



COOTAMUNDRA-
GUNDAGAI REGIONAL
COUNCIL

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Business Paper

ORDINARY COUNCIL MEETING

**ALBY SCHULTZ MEETING CENTRE,
COOTAMUNDRA**

6:00PM, Tuesday 9th December, 2025

Administration Centres: 1300 459 689

The Mayor & Councillors
Cootamundra-Gundagai Regional Council
PO Box 420
Cootamundra NSW 2590

NOTICE OF MEETING

An Ordinary Meeting of Council will be held in the Alby Schultz meeting Centre, Cootamundra on:

Tuesday, 9th December, 2025 at 6:00PM

The agenda for the meeting is enclosed.

Roger Bailey
Interim General Manager

Live Streaming of Meetings Statement

This meeting is streamed live via the internet and an audio-visual recording of the meeting will be publicly available on Council's website.

By attending this meeting, you consent to your image and, or, voice being live streamed and publicly available. Please refrain from making any defamatory statements.

Statement of Ethical Obligations

The Mayor and Councillors are bound by the Oath/Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of Cootamundra-Gundagai Regional Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement.

It is also a requirement that the Mayor and Councillors disclose conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with Council's Code of Conduct and Code of Meeting Practice.

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1 ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Wiradjuri people, the Traditional Custodians of the Land at which the meeting is held and pays its respects to Elders, both past and present, of the Wiradjuri Nation and extends that respect to other Aboriginal people who are present.

ADJOURN MEETING FOR OPEN FORUM

2 OPEN FORUM

RESUME OPEN MEETING

3 APOLOGIES

4 DISCLOSURES OF INTEREST

5 CONFIRMATION OF MINUTES

5.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON TUESDAY 18 NOVEMBER 2025

REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Minutes of the Ordinary Meeting of Council held on Tuesday 18 November 2025

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on Tuesday 18 November 2025 be confirmed as a true and correct record of the meeting.

Minutes

ORDINARY COUNCIL MEETING

COUNCIL CHAMBERS, GUNDAGAI

6:00PM, TUESDAY 18th November, 2025

Administration Centres: 1300 459 689

**MINUTES OF COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS, GUNDAGAI
ON TUESDAY, 18 NOVEMBER 2025 AT 6:03PM**

PRESENT: Cr Abb McAlister (Mayor), Cr Rosalind Wight (Deputy Mayor), Cr Logan Collins, Cr Les Cooper, Cr David Graham, Cr Gil Kelly, Cr Penny Nicholson, Cr Ethan Ryan, Cr Danyal Syed (online).

IN ATTENDANCE: Roger Bailey (Interim General Manager), Trevor Dando (Acting Deputy General Manager - Operations), Linda Wiles (Manager Business), Lauren Dawes (Manager Sustainable Development), Steven Lowe (Acting Manager Regional Services Cootamundra), Teresa Breslin (Executive Assistant)

1 ACKNOWLEDGEMENT OF COUNTRY

The Chairperson acknowledged the Wiradjuri people who are the Traditional Custodians of the Land at which the meeting was held and paid his respects to Elders, both past and present, of the Wiradjuri Nation and extended that respect to other Aboriginal people who were present.

2 OPEN FORUM

Nil

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 APOLOGIES

Nil

3.2 LEAVE OF ABSENCE

Nil

4 DISCLOSURES OF INTEREST

Nil

5 CONFIRMATION OF MINUTES

5.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON TUESDAY 28 OCTOBER 2025

RESOLUTION 220/2025

Moved: Cr Gil Kelly

Seconded: Cr Ethan Ryan

That the Minutes of the Ordinary Meeting of Council held on Tuesday 28 October 2025 be confirmed as a true and correct record of the meeting.

CARRIED

6 MAYORAL MINUTES**6.1 MAYORAL MINUTE - COUNCILLOR ENGAGEMENTS****RESOLUTION 221/2025**

Moved: Cr Penny Nicholson

Seconded: Cr Les Cooper

The information in the Councillor Engagements Mayoral Minute be received and noted.**CARRIED****7 REPORTS FROM COMMITTEES**

Nil

8 GENERAL MANAGER'S REPORT**8.1 GENERAL MANAGER OFFICE**

Nil

8.2 BUSINESS**8.2.1 AMENDMENTS TO MEMBERSHIP OF AUDIT, RISK AND IMPROVEMENT COMMITTEE (ARIC)****RESOLUTION 222/2025**

Moved: Cr Logan Collins

Seconded: Cr Rosalind Wight

That Council:

1. Notes that the chair of the Audit, Risk and Improvement Committee (ARIC) Mr Nick Tobin has advised he is ineligible to continue to chair the Committee as an employee of a NSW Council in accordance with the *Local Government (General) Regulation 2021* ('Regulation') s 216D(k) however remains eligible to remain on the ARIC as an independent member.
2. Appoints Ms Kylie McRae as independent Chairperson and Member of the ARIC for the remainder of the current term of the ARIC, to 30 June 2028.
3. Appoints Mr Nick Tobin as an Independent Member to 30 June 2028.
4. Notes that the General Manager will coordinate with the member councils of the Audit Alliance to notify the OLG of this change in accordance with the Regulation s 216H(2).

CARRIED**8.2.2 CODE OF CONDUCT COMPLAINT STATISTICS****RESOLUTION 223/2025**

Moved: Cr Ethan Ryan

Seconded: Cr Les Cooper

The report on Code of Conduct complaint statistics for the period 1st September 2024 to 31st August 2025, be received and noted.

CARRIED

8.2.1 ANNUAL REPORT 2024/2025

RESOLUTION 224/2025

Moved: Cr David Graham

Seconded: Cr Penny Nicholson

- 1. The Draft Annual Report, attached to the report, be endorsed.**
- 2. A copy of the 2024/2025 Annual Report be placed on Council's website and provided to the Minister for Local Government.**
- 3. Note that a copy of the Financial Statements are not included in the Annual Report. Council have requested and been granted an extension for lodgement of the Financial Statement to 12 December 2025. A copy of the Financial Statements will be place on Councils website once finalised.**

CARRIED

8.2.4 DELIVERY PROGRAM - OPERATIONAL PLAN QUARTERLY PROGRESS REPORT

RESOLUTION 225/2025

Moved: Cr Rosalind Wight

Seconded: Cr Logan Collins

The Delivery Program incorporating the Operational Plan 2025/2026, quarterly progress report, (1st Quarter, July, August and September), attached to the report, be received and noted.

CARRIED

PROCEDURAL MOTION

RESOLUTION 226/2025

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

That Council consider items 8.2.5, 8.2.6 and 8.2.7 together, and adopt the recommendations for those items as outlined in the business paper.

CARRIED

8.2.5 MUTTAMA CREEK REGENERATION GROUP S.355 COMMITTEE MEETING MINUTES

RESOLUTION 228/2025

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

The attached Minutes of the Muttama Creek Regeneration Group s.355 Committee meeting held, 13 October 2025, attached to the report be, received and noted.

CARRIED

8.2.6 MUTTAMA HALL MANAGEMENT S.355 COMMITTEE MEETING MINUTES

RESOLUTION 229/2025

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

The Minutes of the Muttama Hall Management s.355 Committee Ordinary Meetings held, 15 October 2025, attached to the report, be received and noted.

CARRIED

8.2.7 STOCKINBINGAL ELLWOOD'S HALL S.355 COMMITTEE MEETING MINUTES

RESOLUTION 230/2025

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

The Minutes of the Stockinbingal Ellwood's Hall s.355 Committee Meetings held, 25 September 2025 and 16 October 2025 attached to the report, be received and noted.

CARRIED

8.3 FINANCE

8.3.1 FINANCE UPDATE - OCTOBER 2025

RESOLUTION 231/2025

Moved: Cr David Graham

Seconded: Cr Rosalind Wight

That the Finance Update report for the month of October 2025, be received and noted.

CARRIED

8.3.2 RESTRICTED CASH RECONCILIATION - OCTOBER 2025

RESOLUTION 232/2025

Moved: Cr David Graham

Seconded: Cr Les Cooper

The Restricted Cash Reconciliation report for the period ending 31 October 2025, be received and noted.

CARRIED

8.3.3 INVESTMENT REPORT - OCTOBER 2025**RESOLUTION 233/2025**

Moved: Cr Les Cooper

Seconded: Cr Ethan Ryan

The report detailing Council Cash and Investments as at 31st October 2025, be received and noted.

CARRIED

8.4 SUSTAINABLE DEVELOPMENT**8.4.1 DA 2025/10 - PROPOSED 4 LOT SUBDIVISION - COOTAMUNDRA AERODROME****RESOLUTION 234/2025**

Moved: Cr Gil Kelly

Seconded: Cr Ethan Ryan

1. That Council resolve to approve DA 2025/10 for 1 into 4 lot subdivision, subject to the conditions of consent detailed in the attached document and authorise minor amendments to correct any errors prior to issuing the final notice, including adjustment of contribution fees to reflect the current financial year fees and charges and adjustment of formatting to provide consistency with consents issued by Cootamundra-Gundagai Regional Council.
2. That Council resolve to amend the wording of proposed Condition C.20 to read as follows:-
C.20 Easements shall be created over all services to the satisfaction of the relevant authority, and/or wherever Council deems necessary to allow unrestricted access to the service.

CARRIED

VOTING RECORD	
FOR RESOLUTION	AGAINST RESOLUTION
Cr Abb McAlister (Mayor) Cr Rosalind Wight Cr Logan Collins Cr Les Cooper Cr David Graham Cr Gil Kelly Cr Penny Nicholson Cr Ethan Ryan Cr Danyal Syed	Nil
ABSENT	DECLARED INTEREST
Nil	Nil

PROCEDURAL MOTION**RESOLUTION 235/2025**

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

That Council consider items 8.5.1, 8.6.1, and 8.8.1 together, and adopt the recommendations for those items as outlined in the business paper.

CARRIED

8.5 ENGINEERING COOTAMUNDRA**8.5.1 COOTAMUNDRA ENGINEERING REPORT - OCTOBER 2025****RESOLUTION 236/2025**

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

That the Cootamundra Engineering Report for the month of October 2025 be noted.

CARRIED

8.6 ENGINEERING GUNDAGAI**8.6.1 GUNDAGAI ENGINEERING REPORT - OCTOBER 2025****RESOLUTION 237/2025**

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

The Gundagai Engineering Report for the month of October 2025 be noted.

CARRIED

8.7 REGIONAL SERVICES COOTAMUNDRA**8.8.1 REGIONAL SERVICES COOTAMUNDRA REPORT - OCTOBER 2025****RESOLUTION 238/2025**

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

The Cootamundra Regional Services October report be received and noted.

CARRIED

8.8 REGIONAL SERVICES GUNDAGAI**8.7.1 GUNDAGAI REGIONAL SERVICES REPORT - OCTOBER 2025****RESOLUTION 239/2025**

Moved: Cr David Graham

Seconded: Cr Penny Nicholson

The Gundagai Regional Services report for October be received and noted.

CARRIED

9 MOTION OF WHICH NOTICE HAS BEEN GIVEN

Nil

10 QUESTIONS WITH NOTICE

Nil

11 CONFIDENTIAL ITEMS**11.1 CLOSED COUNCIL REPORT****RESOLUTION 240/2025**

Moved: Cr David Graham

Seconded: Cr Ethan Ryan

1. Council entered Closed Council at 6.16pm.
2. Items 11.2 and 11.3 be considered in closed Council at which the press and public are excluded in accordance with the applicable provisions of the Local Government Act, 1993 and related public interest reasons detailed.
3. In accordance with section 11 (2) and (3) of the Local Government Act, 1993, the reports, correspondence and other documentation relating to Items 11.2 and 11.3 be withheld from the press and public.

CARRIED

11.2 HUMAN RESOURCES REPORT**RESOLUTION 241/2025**

Moved: Cr David Graham

Seconded: Cr Rosalind Wight

That the confidential information in the Human Resources report be noted.

CARRIED

11.3 CONTAMINATED SOIL RECYCLING FACILITY – COOTAMUNDRA**RESOLUTION 242/2025**

Moved: Cr Logan Collins

Seconded: Cr Ethan Ryan

That Council note the current leasing arrangements for Lot 562 & Part Lot 563 DP 881310, Treatment Works Lane, Cootamundra.

CARRIED

RESUMPTION OF OPEN COUNCIL MEETING**RESOLUTION 243/2025**

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

That the Open Council meeting resume at 6.33pm.

CARRIED

ANNOUNCEMENT OF CLOSED COUNCIL RESOLUTIONS

Note: The Interim General Manager announced the resolutions made in Closed Council.

The Meeting closed at 6.34pm.

CHAIRPERSON

GENERAL MANAGER

6 MAYORAL MINUTES

6.1 MAYORAL MINUTE - COUNCILLOR ENGAGEMENTS

DOCUMENT NUMBER	449505
AUTHORISING OFFICER	Abb McAlister, Mayor
REPORTING OFFICER	Abb McAlister, Mayor
ATTACHMENTS	Nil

To keep the community aware of Councillor and my engagements, on behalf of Council I intend to provide regular updates through my Mayoral Minutes.

RECOMMENDATION

The information in the Councillor Engagements Mayoral Minute be received and noted.

11 November 2025

Cr McAlister (Mayor) attended a Remembrance Day Ceremony and luncheon in Gundagai.

Cr Nicholson attended the Remembrance Day Ceremony in Gundagai.

Cr Wight (Deputy Mayor) attended the Remembrance Day Ceremony in Cootamundra.

Crs McAlister (Mayor), Wight (Deputy Mayor), Collins, Graham, Kelly, and Nicholson attended the Councillor workshop in Gundagai. Cr Syed joined online at 4.15pm.

