</p> <p>Matters such as materials, design and impact on water table are considered as part of the development application assessment.</p>
Contributions	Developer contribution reserve is quite low (\$1.5 million).	Council has a contributions plan which uses the percentage levy method (s7.12 Environmental Planning and Assessment Act).
Revenue Statement 2025-26	Valuer-General Valuation Dates	The Revenue Statement has been revised now referencing the Valuation base from 1 July 2022.
Revenue Statement 2025-26	Rates Income by Category and Amount to be approved by Council Resolution by 30 June	The Rates Income by Category and amount were approved by Council at it Ordinary Meeting on 23 June 2025.
Revenue Statement	Increase in rates by the 4.1% Rate Peg and review of Ad Valorem calculations.	A quality assurance process was undertaken in respect to the rates and rates revenue calculations.

Subject	Summary of Submission	Council Staff Response
2025-26	Undertake a review process to ensure overall rates are not increased above the Rate Peg.	<p>The original Ad Valorem rates published in the 'Draft Revenue Statement' did have a calculation error. This was due to the application of a 1% growth factor for rates revenue in the overall budget.</p> <p>Removing this growth factor when calculating the Ad Valorem, the Ad Valorem rates adjusted that then resulted in estimated rates revenue to be within the rate Peg of 4.1%. This then minimising the incidence of an inadvertent rate rise.</p> <p>The rates structure and information as presented has been reviewed by the External Consultants and is based on available information at the time.</p>
Revenue Statement 2025-26	<p>Under Sections 532 to 535 of the NSW Local Government Act 1993, rates and charges are required to be 'made' by a resolution of council.</p> <p>So, whilst the resolution has always taken place, the wording needs to be amended to include to 'make' the rates and charges.</p>	The latest Business Paper to Council included appropriate wording for Council to "make" the rates and charges.
Revenue Statement 2025-26	Request that Council review the calculation of the ordinary rates income yield as detailed in page 5 of the Statement of Revenue Policy ( <b>please note that p7 of the Long-Term Financial Plan provides a different ordinary rates budget figure for 2025/26 - \$14,123,810</b> ). The table in the Statement of Revenue Policy estimates that the total income yield for 2025/26 is \$14,332,775.	<p>The Table in the draft Revenue Policy totalled \$14.332m which included a 1% growth factor where the figures in the LTFP of \$14.123m excluded the 1% Growth Factor.</p> <p>This has been rectified in the revised version of the Revenue Statement where it is now showing \$14.196m total for Ordinary Rates.</p> <p>Total ordinary rates in the LTFP is \$14.194m, the difference between the Revenue Statement and the LTFP relates to pensioner rebates.</p>

Subject	Summary of Submission	Council Staff Response
	<p>Council's Long-Term Financial Plan document (currently on public exhibition) states that <b>actual ordinary rates incomes as at 31 March</b> was \$13,436,213. Presumably this figure is the latest actuals amount that could be used in modelling for the 25/26 ordinary rates charges</p>	<p>These figures were the latest actuals as at 31 March 2025-26.</p> <p>Modelling is complex and is calculated using a combination of Ad Valorem land valuations and minimum and base charges. This is further explained in the Revenue Statement.</p> <p>Overall rates have been reviewed and the overall income yield is within the Rate Peg based on available information at the time.</p> <p>External consultants assisted in these calculations.</p>
Bookham Infrastructure Upgrade Plan	<p>Various projects including Bookham War Memorial Hall Upgrade, Bookham Cemetery Enhancement, Streetscape and Tree Planting, Rest Area Upgrades, restarting the Bookham Sheep Show and Country Fair, Community Consultation and Collaboration Strategy and Funding Strategy.</p>	<p>A number of these proposals are covered by the Bookham Masterplan and as such will be delivered with appropriate grant funding.</p> <p>Council is currently completing a cemeteries masterplan for all Council owned and operated cemeteries. Public consultation on the draft masterplan will be undertaken soon.</p>
Vegetation Management on Road Network	<p>The reduction of vegetation control is detrimental to public safety, has a significant financial cost through increased vehicle collision with animals and can make it difficult to determine where the edge of the road pavement ends. Fire hazard is a further risk with high vegetation promoting fires from locked brake drums, bearing failures and cigarette butts. As an example, Nanima Rd stage 1 upgrade was delivered 4 years ago and Stage 2 delivered 3 years ago and has been no spraying of verges since that work was undertaken.</p>	<p>Council is focussing more effort on rural road verges, particularly on our regional and higher traffic volume roads. A routine program of slashing and spraying has recommenced and is budgeted for within the operational budget for 25/26FY.</p> <p>With over 1200km of roads within Yass Valley, this will take some time to achieve, but the program has been funded and will continue in 25/26.</p>