11-12 November 2025

Cr Cooper attended the National Local Roads, Transport and Infrastructure Congress in Ballarat with the Acting Deputy General Manager.

13 November 2025

Cr Collins attended a Local Traffic Forum meeting in Cootamundra.

Cr Cooper attended an Ellwood's Hall s.355 Committee meeting in Stockinbingal.

17 November 2025

Cr McAlister (Mayor) attended an online Riverina Eastern Regional Organisation of Council (REROC) Board Meeting.

18 November 2025

Crs McAlister (Mayor), Wight (Deputy Mayor), Collins, Cooper, Graham, Kelly, Nicholson, Ryan, and Syed (online) attended the Councillor Workshop and Council Meeting in Gundagai.

20 November 2025

Cr Collins hosted Cootamundra Public School's Year 5/6 students at the Council Chambers, providing a presentation on Local Government and holding a Q&A session.

23-25 November 2025

Crs McAllister (Mayor), Wight (Deputy Mayor), and the Interim General Manager attended the 2025 Local Government NSW Annual Conference, in Penrith.

27 November 2025

Cr McAlister (Mayor) attended the HumeLink Community Drop-in Session at the Bongongo Public School.

Cr Collins attended the Welcome to Cootamundra Event at the Civic Hall.

1 December 2025

Crs Wight (Deputy Mayor) and Cr Cooper attended the s.355 Committee Christmas Party in Cootamundra.

7 REPORTS FROM COMMITTEES

7.1 MINUTES OF THE COOTAMUNDRA-GUNDAGAI LOCAL TRANSPORT FORUM MEETING HELD ON THURSDAY 13 NOVEMBER 2025

REPORTING OFFICER	Kylie Grybaitis, Road Safety Officer
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Minutes of the Cootamundra-Gundagai Local Transport Forum Meeting held on Thursday 13 November 2025

RECOMMENDATION

1. That the Minutes of the Cootamundra-Gundagai Local Transport Forum Meeting held on Thursday 13 November 2025, attached to the report, be received and noted.
2. In consideration of the Cootamundra-Gundagai Local Transport Forum recommendations detailed in the minutes, Council endorse the following:
 - 2.1. That the Minutes of the Cootamundra-Gundagai Local Transport Forum Meeting held on Thursday 14 August 2025 be confirmed as a true and correct record of the meeting.
 - 2.2. That Council install compliant NSW signage preventing vehicles from over 6m in length from in front of the Gundagai Museum to encourage larger vehicles to park at a nearby RV friendly location.
 - 2.3. That Council not install time restricted parking in front of popular CBD locations in both Cootamundra and Gundagai.
 - 2.4. That Council undertake data collection and analysis to assess parking congestion and community demand related to the proposed installation of accessible parking in front of the disability-friendly public toilets on Wallendoon Street, and report back to the Local Transport Forum.
 - 2.5. That Council not install 'No Parking' signage extending 30 metres on either side of the business driveway at 154–156 Cowcumbra Street.
 - 2.6. That Council install 'No Parking' signs 10 metres either side of the Parker Lane exit onto Wallendoon Street to prevent parked vehicles from obstructing visibility and to improve safety for motorists and pedestrians at this intersection.
 - 2.7. That Council seeks approval from TfNSW to replace the two existing GIVE WAY signs on Old Gundagai Road at the intersection on Olympic Highway with 'C' size STOP signs.
 - 2.8. That Council:
 1. Implements a 15-tonne GVM restriction on Hoskins Street, Stockinbingal.
 2. Installs appropriate regulatory signage at entry points to the street.
 3. Notifies Transport for NSW, local freight operators, and emergency services.

4. Monitors compliance and reviews the impact after 12 months.

2.9 That Council undertakes the following safety precautions to improve road safety in Adjungbilly in response to increased heavy vehicle traffic associated with the TransGrid project:

- a) Install advanced T intersection warning signs on Threeways Road intersecting with Nanangroe Road**
- b) Install advanced T intersection warning signs on Fern Hill Road intersecting with Gobarralong Road.**
- c) Apply transverse audio tactile line marking on the approaches to both intersections to alert drivers through vibration and sound.**
- d) Install 'Narrow Bridge' warning signage to alert drivers of the narrow bridge in Adjungbilly Village.**
- e) Install five 'School Bus Ahead' advisory signs at specific locations as requested by a local school bus operator to improve safety on Parson's Creek Road, Gobarralong Road and Fern Hill Road.**

2.10 That the dates for the Local Transport Forum meetings be scheduled.

2.11 That the list of upcoming events within the report be noted by the Committee.

Discussion

The Minutes of the Cootamundra-Gundagai Local Transport Forum held on the 13 November 2025 are submitted for the information of Council and the community.

Financial

It is the responsibility of Council to fund the procurement, installation, and maintenance of signage, as specified in the preceding recommendations.

OLG 23a Guideline consideration

The report purpose does not conflict with guidelines.

Minutes

COOTAMUNDRA-GUNDAGAI LOCAL TRANSPORT FORUM

ALBY SCHULTZ MEETING CENTRE, COOTAMUNDRA

10:00AM, THURSDAY 13th November, 2025

Administration Centres: 1300 459 689

**MINUTES OF COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
COOTAMUNDRA-GUNDAGAI LOCAL TRANSPORT FORUM
HELD AT THE ALBY SCHULTZ MEETING CENTRE, COOTAMUNDRA
ON THURSDAY, 13 NOVEMBER 2025 AT 10:00AM**

PRESENT: Dennis Palmer (Local Electorate Representative), Greg Mineham (Lead Community & Safety Partner), Logan Collins (CGRC Councillor), Justin Knewstub (Sergeant Crime Coordinator Riverina Police), Maxine Imrie (Bus Service Operators Representative)

IN ATTENDANCE: David Brodie (Interim Manager Engineering Cootamundra), Thomas Hogg (Interim Manager Engineering Gundagai), Kylie Grybaitis (Road Safety Officer).

1 ACKNOWLEDGEMENT OF COUNTRY

The Chairperson acknowledged the Wiradjuri people who are the Traditional Custodians of the Land at which the meeting was held and paid his respects to Elders, both past and present, of the Wiradjuri Nation and extended that respect to other Aboriginal people who were present.

2 APOLOGIES AND LEAVE OF ABSENCE

2.1 APOLOGIES

Ben Smith (Sergeant Riverina Highway Patrol)

Les Cooper (CGRC Councillor)

2.2 LEAVE OF ABSENCE

Nil

3 DISCLOSURES OF INTEREST

Nil

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE COOTAMUNDRA-GUNDAGAI LOCAL TRANSPORT FORUM MEETING HELD ON THURSDAY 14 AUGUST 2025

RECOMMENDATION

That the Minutes of the Cootamundra-Gundagai Local Transport Forum Meeting held on Thursday 14 August 2025 be confirmed as a true and correct record of the meeting.

Moved: Greg Mineham Seconded: Justin Knewstub

5 REPORTS

5.1 GUNDAGAI MUSEUM STREET PARKING

RECOMMENDATION

That Council install compliant NSW signage preventing vehicles from over 6m in length from in front of the Gundagai Museum to encourage larger vehicles to park at a nearby RV friendly location.

Discussion:

TfNSW and NSW Police raised no objections. TfNSW informed the Forum that installing compliant NSW signage to prohibit parking for vehicles over six metres in length would encourage the use of designated parking areas by larger vehicles and enhance enforcement efforts.

5.2 TIME RESTRICTED PARKING

RECOMMENDATION

That Council do not install time restricted parking in front of popular CBD locations in both Cootamundra and Gundagai to ensure accessibility for all residents.

Discussion:

The Local Transport Forum concluded that introducing 15-minute parking spaces in the business districts of Cootamundra and Gundagai would be impractical. It was agreed that such restrictions would be difficult to enforce and would contribute to excessive signage clutter along the main streets. TfNSW suggested implementing time restrictions on accessible parking as an alternative measure.

5.3 ACCESSIBLE PARKING SPACES IN WALLENDOON STREET, COOTAMUNDRA

RECOMMENDATION

That Council undertake data collection and analysis to assess parking congestion and community demand related to the proposed installation of accessible parking in front of the disability-friendly public toilets on Wallendoon Street, and report back to the Local Transport Forum.

Discussion:

The recommendation to install accessible friendly parking in front of the disability friendly public toilets on Wallendoon Street was temporarily set aside pending further investigation into parking congestion, community demand, financial implications for Council, and the impact of lost parking spaces. As part of the discussion, the Forum considered implementing a single car park space with a shared zone to help minimise disruption to surrounding parking availability.

5.4 PARKING RESTRICTIONS ON COWCUMBIA STREET, COOTAMUNDRA

RECOMMENDATION

That Council does not install 'No Parking' signage extending 30 metres on either side of the business driveway at 154–156 Cowcumbia Street to ensure clear access and improve traffic safety.

Discussion:

The Local Transport Forum did not support the recommendation for a 30-metre clearance on either side of the driveway, deeming it excessive and impractical within an industrial area. During the discussion, TfNSW advised the Forum of a relevant road rule that prohibits vehicles with a Gross Vehicle Mass (GVM) exceeding 4.5 tonnes or those longer than 7.5 metres from parking in a built-up area for more than one hour, unless specific exemptions apply.

5.5 PARKER LANE EXIT VISIBILITY, COOTAMUNDRA**RECOMMENDATION**

That Council install 'No Parking' signs 10 metres either side of the Parker Lane exit onto Wallendoon Street to prevent parked vehicles from obstructing visibility and to improve safety for motorists and pedestrians at this intersection.

Discussion:

The Local Transport Forum agreed with this recommendation. In NSW, drivers must not park or stop within 10 metres of an intersection without traffic lights to maintain visibility and safety. This rule, outlined in Road Rules 2014 – Regulation 170, helps prevent collisions by ensuring clear sight lines.

5.6 OLD GUNDAGAI ROAD INTERSECTION SAFETY UPGRADE**RECOMMENDATION**

That Council seek approval from TfNSW to replace the two existing GIVE WAY signs on Old Gundagai Road at the intersection on Olympic Highway with 'C' size STOP signs.

Discussion:

Given the intersection's proximity and connection to the Olympic Highway, formal approval from TfNSW is required before any signage replacement. TfNSW will conduct further investigations and inform Council of the outcome upon completion of their assessment

5.7 15T WEIGHT RESTRICTION ON HOSKINS STREET, STOCKINBINGAL**RECOMMENDATION****That Council:**

1. Implements a 15-tonne GVM restriction on Hoskins Street, Stockinbingal.
2. Installs appropriate regulatory signage at entry points to the street.
3. Notifies Transport for NSW, local freight operators, and emergency services.
4. Monitors compliance and reviews the impact after 12 months

Discussion:

The Local Transport Forum agreed with this recommendation. There was no objection from TfNSW or NSW Police.

5.8 ADJUNGBILLY VILLAGE INTERSECTION AND BRIDGE SAFETY

RECOMMENDATION

That Council undertake the following safety precautions to improve road safety in Adjungbilly in response to increased heavy vehicle traffic associated with the TransGrid project:

- a) Install advanced T intersection warning signs on Threeways Road intersecting with Nanangroe Road
- b) Install advanced T intersection warning signs on Fern Hill Road intersecting with Gobarralong Road.
- c) Apply transverse audio tactile line marking on the approaches to both intersections to alert drivers through vibration and sound.
- d) Install 'Narrow Bridge' warning signage to alert drivers of the narrow bridge in Adjungbilly Village.
- e) Install five 'School Bus Ahead' advisory signs at specific locations as requested by a local school bus operator to improve safety on Parson's Creek Road, Gobarralong Road and Fern Hill Road.

Discussion:

The Local Transport Forum agreed with this recommendation. There was no objection from TfNSW or NSW Police.

5.9 DATES FOR FUTURE LOCAL TRANSPORT FORUM MEETINGS

RECOMMENDATION

That the dates for the Local Transport Forum meetings be scheduled.

Discussion:

The Local Transport Forum agreed with this recommendation. There was no objection from TfNSW or NSW Police.

5.10 UPCOMING EVENTS

RECOMMENDATION

That the list of upcoming events within the report be noted by the Committee.

Discussion:

It was noted that the Charity Toy Run, scheduled for 13 December 2025, has received approval to relocate from Hovell Street to Bourke Street, Cootamundra.

5.11 GENERAL BUSINESS

Discussion:

1. Grogan Road Speed Review

TfNSW is undertaking a formal review.

2. Adjungbilly Village & Bongongo Primary School Speed Review

TfNSW is undertaking a formal review.

3. School Bus Ahead Signs on Olympic Highway

School bus signs are not endorsed by TfNSW on State Roads.

4. Wallendbeen Roundabout Illegal U-turns

Transport for NSW (TfNSW) has investigated the location and met with the complainant. The assessment identified that eastbound traffic is not turning at the appropriate point to safely access the petrol station entry. To address this issue and reduce the occurrence of illegal U-turns, TfNSW has recommended the installation of advisory signage to assist drivers in navigating the roundabout more effectively.

5. Muttama Bus Stop

Council is to include a report in the next Local Transport Forum agenda outlining the identified concerns regarding the bus stop in Muttama Village.

6. Gundagai Public Primary School Pedestrian Crossing Safety on West Street.

The Local Transport Forum agreed to defer this item until the next meeting to allow TfNSW time to review the site and examine relevant correspondence received by Council.

7. West Street Intersection Safety

A signage audit will be conducted by Council, with outcomes to be reported back to the Local Transport Forum.

8. Muttama Reef Creek Bridge

Council will include a report in the next Local Transport Forum agenda outlining the identified safety concerns associated with the Muttama Reef Creek Bridge. Given the close proximity of the issues raised in General Business Item 5, this report will address all related safety concerns collectively.

9. A Notice of Motion from Logan Collins

The Local Transport Forum agreed that Councillor Les Cooper may be invited to attend future Forums. TfNSW noted that, for administrative purposes, Council representation must be clearly defined and limited to a single designated forum member.

10. Temora Street x Boundary Road x Berthong Road Intersection Safety

Discussion was initiated regarding safety concerns at the Temora/Berthong/Boundary Road intersection. Issues were raised about slip lane compliance and the frequency of near misses and reported crashes. NSW Police noted that this location may be one of the most hazardous intersections in Cootamundra. In response, Council is currently evaluating potential safety improvements and will investigate the compliance of existing infrastructure to inform future actions.

11. School Zone Parking Enforcement Blitz

The Bus Service representative requested enhanced police presence and targeted educational enforcement activities to remind parents and carers of school zone regulations, particularly during the start and end of the school year.

The Meeting closed at 11:47am.

8 GENERAL MANAGER'S REPORT

8.1 GENERAL MANAGER OFFICE

8.1.1 DRAFT CODE OF MEETING PRACTICE 2025

DOCUMENT NUMBER	450679
REPORTING OFFICER	Linda Wiles, Manager Business
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.1 A clear strategic direction that is delivered upon
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	Section 360 and 361 of the Local Government Act 1993.
POLICY IMPLICATIONS	Code of Meeting Practice to be in accordance with the Model Meeting Code prescribed by the Office of Local Government.
ATTACHMENTS	1. Draft Code of Meeting Practice 2025 Download

RECOMMENDATION

The draft Code of Meeting Practice, attached to the report, be adopted.

Introduction

At its Ordinary Meeting on 28 October 2025, the draft Code of Meeting Practice was submitted.

Council resolved to place the draft Code of Meeting Practice on public exhibition for 28 days, allowing submissions for 42 days. It was also resolved to hold a Councillor workshop to explore the changes to the code, and that a further report be prepared and submitted to the December 2025 Council meeting, which would include details of any submissions received.

Discussion

Councils are required to adopt a code of meeting practice that incorporates the mandatory provisions of the Model Meeting Code prescribed by the Regulation. The draft Code of Meeting Practice for CGRC, placed on public exhibition, includes all of these Mandatory provisions.

The draft Code was placed on public exhibition in accordance with s.361 of the Local Government act. Submissions are invited until COB 9 December 2025. As of 2nd December, Council had received zero (0) submissions.

No changes were put forth from the councillor workshop. A ‘dot point’ numbering error was corrected. No other changes were made to the exhibited code.

Comment

Last week the NSW Legislative Council debated a motion to disallow the Local Government (General) Amendment (Model Code of Meeting Practice) Regulation 2025 (the Amendment Regulation). This is the amending regulation that prescribed the updated 2025 Model Code of Meeting Practice for Local Councils in NSW (2025 Model Meeting Code).

While the motion was debated in the Legislative Council (25 November 2025), there was not a vote on whether the regulation should be disallowed. With the adjournment of Parliament for the year, we need to wait until Parliament resumes in February 2026 to see if there will be a vote.

Because Parliament did not vote on the disallowance motion, the Amendment Regulation and the 2025 Model Meeting Code still have legal force and the new provisions will come into effect on 1 January 2026.

If the disallowance motion passes in February 2026, it will have the effect of repealing the Amendment Regulation and restoring the previous 2021 Model Meeting Code, as of the day the Amendment Regulation is disallowed.

Also, additional advice has come from the Office of Local Government in response to misunderstandings in the sector, including some raised during the debate in Parliament. With this the OLG is working through an updated FAQs on the 2025 Model Meeting Code, which will include supplementary guidance.

The OLG has further advised that councils should continue working towards the adoption of a code of meeting practice based on the current 2025 Model Meeting Code. Councils must adopt a code of meeting practice that incorporates the mandatory provisions of the 2025 Model Meeting Code no later than 31 December 2025.

Once Council has received the above clarification additional changes may be required to how it operates, e.g. the release of confidential information; and how information is disclosed from questions asked of councillors prior to a Council meeting.

Financial

No financial implications associated with this purpose of this report.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.



COOTAMUNDRA-
GUNDAGAI REGIONAL
COUNCIL

Developed from the OLG Model Code of Meeting
Practice for Local Councils in NSW

DRAFT
Code of
Meeting
Practice

2025

Adopted xx/xx/2025



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1. INTRODUCTION

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

The Model Meeting Code applies to all meetings of councils and committees of councils of 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.

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 the council.

2. MEETING PRINCIPLES

2.1 Council and committee meetings should be:

Transparent: Decisions are made in a way that is open and accountable.

Informed: Decisions are made based on relevant, quality information.

Inclusive: Decisions respect the diverse needs and interests of the local community.

Principled: Decisions are informed by the principles prescribed under Chapter 3 of the Act.

Trusted: The community has confidence that councillors and staff act ethically and make decisions in the interests of the whole community.

Respectful: Councillors, staff and meeting attendees treat each other with respect.

Effective: Meetings are well organised, effectively run and skilfully chaired.

Orderly: Councillors, staff and meeting attendees behave in a way that contributes to the orderly conduct of the meeting.

Note: The Office of Local Government has issued a guideline on free speech in local government in NSW. The Guideline provides practical guidance to councils on what free speech means in the context of NSW local government, including in relation to council meetings. The Guidelines have been issued under section 23A of the Act meaning councils must consider them when exercising their functions at meetings.

3. BEFORE THE MEETING

Timing of ordinary council meetings

3.1 Ordinary meetings of the council will be held at 6.00pm on the Fourth Tuesday of each month, alternating between Cootamundra and Gundagai with the exception of the December meeting which will be held on the 2nd Tuesday of that month.

Note: Under section 365 of the Act, councils are required to meet at least ten (10) times each year, each time in a different month unless the Minister for Local Government has approved a reduction in the number of times that a council is required to meet each year under section 365A.

Extraordinary meetings

3.2 If the mayor receives a request in writing, signed by at least two (2) councillors, the mayor must call an extraordinary meeting of the council to be held as soon as practicable, but in any event, no more than fourteen (14) days after receipt of the request. The mayor can be one of the two councillors requesting the meeting.

Note: Clause 3.2 reflects section 366 of the Act.

3.3 The mayor may call an extraordinary meeting without the need to obtain the signature of two (2) councillors.

Notice to the public of council meetings

3.4 The council must give notice to the public of the time, date and place of each of its meetings, including extraordinary meetings and of each meeting of committees of the council.

Note: Clause 3.4 reflects section 9(1) of the Act.

3.5 For the purposes of clause 3.4, notice of a meeting of the council and of a committee of council is to be published before the meeting takes place. The notice must be published on the council's website, and in such other manner that the council is satisfied is likely to bring notice of the meeting to the attention of as many people as possible.

3.6 For the purposes of clause 3.3, notice of more than one (1) meeting may be given in the same notice.

Notice to councillors of ordinary council meetings

3.7 The general manager must send to each councillor, at least three (3) days before each meeting of the council, a notice specifying the time, date and place at which the meeting is to be held, and the business proposed to be considered at the meeting.

Note: Clause 3.7 reflects section 367(1) of the Act.

3.8 The notice and the agenda for, and the business papers relating to, the meeting may be given to councillors in electronic form, unless the council determines otherwise, but only if all councillors have facilities to access the notice, agenda and business papers in that form.

Note: Clause 3.8 reflects section 367(3) of the Act.

Notice to councillors of extraordinary meetings

3.9 Notice of less than three (3) days may be given to councillors of an extraordinary meeting of the council in cases of emergency.

Note: Clause 3.9 reflects section 367(2) of the Act.

Giving notice of business to be considered at council meetings

3.10 A councillor may give notice of any business they wish to be considered by the council at its next ordinary meeting by way of a notice of motion. To be included on the agenda of the meeting, the notice of motion must be in writing and must be submitted by 12pm on the Monday the week preceding the meeting.

3.11 A councillor may, in writing to the general manager, request the withdrawal of a notice of motion submitted by them prior to its inclusion in the agenda and business paper for the meeting at which it is to be considered.

Questions with notice

3.12 A councillor may, by way of a notice submitted under clause 3.10, ask a question for response by the general manager about the performance or operations of the council.

3.13 A councillor is not permitted to ask a question with notice under clause 3.12 that would be considered an act of disorder.

3.14 The general manager or their nominee may respond to a question with notice submitted under clause 3.12 by way of a report included in the business papers for the relevant meeting of the council.

Agenda and business papers for ordinary meetings

3.15 The general manager must cause the agenda for a meeting of the council or a committee of the council to be prepared as soon as practicable before the meeting.

3.16 The general manager must ensure that the agenda for an ordinary meeting of the council states:

- (a) all matters to be dealt with arising out of the proceedings of previous meetings of the council, and
- (b) if the mayor is the chairperson – any matter or topic that the chairperson proposes, at the time when the agenda is prepared, to put to the meeting, and
- (c) all matters, including matters that are the subject of staff reports and reports of committees, to be considered at the meeting, and
- (d) any business of which due notice has been given under clause 3.10.

3.17 Nothing in clause 3.16 limits the powers of the mayor to put a mayoral minute to a meeting without notice under clause 9.7.

3.18 The general manager must not include in the agenda for a meeting of the council any business of which due notice has been given if, in the opinion of the general manager, the business is, or the implementation of the business would be, unlawful. The general manager must report, without giving details of the item of business, any such exclusion to the next meeting of the council.

3.19 Where the agenda includes the receipt of information or discussion of other matters that, in the opinion of the general manager, is likely to take place when the meeting is closed to the public, the general manager must ensure that the agenda of the meeting:

- identifies the relevant item of business and indicates that it is of such a nature (without disclosing details of the information to be considered when the meeting is closed to the public), and
- states the grounds under section 10A(2) of the Act relevant to the item of business.

Note: Clause 3.19 reflects section 9(2A)(a) of the Act.

3.20 The general manager must ensure that the details of any item of business which, in the opinion of the general manager, is likely to be considered when the meeting is closed to the public, are included in a business paper provided to councillors for the meeting concerned. Such details must not be included in the business papers made available to the public and must not be disclosed by a councillor or by any other person to another person who is not authorised to have that information.

Statement of Ethical Obligations

3.21 Business papers for all ordinary and extraordinary meetings of the council and committees of the council must contain a statement reminding councillors of their oath or affirmation of office made under section 233A of the Act and their obligations under the council's code of conduct to disclose and appropriately manage conflicts of interest.

Availability of the agenda and business papers to the public

3.22 Copies of the agenda and the associated business papers, such as correspondence and reports for meetings of the council and committees of council, are to be published on the council's website, and must be made available to the public for inspection, or for taking away by any person free of charge at the offices of the council, at the relevant meeting and at such other venues determined by the council.

Note: Clause 3.21 reflects section 9(2) and (4) of the Act.

3.23 Clause 3.21 does not apply to the business papers for items of business identified under clause 3.19 as being likely to be considered when the meeting is closed to the public.

Note: Clause 3.22 reflects section 9(2A)(b) of the Act.

3.24 For the purposes of clause 3.21, copies of agendas and business papers must be published on the council's website and made available to the public at a time that is as close as possible to the time they are available to councillors.

Note: Clause 3.23 reflects section 9(3) of the Act.

3.25 A copy of an agenda, or of an associated business paper made available under clause 3.21, may in addition be given or made available in electronic form unless the council determines otherwise.

Note: Clause 3.24 reflects section 9(5) of the Act.Agenda and business papers for extraordinary meetings

3.26 The council must ensure that the agenda for an extraordinary meeting of the council deals only with the matters stated in the notice of the meeting.

3.27 Nothing in clause 3.25 limits the powers of the mayor to put a mayoral minute to an extraordinary meeting without notice under clause 9.7.

3.28 Despite clause 3.25, business may be considered at an extraordinary meeting of the council, even though due notice notice has not been given of the business, if the council resolves to deal with the business on the grounds that it is urgent and requires a decision by the council before the next scheduled ordinary meeting of the council. A resolution adopted under this clause must state the reasons for the urgency.

3.29 A motion moved under clause 3.27 can be moved without notice but only after the business notified in the agenda for the extraordinary meeting has been dealt with. Despite any other provision of this code, only the mover of a motion moved under clause 3.27, and the chairperson, if they are not the mover of the motion, can speak to the motion before it is put.

3.30 If all councillors are not present at the extraordinary meeting, the council may only deal with business at the meeting that councillors have not been given due notice of, where a resolution is adopted in accordance with clause 3.27 and the chairperson also rules that the business is urgent and requires a decision by the council before the next scheduled ordinary meeting.

3.31 A motion of dissent cannot be moved against a ruling of the chairperson under clause 3.29 on whether a matter is urgent.

Prohibition of pre-meeting briefing sessions

3.32 Briefing sessions must not be held to brief councillors on business listed on the agenda for meetings of the council or committees of the council.

Note: The prohibition on the holding of briefing sessions under clause 3.31 reflects the intent of Chapter 4, Part 1 of the Act which requires business of the council to be conducted openly and transparently at a formal meeting of which due notice has been given and to which the public has access. Pre-meeting briefing sessions are inconsistent with the principles of transparency, accountability and public participation and have the potential to undermine confidence in the proper and lawful decision-making processes of the council.

3.33 Nothing in clause 3.31 prevents a councillor from requesting information from the general manager about a matter to be considered at a meeting, provided the information is also available to the public. Information requested under this clause must be provided in a way that does not involve any discussion of the information.