Subject	Summary of Submission	Council Staff Response
	<p>Wattle and gum tree suckers have now turned into trees of greater than 50mm diameter and canopies are extending over guard rails and road fog lines into the lanes. Guideposts are invisible in grass and scrub. There is no warning for drivers when animals emerge from the vegetation and are immediately in the trafficable lane.</p> <p>A vegetation policy does not appear to be referenced in the IP&amp;R documents, does such a document exist?</p> <p>It is obvious that trees are allowed to exceed the frangible size of &lt;100mm within the clear zone of roads completely unchecked and uncontrolled.</p> <p>Many trees are now no longer frangible and are not protected by other road furniture.</p> <p>Preventing tree growth in the clear zone is a more economical control than allowing trees to grow and then requiring construction of guard rail or approval to remove significant (possible habitat) trees.</p>	
Development applications	Development applications cannot be submitted between 20 December and 10 January, but this is still occurring.	Development applications can be submitted anytime via the NSW Planning Portal. Clause 16, Schedule 1 of the Environmental Planning and Assessment Act excludes 20 December to 10 January from the calculation of a public exhibition period.
Planning Forums	Do not allow for the community to engage with an applicant/consultant and are denied discussion/debate meaning that these forums are disingenuous.	Planning forums are to inform Councillors of a development and any issues that have arisen from the public exhibition. They are not an opportunity for debate between the council/community/developer.

Subject	Summary of Submission	Council Staff Response
Bushfire Mapping	Council adoption of RFS mapping without consultation	This mapping was adopted by Council in July 2021.
Building certification service	Decline and temporary closure of this service. Council should be the leading certification provider.	A service review is identified in the 25/26 Operational Plan.
Binalong Recreation Ground	<p>Seal the access roads into the Recreation Ground from both Wellington and Twynam Streets.</p> <p>Remove or permanently lock the gate between the swimming pool and tennis courts to prevent vehicle access but maintain pedestrian access through the walkway.</p> <p>Replace the existing gates on Twynam Street, which are in poor condition and no longer function as intended.</p>	<p>Funding has been included in the 25/26FY to improve sports field ring roads. Binalong recreation grounds will be assessed as part of this project for possible funding.</p> <p>Both gates will need to be assessed and included in Councils maintenance/operational works for 25/26FY. If unable to include in maintenance allocations, alternate funding will need to be sourced.</p>
Gundaroo Services	<p>Footpaths need to be reassessed and maintained.</p> <p>Potholes on our roads need to be repaired.</p> <p>The number of times Council mows the cemetery and oval have been halved and it is no longer maintaining the nature strips in the village.</p>	Footpaths, cemeteries, mowing and road maintenance is included in Council's operational budgets. Council will inspect Gundaroo services and confirm what maintenance/operational works can be undertaken in 25/26FY.
Tallagandra Lane	<p>Release the March 2025 traffic counter data for all measurements for community insight and collaboration.</p> <p>Include Tallagandra Lane in the upcoming rounds of state and federal infrastructure grant applications.</p> <p>Reassess the classification of the road, from local traffic to thoroughfare, based on collected usage and risk data.</p>	Council is currently reviewing its Maintenance Grading policy, which includes a priority list of future seal extensions. The future roads sealing priority list will be revisited and presented to Council in the coming months for endorsement. This list will then be used to determine what roads are submitted to future grant applications for funding.