4. PUBLIC FORUMS

- 4.1 The council may hold a public forum prior to meetings of the council and committees of council for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meeting. Public forums may also be held prior to meetings of other committees of the council.
- 4.2 The council may determine the rules under which public forums are to be conducted and when they are to be held.
- 4.3 The provisions of this code requiring the livestreaming of meetings also apply to public forums.
- 4.4 Public forums are to be chaired by the mayor or their nominee.
- 4.5 To speak at a public forum, a person must first make an application to the council in the approved form. Applications to speak at the public forum must be received no later than 15 minutes prior to the scheduled commencement of the meeting and must identify the item of business on the agenda of the council meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item.
- 4.6 A person may apply to speak on unlimited items of business relevant to Council.
- 4.7 Legal representatives acting on behalf of others are not to be permitted to speak at a public forum unless they identify their status as a legal representative when applying to speak at the public forum.
- 4.8 The general manager or their delegate may refuse an application to speak at a public forum. The general manager or their delegate must give reasons, verbally or in writing, for a decision to refuse an application.
- 4.9 No more than two (2) speakers are to be permitted to speak 'for' or 'against' each item of business on the agenda for the council meeting.
- 4.10 If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may request the speakers to nominate from among themselves the persons who are to address the council on the item of business. If the speakers are not able to agree on whom to nominate to address the council, the general manager or their delegate is to determine who will address the council at the public forum.
- 4.11 If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may, in consultation with the mayor or the mayor's nominated chairperson, increase the number of speakers permitted to speak on an item of business, where they are satisfied that it is necessary to do so to allow the council to hear a fuller range of views on the relevant item of business.
- 4.12 Approved speakers at the public forum are to register with the council any written, visual or audio material to be presented in support of their address to the council at the public

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forum, and to identify any equipment needs no later than midday on the day prior to the public forum. The general manager or their delegate may refuse to allow such material to be presented.

4.13 The general manager or their delegate is to determine the order of speakers at the public forum.

4.14 Each speaker will be allowed three (3) minutes to address the council. This time is to be strictly enforced by the chairperson.

4.15 Speakers at public forums must not digress from the item on the agenda of the council meeting they have applied to address the council on. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.

4.16 A councillor (including the chairperson) may, through the chairperson, ask questions of a speaker following their address at a public forum. Questions put to a speaker must be direct, succinct and without argument.

4.17 Speakers are under no obligation to answer a question put under clause 4.15. Answers by the speaker, to each question are to be limited to 1 minute.

4.18 Speakers at public forums cannot ask questions of the council, councillors, or council staff.

4.19 The general manager or their nominee may, with the concurrence of the chairperson, address the council for up to 1 minute in response to an address to the council at a public forum after the address and any subsequent questions and answers have been finalised.

4.20 Where an address made at a public forum raises matters that require further consideration by council staff, the general manager may recommend that the council defer consideration of the matter pending the preparation of a further report on the matters.

4.21 When addressing the council, speakers at public forums must comply with this code and all other relevant council codes, policies, and procedures. Speakers must refrain from engaging in disorderly conduct, publicly alleging breaches of the council's code of conduct, or making other potentially defamatory statements.

4.22 If the chairperson considers that a speaker at a public forum has engaged in conduct of the type referred to in clause 4.20, the chairperson may request the person to refrain from the inappropriate behaviour and to withdraw and unreservedly apologise for any inappropriate comments. Where the speaker fails to comply with the chairperson's request, the chairperson may immediately require the person to stop speaking.

4.23 Clause 4.21 does not limit the ability of the chairperson to deal with disorderly conduct by speakers at public forums in accordance with the provisions of Part 15 of this code.

4.24 Where a speaker engages in conduct of the type referred to in clause 4.20, the general manager or their delegate may refuse further applications from that person to speak at public forums for such a period as the general manager or their delegate considers appropriate.

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4.25 Councillors (including the mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict-of-interest declarations made at public forums and how the conflict of interest was managed by the councillor who made the declaration.

Note: Public forums should not be held as part of a council or committee meeting. Council or committee meetings should be reserved for decision-making by the council or committee of council. Where a public forum is held as part of a council or committee meeting, it must be conducted in accordance with the other requirements of this code relating to the conduct of council and committee meetings.

5. COMING TOGETHER

Attendance by councillors at meetings

5.1 All councillors must make reasonable efforts to attend meetings of the council and of committees of the council of which they are members.

Note: A councillor may not attend a meeting as a councillor (other than the first meeting of the council after the councillor is elected or a meeting at which the councillor takes an oath or makes an affirmation of office) until they have taken an oath or made an affirmation of office in the form prescribed under section 233A of the Act.

5.2 The council may determine standards of dress for councillors when attending meetings

5.3 A councillor cannot participate in a meeting of the council or of a committee of the council unless personally present at the meeting, unless permitted to attend the meeting by audio-visual link under this code.

5.4 Where a councillor is unable to attend one or more meetings of the council or committees of the council, the councillor should submit an apology for the meetings they are unable to attend, state the reasons for their absence from the meetings and request that the council grant them a leave of absence from the relevant meetings.

5.5 The council must act reasonably when considering whether to grant a councillor's request for a leave of absence.

5.6 Where a councillor makes an apology under clause 5.4, the council must determine by resolution whether to grant the councillor a leave of absence for the meeting for the purposes of section 234(1)(d) of the Act. If the council resolves not to grant a leave of absence for the meeting, it must state the reasons for its decision in its resolution.

5.7 A councillor's civic office will become vacant if the councillor is absent from three (3) consecutive ordinary meetings of the council without prior leave of the council, or leave granted by the council at any of the meetings concerned, unless the holder is absent because they have been suspended from office under the Act, or because the council has been suspended under the Act, or as a consequence of a compliance order under section 438HA.

Note: Clause 5.7 reflects section 234(1)(d) of the Act.

The quorum for a meeting

5.8 The quorum for a meeting of the council is a majority of the councillors of the council who hold office at that time and are not suspended from office.

Note: Clause 5.8 reflects section 368(1) of the Act.

5.9 Clause 5.8 does not apply if the quorum is required to be determined in accordance with directions of the Minister in a performance improvement order issued in respect of the council.

Note: Clause 5.9 reflects section 368(2) of the Act.

5.10 A meeting of the council must be adjourned if a quorum is not present:

- (a) at the commencement of the meeting where the number of apologies received for the meeting indicates that there will not be a quorum for the meeting, or
- (b) within half an hour after the time designated for the holding of the meeting, or
- (c) at any time during the meeting.

5.11 In either case, the meeting must be adjourned to a time, date, and place fixed:

- (a) by the chairperson, or
- (b) in the chairperson's absence, by the majority of the councillors present, or
- (c) failing that, by the general manager.

5.12 The general manager must record in the council's minutes the circumstances relating to the absence of a quorum (including the reasons for the absence of a quorum) at or arising during a meeting of the council, together with the names of the councillors present.

5.13 Where, prior to the commencement of a meeting, it becomes apparent that a quorum may not be present at the meeting, or that the health, safety or welfare of councillors, council staff and members of the public may be put at risk by attending the meeting because of a natural disaster or a public health emergency, the mayor may, in consultation with the general manager and, as far as is practicable, with each councillor, cancel the meeting. Where a meeting is cancelled, notice of the cancellation must be published on the council's website and in such other manner that the council is satisfied is likely to bring notice of the cancellation to the attention of as many people as possible.

5.14 Where a meeting is cancelled under clause 5.13, the business to be considered at the meeting may instead be considered, where practicable, at the next ordinary meeting of the council or at an extraordinary meeting called under clause 3.3.

Meetings held by audio-visual link

5.15 A meeting of the council or a committee of the council may be held by audio-visual link where the mayor determines that the meeting should be held by audio-visual link because of a natural disaster or a public health emergency. The mayor may only make a determination under this clause where they are satisfied that attendance at the meeting

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may put the health and safety of councillors and staff at risk. The mayor must make a determination under this clause in consultation with the general manager and, as far as is practicable, with each councillor.

5.16 Where the mayor determines under clause 5.15 that a meeting is to be held by audio-visual link, the general manager must:

- (a) give written notice to all councillors that the meeting is to be held by audio-visual link, and
- (b) take all reasonable steps to ensure that all councillors can participate in the meeting by audio-visual link, and
- (c) cause a notice to be published on the council's website and in such other manner the general manager is satisfied will bring it to the attention of as many people as possible, advising that the meeting is to be held by audio-visual link and providing information about where members of the public may view the meeting.

5.17 This code applies to a meeting held by audio-visual link under clause 5.15 in the same way it would if the meeting was held in person.

Note: Where a council holds a meeting by audio-visual link under clause 5.15, it is still required under section 10 of the Act to provide a physical venue for members of the public to attend in person and observe the meeting.

Attendance by councillors at meetings by audio-visual link

5.18 Councillors, may, attend and participate in meetings of the council and committees of the council by audio-visual link with the approval of the council or the relevant committee where they are prevented from attending the meeting in person because of ill-health or other medical reasons or because of unforeseen caring responsibilities.

5.19 Clause 5.18 does not apply to meetings at which a mayoral election is to be held.

5.20 A request by a councillor for approval to attend a meeting by audio-visual link must be made in writing to the general manager prior to the meeting in question and must provide reasons why the councillor will be prevented from attending the meeting in person.

5.21 Councillors may request approval to attend more than one meeting by audio-visual link. Where a councillor requests approval to attend more than one meeting by audio-visual link, the request must specify the meetings the request relates to in addition to the information required under clause 5.20.

5.22 The council must comply with the Health Privacy Principles prescribed under the *Health Records and Information Privacy Act 2002* when collecting, holding, using and disclosing health information in connection with a request by a councillor to attend a meeting by audio-visual link.

5.23 A councillor who has requested approval to attend a meeting of the council or a committee of the council by audio-visual link may participate in the meeting by audio-visual link until the council or committee determines whether to approve their request and is to be taken as present at the meeting. The councillor may participate in a decision in relation to their request to attend the meeting by audio-visual link.

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- 5.24 A decision whether to approve a request by a councillor to attend a meeting of the council or a committee of the council by audio-visual link must be made by a resolution of the council or the committee concerned. The resolution must state the meetings the resolution applies to.
- 5.25 If the council or committee refuses a councillor's request to attend a meeting by audio-visual link, their link to the meeting is to be terminated.
- 5.26 A decision whether to approve a councillor's request to attend a meeting by audio-visual link is at the council's or the relevant committee's discretion. The council and committees of the council must act reasonably when considering requests by councillors to attend meetings by audio-visual link.
- 5.27 The council and committees of council may refuse a councillor's request to attend a meeting by audio-visual link where the council or committee is satisfied that the councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality or to comply with this code on one or more previous occasions they have attended a meeting of the council or a committee of the council by audio-visual link.
- 5.28 This code applies to a councillor attending a meeting by audio-visual link in the same way it would if the councillor was attending the meeting in person. Where a councillor is permitted to attend a meeting by audio-visual link under this code, they are to be taken as attending the meeting in person for the purposes of the code and will have the same voting rights as if they were attending the meeting in person.
- 5.29 A councillor must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link. The councillor's camera must be on at all times during the meeting except as may be otherwise provided for under this code.
- 5.30 A councillor must be appropriately dressed when attending a meeting by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.

Entitlement of the public to attend council meetings

- 5.31 Everyone is entitled to attend a meeting of the council and committees of the council. The council must ensure that all meetings of the council and committees of the council are open to the public.

Note: Clause 5.31 reflects section 10(1) of the Act.

- 5.32 Clause 5.31 does not apply to parts of meetings that have been closed to the public under section 10A of the Act.
- 5.33 A person (whether a councillor or another person) is not entitled to be present at a meeting of the council or a committee of the council if expelled from the meeting:
 - (a) by a resolution of the meeting, or

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(b) by the person presiding at the meeting if the council has, by resolution, authorised the person presiding to exercise the power of expulsion.

Note: Clause 5.33 reflects section 10(2) of the Act.

5.34 On the adoption of this code and at the commencement of each council term, the council must determine whether to authorise the person presiding at a meeting to exercise a power of expulsion.

Note: If adopted, clauses 15.15 and 15.16 confer a standing authorisation on all chairpersons of meetings of the council and committees of the council to expel persons from meetings. If adopted, clause 15.14 authorises chairpersons to expel any person, including a councillor, from a council or committee meeting. Alternatively, if adopted, clause 15.15 authorises chairpersons to expel persons other than councillors from a council or committee meeting.

Livestreaming of meetings

5.35 Each meeting of the council or a committee of the council is to be recorded by means of an audio or audio-visual device.

5.36 At the start of each meeting of the council or a committee of the council, the chairperson must inform the persons attending the meeting that:

(a) the meeting is being recorded and made publicly available on the council's website, and
(b) persons attending the meeting should refrain from making any defamatory statements.

5.37 The recording of a meeting is to be made publicly available on the council's website at the same time as the meeting is taking place.

5.39 The recording of a meeting is to be made publicly available on the council's website for at least 12 months after the meeting or for the balance of the council's term, whichever is the longer period.

5.40 Clauses 5.35 and 5.39 do not apply to any part of a meeting that has been closed to the public in accordance with section 10A of the Act.

Note: Clauses 5.35 – 5.39 reflect section 236 of the Regulation.

5.41 Recordings of meetings may be disposed of in accordance with the *State Records Act 1998*.

Attendance of the general manager and other staff at meetings

5.42 The general manager is entitled to attend, but not to vote at, a meeting of the council or a meeting of a committee of the council of which all of the members are councillors.

Note: Clause 5.41 reflects section 376(1) of the Act.

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5.43 The general manager is entitled to attend a meeting of any other committee of the council and may, if a member of the committee, exercise a vote.

Note: Clause 5.42 reflects section 376(2) of the Act.

5.44 The general manager may be excluded from a meeting of the council or a committee while the council or committee deals with a matter relating to the standard of performance of the general manager or the terms of employment of the general manager.

Note: Clause 5.43 reflects section 376(3) of the Act.

5.45 The attendance of other council staff at a meeting, (other than as members of the public) shall be determined by the general manager or the terms of employment of the general manager.

5.46 The attendance of other council staff at a meeting, (other than as members of the public) shall be determined by the general manager in consultation with the mayor.

6. THE CHAIRPERSON

The chairperson at meetings

6.1 The mayor, or at the request of or in the absence of the mayor, the deputy mayor (if any) presides at meetings of the council.

Note: Clause 6.1 reflects section 369(1) of the Act.

6.2 If the mayor and the deputy mayor (if any) are absent, a councillor elected to chair the meeting by the councillors present presides at a meeting of the council.

Note: Clause 6.2 reflects section 369(2) of the Act.

Election of the chairperson in the absence of the mayor and deputy mayor

6.3 If no chairperson is present at a meeting of the council at the time designated for the holding of the meeting, the first business of the meeting must be the election of a chairperson to preside at the meeting.

6.4 The election of a chairperson must be conducted:

- by the general manager or, in their absence, an employee of the council designated by the general manager to conduct the election, or
- by the person who called the meeting or a person acting on their behalf if neither the general manager nor a designated employee is present at the meeting, or if there is no general manager or designated employee.

6.5 If, at an election of a chairperson, two (2) or more candidates receive the same number of votes and no other candidate receives a greater number of votes, the chairperson is to be the candidate whose name is chosen by lot.

6.6 For the purposes of clause 6.5, the person conducting the election must:

- (a) arrange for the names of the candidates who have equal numbers of votes to be written on similar slips, and
- (b) then fold the slips so as to prevent the names from being seen, mix the slips and draw one of the slips at random.

6.7 The candidate whose name is on the drawn slip is the candidate who is to be the chairperson.

6.8 Any election conducted under clause 6.3, and the outcome of the vote, are to be recorded in the minutes of the meeting.

Chairperson to have precedence

6.9 When the chairperson rises or speaks during a meeting of the council:

- (a) any councillor then speaking or seeking to speak must cease speaking and, if standing, immediately resume their seat, and
- (b) every councillor present must be silent to enable the chairperson to be heard without interruption.

7. MODES OF ADDRESS

7.1 Where physically able to, councillors and staff should stand when the mayor enters the chamber and when addressing the meeting.

7.2 If the chairperson is the mayor, they are to be addressed as 'Mr Mayor', 'Madam Mayor' or 'Mayor'.

7.3 If the chairperson is the deputy mayor, they are to be addressed as 'Mr Deputy Mayor', or 'Madam Deputy Mayor' or 'Deputy Mayor'.

7.4 Where the chairperson is not the mayor or deputy mayor, they are to be addressed as either 'Mr Chairperson' or 'Madam Chairperson' or 'Chair'.

7.5 A councillor is to be addressed as 'Councillor [surname]'.

7.6 A council officer is to be addressed by their official designation or as Mr/Ms/Mx [surname].

8. ORDER OF BUSINESS FOR ORDINARY COUNCIL MEETINGS

8.1 At a meeting of the council, the general order of business is as fixed by resolution of the council.

The general order of business for an ordinary meeting of the council shall be:

- 01 Public Forum
- 02 Acknowledgement of country
- 03 Apologies and applications for a leave of absence or attendance by audio-visual link by councillors
- 04 Confirmation of minutes

- 05 Disclosures of interests
- 06 Mayoral minute(s)
- 07 Reports of committees
- 08 General Manager's Reports
- 09 Notices of motions
- 10 Questions with notice
- 11 Conclusion of the meeting
- 12 Confidential Items

8.2 The order of business as fixed under clause 8.1 may be altered for a particular meeting of the council if a motion to that effect is passed at that meeting. Such a motion can be moved without notice.

Note: If adopted, Part 13 allows council to deal with items of business by exception.

8.3 Despite any other provision of this code, only the mover of a motion referred to in clause 8.2 and the chairperson, if they are not the mover of the motion, can speak to the motion before it is put.

9. CONSIDERATION OF BUSINESS AT COUNCIL MEETINGS

Business that can be dealt with at a council meeting

9.1 The council must not consider business at a meeting of the council:

- (a) unless a councillor has given notice of the business, as required by clause 3.9, and
- (b) unless notice of the business has been sent to the councillors in accordance with clause 3.6 in the case of an ordinary meeting or clause 3.8 in the case of an extraordinary meeting called in an emergency.

9.2 Clause 9.1 does not apply to the consideration of business at a meeting, if the business:

- (a) is already before, or directly relates to, a matter that is already before the council, or
- (b) is the election of a chairperson to preside at the meeting, or
- (c) is a matter or topic put to the meeting by way of a mayoral minute, or
- (d) is a motion for the adoption of recommendations of a committee, of the council.

9.3 Despite clause 9.1, business may be considered at a meeting of the council at which all councillors are present even though due notice has not been given of the business to councillors, if the council resolves to deal with the business on the grounds that it is urgent and requires a decision by the council before the next scheduled ordinary meeting. A resolution adopted under this clause must state the reasons for the urgency.

9.4 A motion moved under clause 9.3 can be moved without notice. Despite any other provision of this code, only the mover of a motion referred to in clause 9.3 and the chairperson, if they are not the mover of the motion, can speak to the motion before it is put.

9.5 If all councillors are not present at a meeting, the council may only deal with business at the meeting that councillors have not been given due notice of, where a resolution is adopted in accordance

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with clause 9.3, and the chairperson also rules that the business is urgent and requires a decision by the council before the next scheduled ordinary meeting

9.6 A motion of dissent cannot be moved against a ruling by the chairperson under clause 9.5.

Mayoral minutes

9.7 The mayor may, by minute signed by the mayor, put to the meeting without notice any matter or topic that the mayor determines should be considered at the meeting.

9.8 A mayoral minute, when put to a meeting, takes precedence over all business on the council's agenda for the meeting. The mayor may move the adoption of a mayoral minute without the motion being seconded.

9.9 A recommendation made in a mayoral minute put by the mayor is, so far as it is adopted by the council, a resolution of the council.

Staff reports

9.10 A recommendation made in a staff report is, so far as it is adopted by the council, a resolution of the council.

Reports of committees of council

9.11 The recommendations of a committee of the council are, so far as they are adopted by the council, resolutions of the council.

9.12 If in a report of a committee of the council distinct recommendations are made, the council may make separate decisions on each recommendation.

Questions

9.13 A question must not be asked at a meeting of the council unless it concerns a matter on the agenda of the meeting or notice has been given of the question in accordance with clauses 3.11 and 3.12, unless the council determines otherwise in accordance with this code.

9.14 A councillor may, through the chairperson, put a question to another councillor about a matter on the agenda.

9.15 A councillor may, through the Mayor, put a question to a council employee about a matter on the agenda. Council employees are only obliged to answer a question put to them through the general manager at the direction of the general manager.

9.16 A councillor or council employee to whom a question is put is entitled to be given reasonable notice of the question and, in particular, sufficient notice to enable reference to be made to other persons or to information. Where a councillor or council employee to whom a question is put is unable to respond to the question at the meeting at which it is put, they may take it on notice and report the response to the next meeting of the council.

9.17 Councillors must put questions directly, succinctly, respectfully and without argument.

9.18 The chairperson must not permit discussion on any reply to, or refusal to reply to, a question put to a councillor or council employee.

10. RULES OF DEBATE

Motions to be seconded

10.1 Unless otherwise specified in this code, a motion or an amendment cannot be debated unless or until it has been seconded.

Notices of motion

10.2 A councillor who has submitted a notice of motion under clause 3.10 is to move the motion the subject of the notice of motion at the meeting at which it is to be considered.

10.3 If a councillor who has submitted a notice of motion under clause 3.10 wishes to withdraw it, they may request its withdrawal at any time. If the notice of motion is withdrawn after the agenda and business paper for the meeting at which it is to be considered have been sent to councillors, the chairperson is to note the withdrawal of the notice of motion at the meeting unless the council determines to consider the notice of motion at the meeting.

10.4 In the absence of a councillor who has placed a notice of motion on the agenda for a meeting of the council:

- (a) any other councillor may, with the leave of the chairperson, move the motion at the meeting, or
- (b) the chairperson may defer consideration of the motion until the next meeting of the council.

Chairperson's duties with respect to motions

10.5 It is the duty of the chairperson at a meeting of the council to receive and put to the meeting any lawful motion that is brought before the meeting.

10.6 The chairperson must rule out of order any motion or amendment to a motion that is unlawful or the implementation of which would be unlawful.

10.7 Before ruling out of order a motion or an amendment to a motion under clause 10.6, the chairperson is to give the mover an opportunity to clarify or amend the motion or amendment.

10.8 Any motion, amendment, or other matter that the chairperson has ruled out of order is taken to have been lost.

Motions requiring the expenditure of funds

10.9 A motion or an amendment to a motion which if passed would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the motion. If the motion does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the motion if adopted.

Amendments to motions

- 10.10 An amendment to a motion must be moved and seconded before it can be debated.
- 10.11 An amendment to a motion must relate to the matter being dealt with in the original motion before the council and must not be a direct negative of the original motion. An amendment to a motion which does not relate to the matter being dealt with in the original motion, or which is a direct negative of the original motion, must be ruled out of order by the chairperson.
- 10.12 The mover of an amendment is to be given the opportunity to explain any uncertainties in the proposed amendment before a seconder is called for.
- 10.13 If an amendment has been lost, a further amendment can be moved to the motion to which the lost amendment was moved, and so on, but no more than one (1) motion and one (1) proposed amendment can be before council at any one time.
- 10.14 While an amendment is being considered, debate must only occur in relation to the amendment and not the original motion. Debate on the original motion is to be suspended while the amendment to the original motion is being debated.
- 10.15 If the amendment is carried, it becomes the motion and is to be debated. If the amendment is lost, debate is to resume on the original motion.
- 10.16 An amendment may become the motion without debate or a vote where it is accepted by the councillor who moved the original motion.

Limitations on the number and duration of speeches

- 10.17 A councillor who, during a debate at a meeting of the council, moves an original motion, has the right to speak on each amendment to the motion and a right of general reply to all observations that are made during the debate in relation to the motion, and any amendment to it at the conclusion of the debate before the motion (whether amended or not) is finally put.
- 10.18 A councillor, other than the mover of an original motion, has the right to speak once on the motion and once on each amendment to it.
- 10.19 A councillor must not, without the consent of the council, speak more than once on a motion or an amendment, or for longer than five (5) minutes at any one time.
- 10.20 Despite clause 10.17, the chairperson may permit a councillor who claims to have been misrepresented or misunderstood to speak more than once on a motion or an amendment, and for longer than five (5) minutes on that motion or amendment to enable the councillor to make a statement limited to explaining the misrepresentation or misunderstanding.
- 10.21 Despite clauses 10.15 and 10.16, a councillor may move that a motion or an amendment be now put:

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- (a) if the mover of the motion or amendment has spoken in favour of it and no councillor expresses an intention to speak against it, or
- (b) if at least two (2) councillors have spoken in favour of the motion or amendment and at least two (2) councillors have spoken against it.

10.22 The chairperson must immediately put to the vote, without debate, a motion moved under clause 10.19. A seconder is not required for such a motion.

10.23 If a motion that the original motion or an amendment be now put is passed, the chairperson must, without further debate, put the original motion or amendment to the vote immediately after the mover of the original motion has exercised their right of reply under clause 10.15.

10.24 If a motion that the original motion or an amendment be now put is lost, the chairperson must allow the debate on the original motion or the amendment to be resumed.

10.25 All councillors must be heard without interruption and all other councillors must, unless otherwise permitted under this code, remain silent while another councillor is speaking.

10.26 Once the debate on a matter has concluded and a matter has been dealt with, the chairperson must not allow further debate on the matter.

10.27 Clause 10.24 does not prevent a further motion from being moved on the same item of business where the original motion is lost provided the motion is not substantially the same as the one that is lost.

11. VOTING

Voting entitlements of councillors

11.1 Each councillor is entitled to one (1) vote.

Note: Clause 11.1 reflects section 370(1) of the Act.

11.2 The person presiding at a meeting of the council has, in the event of an equality of votes, a second or casting vote.

Note: Clause 11.2 reflects section 370(2) of the Act.

11.3 Where the chairperson declines to exercise, or fails to exercise, their second or casting vote, in the event of an equality of votes, the motion being voted upon is lost.

Voting at council meetings

11.4 A councillor who is present at a meeting of the council but who fails to vote on a motion put to the meeting is taken to have voted against the motion.

11.5 If a councillor who has voted against a motion put at a council meeting so requests, the general manager must ensure that the councillor's dissenting vote is recorded in the council's minutes.

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- 11.6 The decision of the chairperson as to the result of a vote is final unless the decision is immediately challenged and not fewer than two (2) councillors rise and call for a division.
- 11.7 When a division on a motion is called, the chairperson must ensure that the division takes place immediately. The general manager must ensure that the names of those who vote for the motion and those who vote against it are recorded in the council's minutes for the meeting.
- 11.8 When a division on a motion is called, any councillor who fails to vote will be recorded as having voted against the motion in accordance with clause 11.5 of this code.
- 11.9 Voting at a meeting, including voting in an election at a meeting, is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system). However, the council may resolve that the voting in any election by councillors for mayor or deputy mayor is to be by secret ballot.
- 11.10 All voting at council meetings, (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of councillors who voted for and against each motion or amendment (including the use of the casting vote) being recorded.

Note: If clause 11.10 is adopted, clauses 11.5 – 11.8 and clause 11.14 may be omitted.