Subject	Summary of Submission	Council Staff Response
	<p>Apply risk-based prioritisation specifically to justify the inclusion, or reprioritisation, of Tallagandra Lane in future capital works programs.</p> <p>Engage interested community stakeholders in grant application development and advocacy.</p>	<p>This request is asking to Council include operational/tactical level actions in the Asset Management Strategy. These actions are better suited for the transport infrastructure asset management plan.</p> <p>Engineering Services is updating and revamping the current version of the Transport Infrastructure AMP which could consider generically some of the items being raised in this submission.</p>
Asset Management Strategy	<p>The Asset Management Strategy 2025–2035 provides a foundation for long-term infrastructure planning but requires targeted improvements in areas of climate resilience, workforce capacity, performance measurement, and strategic financial planning. However, addressing these gaps will strengthen the Council's ability to sustainably deliver community services and manage future challenges.</p>	<p>The Asset Management Strategy is a high-level document. This submission is trying to get the Strategy to do what is in a range of other documents particularly the Asset Management Plans (AMP's).</p> <p>Many of the issues raised are covered by various other Council IP&amp;R documents eg AMP'S, Workforce Management Plan, Annual Financial Report, Annual Report etc. These documents cover Weakness 1, 3, 5, 6 and 7</p> <p>Several of the weakness identified (namely 2, 4, 8, 9) will require additional work by Council and we will be undertaking this over the next few years. These will be considered as part of preparation of the next version of the Asset Management Strategy.</p>
Wee Jasper Community Advocacy	<p>I would like to request that YVC ensure it includes planning time into the future for our community to assist Wee Jasper community in applying for grants.</p> <p>With the Bondo Wind Farm Project being proposed in our region, I ask that YVC include consulting support for our Community to ensure concerns and impact to Wee Jasper are addressed.</p>	<p>Council staff are available to assist and will engage with the community as needed.</p>



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Wee Jasper Hall Assistance	<p>Wee Jasper community association has asked for management of the Wee Jasper Memorial Hall and Tennis courts.</p> <p>I ask that Yass Valley Council consider as much as possible what annual financial support it can provide us to pay for Insurance and other Rates and fees into the future.</p>	<p>Council, at the request of the Wee Jasper Community Assoc, is in the process of transferring Crown Land Manager responsibilities to the WJCA. As the direct Crown Land Manager WJCA will have full responsibility of the subject site and can apply directly grants with Crown Lands.</p>
Wee Jasper Road Repairs	<p>Wee Jasper Road Repairs be clear about the locations of maintenance. Please ensure the Winding cuttings going down to the Wee Jasper Village which are East of Wee Jasper Bridge are repaired (As they are in serious need of repair. Section numbers do not help us with knowing where the work is being done).</p>	<p>Maps of 2025/26 reseal and heavy patching program has been sent to WJCA.</p>
2025/26 Draft Budget and Fees & charges and Budget Operating Expenses	<p>Waste Management Environmental 2025/26 Levy</p>	<p>The Waste Management Environment charge is set by Council. The charge for 2025/26 is \$276.50. This is the same rate as charged for 2024/25.</p> <p>The rate was \$268 and \$133 in 2023/24 and 2022/23 respectively, set by Council in those years.</p> <p>As identified in the Revenue Statement the Waste Management Environmental Charge \$276.50 applies to all rateable properties and goes towards the provision of transfer stations and the management of environmental waste matters throughout the LGA.</p> <p>This charge contributes towards the provision of additional infrastructure and improvements to accommodate waste disposal at all transfer stations throughout the LGA.</p>

Subject	Summary of Submission	Council Staff Response
		<p>Funds also go towards the purchase, maintenance and upgrading of waste and recycling bins and infrastructure at all facilities. Funds also provide for long term financial planning of improvements to all facilities.</p> <p>The income from the Waste Management Environmental Charge is part of the revenue in the General Fund “general Waste Services (non domestic)</p>
	Waste vouchers	<p>Waste vouchers are issued to rate payers with their Rates Notices.</p> <p>Estimated waste revenue and expenditure is calculated excluding the take up these vouchers.</p> <p>The increase in disposal cost at Bald Hill Landfill is noted and has been factored into Council’s budgeting.</p>
	Waste Disposal Cost @ Bald Hill	<p>Disposal Fees and charges have been developed based on a range of ‘costs’ where those charges have been calculated based on ‘Full Cost’ and are subject to continual review.</p>
	Section 496 Domestic Waste Charge	<p>As identified the Domestic Waste ‘Fund’ operations by Council should be self-funded and should not return a loss to Council and must operate as a balanced budget.</p> <p>Through a review of the budget and costs being applied with these results published in a transparent manner.</p> <p>Council through 2025/26 will be undertaking a review of its costing and pricing methodologies to ensure the Domestic Waste Fund is operating in a way that is not making a loss to Council.</p>