Voting on planning decisions

- 11.12 The council or a council committee must not make a final planning decision without receiving a staff report containing an assessment and recommendation in relation to the matter put before the council for a decision.
- 11.13 Where the council or a council committee makes a planning decision that is inconsistent with the recommendation made in a staff report, it must provide reasons for its decision and why it did not adopt the staff recommendation.
- 11.14 The general manager must keep a register containing, for each planning decision made at a meeting of the council or a council committee (including, but not limited to a committee of the council), the names of the councillors who supported the decision and the names of any councillors who opposed (or are taken to have opposed) the decision.
- 11.15 For the purpose of maintaining the register, a division is taken to have been called whenever a motion for a planning decision is put at a meeting of the council or a council committee.
- 11.16 Each decision recorded in the register is to be described in the register or identified in a manner that enables the description to be obtained from another publicly available document.
- 11.17 Clauses 11.14–11.16 apply also to meetings that are closed to the public.

Note: Clauses 11.14–11.16 reflect section 375A of the Act.

Note: The requirements of clause 11.14 may be satisfied by maintaining a register of the minutes of each planning decision.

12. COMMITTEE OF THE WHOLE

12.1 The council may resolve itself into a committee to consider any matter before the council.

Note: Clause 12.1 reflects section 373 of the Act.

12.2 All the provisions of this code relating to meetings of the council, so far as they are applicable, extend to and govern the proceedings of the council when in committee of the whole, except the provisions limiting the number and duration of speeches and encouraging councillors and staff to stand when addressing the meeting

Note: Clauses 10.15–10.25 limit the number and duration of speeches.

Note: Clause 7.1 encourages councillors and staff to stand when addressing the meeting where they can.

12.3 The general manager or, in the absence of the general manager, an employee of the council designated by the general manager, is responsible for reporting to the council the proceedings of the committee of the whole. It is not necessary to report the proceedings in full, but any recommendations of the committee must be reported.

12.4 The council must ensure that a report of the proceedings (including any recommendations of the committee) is recorded in the council's minutes. However, the council is not taken to have adopted the report until a motion for adoption has been made and passed.

13. DEALING WITH ITEMS BY EXCEPTION

13.1 The council or a committee of council may, at any time, resolve to adopt multiple items of business on the agenda together by way of a single resolution where it considers it necessary to expedite the consideration of business at a meeting.

13.2 Before the council or committee resolves to adopt multiple items of business on the agenda together under clause 13.1, the chairperson must list the items of business to be adopted and ask councillors to identify any individual items of business listed by the chairperson that they intend to vote against the recommendation made in the business paper or that they wish to speak on.

13.3 The council or committee must not resolve to adopt any item of business under clause 13.1 that a councillor has identified as being one they intend to vote against the recommendation made in the business paper or to speak on.

13.4 Where the consideration of multiple items of business together under clause 13.1 involves a variation to the order of business for the meeting, the council or committee must resolve to alter the order of business in accordance with clause 8.2.

13.5 A motion to adopt multiple items of business together under clause 13.1 must identify each of the items of business to be adopted and state that they are to be adopted as recommended in the business paper.

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- 13.6 Items of business adopted under clause 13.1 are to be taken to have been adopted unanimously.
- 13.7 Councillors must ensure that they declare and manage any conflicts of interest they may have in relation to items of business considered together under clause 13.1.

14. CLOSURE OF COUNCIL MEETINGS TO THE PUBLICGrounds on which meetings can be closed to the public

- 14.1 The council or a committee of the council may close to the public so much of its meeting as comprises the discussion or the receipt of any of the following types of matters:
 - (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 the council's code of conduct.

Note: Clause 14.1 reflects section 10A(1) and (2) of the Act.

- 14.2 The council or a committee of the council 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.

Note: Clause 14.2 reflects section 10A(3) of the Act.

Matters to be considered when closing meetings to the public

- 14.3 A meeting is not to remain closed during the discussion of anything referred to in clause 14.1:
 - (a) except for so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security, and
 - (b) if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret – unless the council or committee concerned is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

Note: Clause 14.3 reflects section 10B(1) of the Act.

14.4 A meeting is not to be closed during the receipt and consideration of information or advice referred to in clause 14.1(g) unless the advice concerns legal matters that:

- (a) are substantial issues relating to a matter in which the council or committee is involved, and
- (b) are clearly identified in the advice, and
- (c) are fully discussed in that advice.
- (d) are subject to legal professional privilege.

Note: Clause 14.4 reflects section 10B(2) of the Act.

14.5 If a meeting is closed during the discussion of a motion to close another part of the meeting to the public (as referred to in clause 14.2), the consideration of the motion must not include any consideration of the matter or information to be discussed in that other part of the meeting other than consideration of whether the matter concerned is a matter referred to in clause 14.1.

Note: Clause 14.5 reflects section 10B(3) of the Act.

14.6 For the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:

- (a) a person may misinterpret or misunderstand the discussion, or
- (b) the discussion of the matter may:
 - (i) cause embarrassment to the council or committee concerned, or to councillors or to employees of the council, or
 - (ii) cause a loss of confidence in the council or committee.

Note: Clause 14.6 reflects section 10B(4) of the Act.

14.7 In deciding whether part of a meeting is to be closed to the public, the council or committee concerned must consider any relevant guidelines issued by the Departmental Chief Executive of the Office of Local Government.

Note: Clause 14.7 reflects section 10B(5) of the Act.

Notice of likelihood of closure not required in urgent cases

14.8 Part of a meeting of the council, or of a committee of the council, may be closed to the public while the council or committee considers a matter that has not been identified in the agenda for the meeting under clause 3.20 as a matter that is likely to be considered when the meeting is closed, but only if:

- (a) it becomes apparent during the discussion of a particular matter that the matter is a matter referred to in clause 14.1, and
- (b) the council or committee, after considering any representations made under clause 14.9, resolves that further discussion of the matter:
 - (i) should not be deferred (because of the urgency of the matter), and
 - (ii) should take place in a part of the meeting that is closed to the public.

Note: Clause 14.8 reflects section 10C of the Act.

Representations by members of the public

14.9 The council, or a committee of the 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.

Note: Clause 14.9 reflects section 10A(4) of the Act.

14.10 A representation under clause 14.9 is to be made after the motion to close the part of the meeting is moved and seconded.

14.11 Despite clauses 14.9 and 14.10, the council may resolve to close the meeting to the public in accordance with this Part to hear a representation from a member of the public as to whether the meeting should be closed to consider an item of business where the representation involves the disclosure of information relating to a matter referred to in clause 14.1.

14.12 Where the matter has been identified in the agenda of the meeting under clause 3.19 as a matter that is likely to be considered when the meeting is closed to the public, in order to make representations under clause 14.9, members of the public must first make an application to the council in a manner determined by Council. Applications must be received in the approved form, no later than 5 minutes prior to the scheduled commencement time of the meeting at which the matter is to be considered.

14.13 The general manager (or their delegate) may refuse an application made under clause 14.12. The general manager or their delegate must give reasons in writing for a decision to refuse an application.

14.14 No more than **two (2)** speakers are to be permitted to make representations under clause 14.9.

14.15 If more than the permitted number of speakers apply to make representations under clause 14.9, the general manager or their delegate may request the speakers to nominate from among themselves the persons who are to make representations to the council. If the speakers are not able to agree on whom to nominate to make representations under clause 14.9, the general manager or their delegate is to determine who will make representations to the council.

14.16 The general manager (or their delegate) is to determine the order of speakers.

14.17 Where the council or a committee of the council proposes to close a meeting or part of a meeting to the public in circumstances where the matter has not been identified in the agenda for the meeting under clause 3.20 as a matter that is likely to be considered when the meeting is closed to the public, the chairperson is to invite representations from the public under clause 14.9 after the motion to close the part of the meeting is moved and seconded. The chairperson is to permit no more than **two (2)** speakers to make representations in such order as determined by the chairperson.

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14.18 Each speaker will be allowed **three (3)** minutes to make representations, and this time limit is to be strictly enforced by the chairperson. Speakers must confine their representations to whether the meeting should be closed to the public. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.

Expulsion of non-councillors from meetings closed to the public

14.19 If a meeting or part of a meeting of the council or a committee of the council is closed to the public in accordance with section 10A of the Act and this code, any person who is not a councillor and who fails to leave the meeting when requested, may be expelled from the meeting as provided by section 10(2)(a) or (b) of the Act.

14.20 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.

Note: Failure to comply with a direction to leave a meeting is an offence under section 660 of the Act carrying a maximum penalty of 20 penalty units.

Obligations of councillors attending meetings by audio-visual link

14.21 Councillors attending a meeting by audio-visual link must ensure that no other person is within sight or hearing of the meeting at any time that the meeting is closed to the public under section 10A of the Act.

Information to be disclosed in resolutions closing meetings to the public

14.22 The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting. The grounds must specify the following:

- the relevant provision of section 10A(2) of the Act,
- the matter that is to be discussed during the closed part of the meeting,
- the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Note: Clause 14.22 reflects section 10D of the Act.

Resolutions passed at closed meetings to be made public

14.23 If the council passes a resolution during a meeting, or a part of a meeting, that is closed to the public, the chairperson must make the resolution public as soon as practicable after the meeting, or the relevant part of the meeting, has ended, and the resolution must be

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recorded in the publicly available minutes of the meeting.

- 14.24 Resolutions passed during a meeting, or a part of a meeting, that is closed to the public must be made public by the chairperson under clause 14.23 during a part of the meeting that is livestreamed where practicable.
- 14.25 The general manager must cause business papers for items of business considered during a meeting, or part of a meeting, that is closed to public, to be published on the council's website as soon as practicable after the information contained in the business papers ceases to be confidential.
- 14.26 The general manager must consult with the council and any other affected persons before publishing information on the council's website under clause 14.25 and provide reasons for why the information has ceased to be confidential.

15. KEEPING ORDER AT MEETINGS

Points of order

- 15.1 A councillor may draw the attention of the chairperson to an alleged breach of this code by raising a point of order. A point of order does not require a seconder.
- 15.2 A point of order cannot be made with respect to adherence to the principles contained in clause 2.10
- 15.3 A point of order must be taken immediately it is raised. The chairperson must suspend the business before the meeting and permit the councillor raising the point of order to state the provision of this code they believe has been breached. The chairperson must then rule on the point of order – either by upholding it or by overruling it.

Questions of order

- 15.4 The chairperson, without the intervention of any other councillor, may call any councillor to order whenever, in the opinion of the chairperson, it is necessary to do so.
- 15.5 A councillor who claims that another councillor has committed an act of disorder, or is out of order, may call the attention of the chairperson to the matter.
- 15.6 The chairperson must rule on a question of order immediately after it is raised but, before doing so, may invite the opinion of the council.
- 15.7 The chairperson's ruling must be obeyed unless a motion dissenting from the ruling is passed.

Motions of dissent

- 15.8 A councillor can, without notice, move to dissent from a ruling of the chairperson on a point of order or a question of order. If that happens, the chairperson must suspend the business before the meeting until a decision is made on the motion of dissent.

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15.9 If a motion of dissent is passed, the chairperson must proceed with the suspended business as though the ruling dissented from had not been given. If, as a result of the ruling, any motion or business has been rejected as out of order, the chairperson must restore the motion or business to the agenda and proceed with it in due course.

15.10 Despite any other provision of this code, only the mover of a motion of dissent and the chairperson can speak to the motion before it is put. The mover of the motion does not have a right of general reply.

Acts of disorder

15.11 A councillor commits an act of disorder if the councillor, at a meeting of the council or a committee of the council:

- (a) contravenes the Act, the Regulation or this code, or
- (b) assaults or threatens to assault another councillor or person present at the meeting, or
- (c) moves or attempts to move a motion or an amendment that has an unlawful purpose or that deals with a matter that is outside the jurisdiction of the council or the committee, or addresses or attempts to address the council or the committee on such a motion, amendment or matter, or
- (d) uses offensive or disorderly words, or
- (e) makes gestures or otherwise behaves in a way that is sexist, racist, homophobic or otherwise discriminatory, or, if the behaviour occurred in the Legislative Assembly, would be considered disorderly, or
- (f) imputes improper motives to or unfavourably personally reflects upon any other council official, or a person present at the meeting, except by a motion, or
- (g) says or does anything that would promote disorder at the meeting or is otherwise inconsistent with maintaining order at the meeting.

Note: Clause 15.11 reflects section 182 of the Regulation.

Note: The Legislative Assembly's Speaker's Guidelines state that "Members are not to use language, make gestures, or behave in any way in the Chamber that is sexist, racist, homophobic or otherwise exclusionary or discriminatory. Such conduct may be considered offensive and disorderly, in accordance with Standing Order 74".

15.12 The chairperson may require a councillor:

- (a) to apologise without reservation for an act of disorder referred to in clauses 15.11 a), (b), (d), (e), or (g), or
- (b) to withdraw a motion or an amendment referred to in clause 15.11(c) and, where appropriate, to apologise without reservation, or
- (c) to retract and apologise without reservation for any statement that constitutes an act of disorder referred to in clauses 15.11(d), (e), (f) or (g).

Note: Clause 15.12 reflects section 233 of the Regulation.

15.13 A failure to comply with a requirement under clause 15.12 constitutes a fresh act of disorder for the purposes of clause 15.11.

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15.14 Where a councillor fails to take action in response to a requirement by the chairperson to remedy an act of disorder under clause 15.12 at the meeting at which the act of disorder occurred, the chairperson may require the councillor to take that action at each subsequent meeting until such time as the councillor complies with the requirement. If the councillor fails to remedy the act of disorder at a subsequent meeting, they may be expelled from the meeting under clause 15.19.

How disorder at a meeting may be dealt with

15.15 If disorder occurs at a meeting of the council, the chairperson may adjourn the meeting for a period of not more than fifteen (15) minutes and leave the chair. The council, on reassembling, must, on a question put from the chairperson, decide without debate whether the business is to be proceeded with or not. This clause applies to disorder arising from the conduct of members of the public as well as disorder arising from the conduct of councillors.

Expulsion from meetings

15.16 All chairpersons of meetings of the council and committees of the council are authorised under this code to expel any person, including any councillor, from a council or committee meeting, for the purposes of section 10(2)(b) of the Act.

15.17 All chairpersons of meetings of the council and committees of the council are authorised under this code to expel any person other than a councillor, from a council or committee meeting, for the purposes of section 10(2)(b) of the Act. Councillors may only be expelled by resolution of the council or the committee of the council.

Note: Councils may use either clause 15.16 or clause 15.17.

15.18 Clause [15.16/15.17] **[delete whichever is not applicable]**, does not limit the ability of the council or a committee of the council to resolve to expel a person, including a councillor, from a council or committee meeting, under section 10(2)(a) of the Act.

15.19 A councillor may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for having failed to comply with a requirement under clause 15.12 or clause 15.14. The expulsion of a councillor from the meeting for that reason does not prevent any other action from being taken against the councillor for the act of disorder concerned.

Note: Clause 15.19 reflects section 233(2) of the Regulation.

15.20 A member of the public may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for engaging in or having engaged in disorderly conduct at the meeting.

15.21 Members of the public attending a meeting of the council:

- must remain silent during the meeting unless invited by the chairperson to speak,
- must not bring flags, signs or protest symbols to the meeting, and
- must not disrupt the meeting.

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- 15.22 Without limiting clause 15.20, a contravention of clause 15.21 or an attempt to contravene that clause, constitutes disorderly conduct for the purposes of clause 15.19. Members of the public may, as provided by section 10(2) of the Act, be expelled from a meeting for a breach of clause 15.21.
- 15.23 Where a councillor or a member of the public is expelled from a meeting, the expulsion and the name of the person expelled, if known, are to be recorded in the minutes of the meeting.
- 15.24 If a councillor or a member of the public fails to leave the place where a meeting of the council is being held immediately after they have been expelled, 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 councillor or member of the public from that place and, if necessary, restrain the councillor or member of the public from re-entering that place for the remainder of the meeting.

Note: Failure to comply with a direction to leave a meeting is an offence under section 660 of the Act carrying a maximum penalty of 20 penalty units.

How disorder by councillors attending meetings by audio-visual link may be dealt with

- 15.25 Where a councillor is attending a meeting by audio-visual link, the chairperson or a person authorised by the chairperson may mute the councillor's audio link to the meeting for the purposes of enforcing compliance with this code.
- 15.26 If a councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson of the meeting or a person authorised by the chairperson, may terminate the councillor's audio-visual link to the meeting.

Use of mobile phones and the unauthorised recording of meetings

- 15.27 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.
- 15.28 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.
- 15.29 Without limiting clause 15.20, a contravention of clause 15.28 or an attempt to contravene that clause, constitutes disorderly conduct for the purposes of clause 15.20. Any person who contravenes or attempts to contravene clause 15.28, may be expelled from the meeting as provided for under section 10(2) of the Act.
- 15.30 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.

Note: Failure to comply with a direction to leave a meeting is an offence under section

660 of the Act carrying a maximum penalty of 20 penalty units.

16. CONFLICTS OF INTEREST

- 16.1 All councillors and, where applicable, all other persons, must declare and manage any conflicts of interest they may have in matters being considered at meetings of the council and committees of the council in accordance with the council's code of conduct. All declarations of conflicts of interest and how the conflict of interest was managed by the person who made the declaration must be recorded in the minutes of the meeting at which the declaration was made.
- 16.2 Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with the council's code of conduct. Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting must be suspended or terminated and the councillor must not be in sight or hearing of the meeting at any time during which the matter is being considered or discussed by the council or committee, or at any time during which the council or committee is voting on the matter.

17. DECISIONS OF THE COUNCIL

Council decisions

- 17.1 A decision supported by a majority of the votes at a meeting of the council at which a quorum is present is a decision of the council.

Note: Clause 17.1 reflects section 371 of the Act.

- 17.2 Decisions made by the council must be accurately recorded in the minutes of the meeting at which the decision is made.

Rescinding or altering council decisions

- 17.3 A resolution passed by the council may not be altered or rescinded except by a motion to that effect of which notice has been given under clause 3.9.

Note: Clause 17.3 reflects section 372(1) of the Act.

- 17.4 If a notice of motion to rescind a resolution is given at the meeting at which the resolution is carried, the resolution must not be carried into effect until the motion of rescission has been dealt with.

Note: Clause 17.4 reflects section 372(2) of the Act.

- 17.5 If a motion has been lost, a motion having the same effect must not be considered unless notice of it has been duly given in accordance with clause 3.9.

Note: Clause 17.5 reflects section 372(3) of the Act.

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17.6 A notice of motion to alter or rescind a resolution, and a notice of motion which has the same effect as a motion which has been lost, must be signed by three (3) councillors if less than three (3) months has elapsed since the resolution was passed, or the motion was lost.

Note: Clause 17.6 reflects section 372(4) of the Act.

17.7 If a motion to alter or rescind a resolution has been lost, or if a motion which has the same effect as a previously lost motion is lost, no similar motion may be brought forward within three (3) months of the meeting at which it was lost. This clause may not be evaded by substituting a motion differently worded, but in principle the same.

Note: Clause 17.7 reflects section 372(5) of the Act.

17.8 The provisions of clauses 17.5–17.7 concerning lost motions do not apply to motions of adjournment.

Note: Clause 17.8 reflects section 372(7) of the Act.

17.9 A notice of motion submitted in accordance with clause 17.6 may only be withdrawn under clause 3.11 with the consent of all signatories to the notice of motion.

17.10 A notice of motion to alter or rescind a resolution relating to a development application must be submitted to the general manager no later than 1 day after the meeting at which the resolution was adopted.

17.11 A motion to alter or rescind a resolution of the council may be moved on the report of a committee of the council and any such report must be recorded in the minutes of the meeting of the council.

Note: Clause 17.11 reflects section 372(6) of the Act.

17.12 Subject to clause 17.7, in cases of urgency, a motion to alter or rescind a resolution of the council may be moved at the same meeting at which the resolution was adopted, where:

- (a) a notice of motion signed by three councillors is submitted to the chairperson at the meeting, and
- (b) the council resolves to deal with the motion at the meeting on the grounds that it is urgent and requires a decision by the council before the next scheduled ordinary meeting of the council.

17.13 A motion moved under clause 17.12(b) can be moved without notice. Despite any other provision of this code, only the mover of a motion referred to in clause 17.12(b) and the chairperson, if they are not the mover of the motion, can speak to the motion before it is put.

17.14 A resolution adopted under clause 17.12(b) must state the reasons for the urgency.

Recommending resolutions to correct an error

17.15 Despite the provisions of this Part, a councillor may, with the leave of the chairperson, move to recommit a resolution adopted at the same meeting:

- (a) to correct any error, ambiguity or imprecision in the council's resolution, or

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(b) to confirm the voting on the resolution.

17.16 In seeking the leave of the chairperson to move to recommit a resolution for the purposes of clause 17.15(a), the councillor is to propose alternative wording for the resolution.

17.17 The chairperson must not grant leave to recommit a resolution for the purposes of clause 17.15(a), unless they are satisfied that the proposed alternative wording of the resolution would not alter the substance of the resolution previously adopted at the meeting.

17.18 A motion moved under clause 17.15 can be moved without notice. Despite any other provision of this code, only the mover of a motion referred to in clause 17.15 and the chairperson, if they are not the mover of the motion, can speak to the motion before it is put

17.19 A motion of dissent cannot be moved against a ruling by the chairperson under clause 17.15.

17.20 A motion moved under clause 17.15 with the leave of the chairperson cannot be voted on unless or until it has been seconded.

18. TIME LIMITS ON COUNCIL MEETINGS

18.1 Meetings of the council and committees of the council are to conclude no later than **10pm**.

18.2 If the business of the meeting is unfinished at **10pm**, the council or the committee may, by resolution, extend the time of the meeting.

18.3 If the business of the meeting is unfinished at **11pm**, and the council does not resolve to extend the meeting, the chairperson must either:

- (a) defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council, or
- (b) adjourn the meeting to a time, date and place fixed by the chairperson.

18.4 Clause 18.3 does not limit the ability of the council or a committee of the council to resolve to adjourn a meeting at any time. The resolution adjourning the meeting must fix the time, date and place that the meeting is to be adjourned to.

18.5 Where a meeting is adjourned under clause 18.3 or 18.4, the general manager must:

- (a) individually notify each councillor of the time, date and place at which the meeting will reconvene, and
- (b) publish the time, date and place at which the meeting will reconvene on the council's website and in such other manner that the general manager is satisfied is likely to bring notice of the time, date and place of the reconvened meeting to the attention of as many people as possible.

19. AFTER THE MEETING

Minutes of meetings

19.1 The council is to keep full and accurate minutes of the proceedings of meetings of the

council.

Note: Clause 19.1 reflects section 375(1) of the Act.

19.2 At a minimum, the general manager must ensure that the following matters are recorded in the council's minutes:

- (a) the names of councillors attending a council meeting and whether they attended the meeting in person or by audio-visual link,
- (b) details of each motion moved at a council meeting and of any amendments moved to it,
- (c) the names of the mover and seconder of the motion or amendment,
- (d) whether the motion or amendment was passed or lost, and
- (e) such other matters specifically required under this code.

19.3 The minutes of a council meeting must be confirmed at a subsequent meeting of the council.

Note: Clause 19.3 reflects section 375(2) of the Act.

19.4 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.

19.5 When the minutes have been confirmed, they are to be signed by the person presiding at the subsequent meeting.

Note: Clause 19.5 reflects section 375(2) of the Act.

19.6 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

19.7 The confirmed minutes of a council meeting must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of its meetings on its website prior to their confirmation.

Access to correspondence and reports laid on the table at, or submitted to, a meeting

19.8 The council and committees of the council must, during or at the close of a meeting, or during the business day following the meeting, give reasonable access to any person to inspect correspondence and reports laid on the table at, or submitted to, the meeting.

Note: Clause 19.8 reflects section 11(1) of the Act.

19.9 Clause 19.8 does not apply if the correspondence or reports relate to a matter that was received or discussed or laid on the table at, or submitted to, the meeting when the meeting was closed to the public.

Note: Clause 19.9 reflects section 11(2) of the Act.

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19.10 Clause 19.8 does not apply if the council or the committee resolves at the meeting, when open to the public, that the correspondence or reports are to be treated as confidential because they relate to a matter specified in section 10A(2) of the Act.

Note: Clause 19.10 reflects section 11(3) of the Act.

19.11 Correspondence or reports to which clauses 19.9 and 19.10 apply are to be marked with the relevant provision of section 10A(2) of the Act that applies to the correspondence or report.

Implementation of decisions of the council

19.12 The general manager is to implement, without undue delay, lawful decisions of the council.

Note: Clause 19.12 reflects section 335(b) of the Act.

20. COUNCIL COMMITTEES

Application of this Part

20.1 This Part only applies to committees of the council whose members are all councillors.

Council committees whose members are all councillors

20.2 The council may, by resolution, establish such committees as it considers necessary.

20.3 A committee of the council is to consist of the mayor and such other councillors as are elected by the councillors or appointed by the council.

20.4 The quorum for a meeting of a committee of the council is to be:

- (a) such number of members as the council decides, or
- (b) if the council has not decided a number – a majority of the members of the committee.

Functions of committees

20.5 The council must specify the functions of each of its committees when the committee is established but may from time to time amend those functions.

Notice of committee meetings

20.6 The general manager must send to each councillor, regardless of whether they are a committee member, at least three (3) days before each meeting of the committee, a notice specifying:

- (a) the time, date and place of the meeting, and
- (b) the business proposed to be considered at the meeting.

20.7 Notice of less than three (3) days may be given of a committee meeting called in an

emergency.

Attendance at committee meetings

20.8 A committee member (other than the Mayor) ceases to be a member of a committee if the committee member:

- (a) has been absent from three (3) consecutive meetings of the committee without having given reasons acceptable to the committee for the member's absences, or
- (b) has been absent from at least half of the meetings of the committee held during the immediately preceding year without having given to the committee acceptable reasons for the member's absences.

20.9 Clause 20.8 does not apply if all of the members of the council are members of the committee.

Non-members entitled to attend committee meetings

20.10 A councillor who is not a member of a committee of the council is entitled to attend, and to speak at a meeting of the committee. However, the councillor is not entitled:

- (a) to give notice of business for inclusion in the agenda for the meeting, or
- (b) to move or second a motion at the meeting, or
- (c) to vote at the meeting.

Chairperson and deputy chairperson of council committees

20.11 The chairperson of each committee of the council must be:

- (a) the mayor, or
- (b) if the mayor does not wish to be the chairperson of a committee, a member of the committee elected by the council, or
- (c) if the council does not elect such a member, a member of the committee elected by the committee.

20.12 The council may elect a member of a committee of the council as deputy chairperson of the committee. If the council does not elect a deputy chairperson of such a committee, the committee may elect a deputy chairperson.

20.13 If neither the chairperson nor the deputy chairperson of a committee of the council is able or willing to preside at a meeting of the committee, the committee must elect a member of the committee to be acting chairperson of the committee.

20.14 The chairperson is to preside at a meeting of a committee of the council. If the chairperson is unable or unwilling to preside, the deputy chairperson (if any) is to preside at the meeting, but if neither the chairperson nor the deputy chairperson is able or willing to preside, the acting chairperson is to preside at the meeting.

Procedure in committee meetings

20.15 Subject to any specific requirements of this code, each committee of the council may regulate its own procedure. The provisions of this code are to be taken to apply to all

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committees of the council unless the council or the committee determines otherwise in accordance with this clause.

- 20.16 Whenever the voting on a motion put to a meeting of the committee is equal, the chairperson of the committee is to have a casting vote as well as an original vote unless the council or the committee determines otherwise in accordance with clause 20.15.
- 20.17 Voting at a council committee meeting is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system).

Mayoral minutes

- 20.18 The provisions of this code relating to mayoral minutes also apply to meetings of committees of the council in the same way they apply to meetings of the council.

Closure of committee meetings to the public

- 20.19 The provisions of the Act and Part 14 of this code apply to the closure of meetings of committees of the council to the public in the same way they apply to the closure of meetings of the council to the public.
- 20.20 If a committee of the council passes a resolution, or makes a recommendation, during a meeting, or a part of a meeting that is closed to the public, the chairperson must make the resolution or recommendation public as soon as practicable after the meeting or part of the meeting has ended, and report the resolution or recommendation to the next meeting of the council. The resolution or recommendation must also be recorded in the publicly available minutes of the meeting.
- 20.21 Resolutions passed during a meeting, or a part of a meeting that is closed to the public must be made public by the chairperson under clause 20.18 during a part of the meeting that is livestreamed where practicable.
- 20.22 The general manager must cause business papers for items of business considered during a meeting, or part of a meeting, that is closed to public, to be published on the council's website as soon as practicable after the information contained in the business papers ceases to be confidential.
- 20.23 The general manager must consult with the committee and any other affected persons before publishing information on the council's website under clause 20.20 and provide reasons for why the information has ceased to be confidential.

Disorder in committee meetings

- 20.24 The provisions of the Act and this code relating to the maintenance of order in council meetings apply to meetings of committees of the council in the same way as they apply to meetings of the council.

Minutes of council committee meetings

- 20.25 Each committee of the council is to keep full and accurate minutes of the proceedings of its meetings. At a minimum, a committee must ensure that the following matters are recorded in the committee's minutes:

- (a) the names of councillors attending a meeting and whether they attended the meeting in person or by audio-visual link,
- (b) details of each motion moved at a meeting and of any amendments moved to it,
- (c) the names of the mover and seconder of the motion or amendment,
- (d) whether the motion or amendment was passed or lost, and
- (e) such other matters specifically required under this code.

20.26 All voting at meetings of committees of the council (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of councillors who voted for and against each motion or amendment, (including the use of the casting vote), being recorded.

20.27 The minutes of meetings of each committee of the council must be confirmed at a subsequent meeting of the committee.

20.28 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.

20.29 When the minutes have been confirmed, they are to be signed by the person presiding at that subsequent meeting.

20.30 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

20.31 The confirmed minutes of a meeting of a committee of the council must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of meetings of committees of the council on its website prior to their confirmation.

21. IRREGULARITES

21.1 Proceedings at a meeting of a council or a council committee are not invalidated because of:

- (a) a vacancy in a civic office, or
- (b) a failure to give notice of the meeting to any councillor or committee member, or
- (c) any defect in the election or appointment of a councillor or committee member, or
- (d) a failure of a councillor or a committee member to declare a conflict of interest, or to refrain from the consideration or discussion of, or vote on, the relevant matter, at a council or committee meeting in accordance with the council's code of conduct, or
- (e) a failure to comply with this code.

Note: Clause 21.1 reflects section 374 of the Act.

22. DEFINITIONS

the Act	means the <i>Local Government Act 1993</i>
act of disorder	means an act of disorder as defined in clause 15.10 of this code
amendment	in relation to an original motion, means a motion moving an amendment to that motion
audio recorder	any device capable of recording speech
audio-visual link	means a facility that enables audio and visual communication between persons at different places
business day	means any day except Saturday or Sunday or any other day the whole or part of which is observed as a public holiday throughout New South Wales
chairperson	in relation to a meeting of the council – means the person presiding at the meeting as provided by section 369 of the Act and clauses 6.1 and 6.2 of this code, and in relation to a meeting of a committee – means the person presiding at the meeting as provided by clause 20.9 of this code
this code	means the council's adopted code of meeting practice
committee of the council	means a committee established by the council in accordance with clause 20.2 of this code (being a committee consisting only of councillors) or the council when it has resolved itself into committee of the whole under clause 12.1
council official	includes councillors, members of staff of a council, administrators, council committee members, delegates of council and any other person exercising functions on behalf of the council
day	means calendar day
division	means a request by two councillors under clause 11.7 of this code requiring the recording of the names of the councillors who voted both for and against a motion
livestream	a video broadcast of a meeting transmitted across the internet concurrently with the meeting
open voting	means voting on the voices or by a show of hands or by a visible electronic voting system or similar means
planning decision	means a decision made in the exercise of a function of a council under the <i>Environmental Planning and Assessment Act 1979</i> including any decision relating to a development application, an environmental planning instrument, a development control plan, a planning agreement or a development contribution plan under that Act, but not including the making of an order under Division 9.3 of Part 9 of that Act
performance improvement order	means an order issued under section 438A of the Act
quorum	means the minimum number of councillors or committee members necessary to conduct a meeting

COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL

the Regulation	means the <i>Local Government (General) Regulation 2021</i>
year	means the period beginning 1 July and ending the following 30 June

8.1.2 MEETING DATES 2026

DOCUMENT NUMBER	447929
REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>4. Collaborative and progressive leadership</p> <p>4.4 Recognised as a premier local government Council that represents and advocates for community needs</p>
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	<ol style="list-style-type: none"> 1. Council Meeting 2026 Schedule ↓ 2. Workshop 2026 Schedule ↓

RECOMMENDATION

That:

1. The Ordinary Council Meetings take place at 6:00pm on the fourth Tuesday of the Month from January to November 2026.
2. The December 2026 Ordinary Council Meeting and Workshop take place on the second Tuesday of the Month.
3. A Council Workshop take place at 4:00pm on the second and fourth Tuesday of the Month from February to November 2026, as required.
4. The January 2026 Council Workshop take place at 4pm on the fourth Tuesday of the Month.
5. The current arrangement of alternating meetings between Cootamundra and Gundagai remain in place for CGRC.
6. Alternatives to the current meeting arrangements be considered if requested.

Introduction

A report is submitted annually for Councillors to consider the dates and times of Ordinary Council Meetings and Workshops for the following year.

Discussion

The proposed 2026 Council Meeting schedule and Workshop schedule is attached for consideration.

It is timely to review and consider alternative days and times should any Councillor be of the opinion that the current format is unsustainable. General discussion by Council is encouraged to raise any concerns in relation to the day of the month and the time the ordinary meetings are held.



COUNCIL MEETING

2026 SCHEDULE

Held on the *fourth* Tuesday of the month between January-November.

Held on the *second* Tuesday of the month in December.

Council meetings commence at 6pm.

Date	Location
27 January	Gundagai Council Chambers, Gundagai
24 February	Alby Schultz Meeting Centre, Cootamundra
24 March	Gundagai Council Chambers, Gundagai
28 April	Alby Schultz Meeting Centre, Cootamundra
26 May	Gundagai Council Chambers, Gundagai
23 June	Alby Schultz Meeting Centre, Cootamundra
28 July	Gundagai Council Chambers, Gundagai
25 August	Alby Schultz Meeting Centre, Cootamundra
22 September	Gundagai Council Chambers, Gundagai
27 October	Alby Schultz Meeting Centre, Cootamundra
24 November	Gundagai Council Chambers, Gundagai
8 December	Alby Schultz Meeting Centre, Cootamundra



COOTAMUNDRA-
GUNDAGAI REGIONAL
COUNCIL

COUNCIL WORKSHOP

2026 SCHEDULE

Workshops are held on the *second* and *fourth* Tuesday of the month between February-November.

The January Workshop is to take place on the *fourth* Tuesday of the month.

The December Workshop is to take place on the *second* Tuesday of the month.

Workshops commence at 4pm.

* = Council Meeting date

Date	Location
*27 January	Gundagai Council Chambers, Gundagai
10 February	Alby Schultz Meeting Centre, Cootamundra
*24 February	Alby Schultz Meeting Centre, Cootamundra
10 March	Gundagai Council Chambers, Gundagai
*24 March	Gundagai Council Chambers, Gundagai
14 April	Alby Schultz Meeting Centre, Cootamundra
*28 April	Alby Schultz Meeting Centre, Cootamundra
12 May	Gundagai Council Chambers, Gundagai
*26 May	Gundagai Council Chambers, Gundagai
9 June	Alby Schultz Meeting Centre, Cootamundra
*23 June	Alby Schultz Meeting Centre, Cootamundra
14 July	Gundagai Council Chambers, Gundagai
*28 July	Gundagai Council Chambers, Gundagai
11 August	Alby Schultz Meeting Centre, Cootamundra
*25 August	Alby Schultz Meeting Centre, Cootamundra
8 September	Gundagai Council Chambers, Gundagai
*22 September	Gundagai Council Chambers, Gundagai
13 October	Alby Schultz Meeting Centre, Cootamundra
*27 October	Alby Schultz Meeting Centre, Cootamundra
10 November	Gundagai Council Chambers, Gundagai
*24 November	Gundagai Council Chambers, Gundagai
*8 December	Alby Schultz Meeting Centre, Cootamundra

8.1.3 2025 NATIONAL LOCAL ROADS, TRANSPORT AND INFRASTRUCTURE CONGRESS SUMMARY

DOCUMENT NUMBER	450029
REPORTING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.4 Recognised as a premier local government Council that represents and advocates for community needs
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Summary of 2025 ALGA National Roads Transport and Infrastructure Congress Download

RECOMMENDATION

The 2025 National Local Roads, Transport and Infrastructure Congress Summary Report, be received and noted.

Introduction

The 2025 National Local Roads, Transport and Infrastructure Congress was held across 2 days from 11th – 12th December 2025 at Bendigo, Victoria. The 2025 conference had a significant focus on road safety, asset management and funding programs. Council representatives, Trevor Dando, Acting Deputy General Manager of Operations and Councillor Les Cooper were in attendance along with representatives from Councils throughout the nation.

Discussion

The Congress provides a forum for local government leaders across the country to gather and discuss important matters impacting Council Roads and Infrastructure. The 2025 Congress had a significant focus on Road Funding, Maintenance & Productivity, Road Infrastructure & Funding for Programs for Local Government, Road Safety and charting a path to Vision Zero, recognising the key role local governments play in addressing the unacceptable national road toll.

A sentiment that was consistent across those in attendance was the need for continued lobbying to achieve sustainable funding models that will enable Councils to improve the condition, safety and productivity of Australia's road network, of which 75% is maintained by Councils.

The Hon Catherine King MP, Federal Minister for Infrastructure, Transport, Regional Development and Local Government announced that a Parliamentary Committee is going to continue the enquiry into Local Government Financial Sustainability and that Council's can make submissions to the enquiry up until 3rd February 2026.

Cr Cooper and the DGM-O have prepared a summary, which is attached to the report.

Financial

Nil

OLG 23a Guideline consideration

Nil

**ALGA Roads Conference 2025 held in Bendigo
Victoria , 11th and 12th November 2025**

**Cootamundra Gundagai Regional Council Represented
by:**

**Councillor Les Cooper
and
Acting Deputy General Manager Trevor Dando**





Roads Congress 2025 Bendigo – Communique

Over 220 local government leaders, industry experts, and stakeholders from across Australia gathered at the 2025 National Local Roads, Transport & Infrastructure Congress in Bendigo Victoria, to discuss the challenges and opportunities facing Australia's local road networks and infrastructure.

We acknowledged the traditional custodians of the lands, the Dja Dja Wurrung and Taungurung people, on which we met, paying respects to their elders past, present, and emerging.

This year's Congress focused on *Driving National Productivity*, with a strong emphasis on local roads funding, maintenance, and infrastructure and the vital role councils play in supporting the national productivity agenda.

The Congress remained committed to a strong call for the return of 1% of Financial Assistance Grants to support the urgent need for Road and Infrastructure maintenance and development to support our communities' needs. The panel of Local Government Association Presidents reinforced this strongly in their presentations.

The message was reiterated to both the Government and Opposition representatives at the conference. The Hon. Catherine King, Minister for Infrastructure, Transport, Regional Development and Local Government, and the Shadow Assistant Minister for Infrastructure, Senator Matt O'Sullivan provided updates and positions on Australia's infrastructure future.

Minister King spoke to the reinstatement of the Inquiry into Local Government Financial Sustainability. The Minister emphasised that all submissions from the previous inquiry will be considered, and only updated information needs to be resubmitted by early February 2026.

In acknowledgement of the critical role councils play in delivering and maintaining community infrastructure, our keynote speaker Rupert Hoskin AM shared insights on effective leadership for managing complex infrastructure projects, especially during adversity.

The Congress provided a dynamic platform for collaboration, knowledge exchange, and strategic planning to advance Australia's local roads and transport priorities. Road safety remains a top priority, with delegates exploring evidence-based approaches to reducing road trauma and strategic planning for achieving zero fatalities.

Delegates heard from a wide range of experts and gained practical insights into infrastructure financing models, strategies for successful grant applications, and contemporary asset management practices. Sustainable road construction, circular economy principles, strategies for building resilience into infrastructure and research on behavioural change for active transport were also showcased.

Local governments are key partners in delivering national priorities and sessions covering regional transport planning, zero emissions strategies, and delivery of major freight projects like Inland Rail provided important insights into how these can be achieved.

**Building Better
Communities.**

ALGA Roads Congress 2025 - Program Tuesday,**November 11, 2025**

8:00 AM - 9:00 AM	Registration Arrival Tea and Coffee	
9:00 AM - 10:10 AM	Conference Opening - Welcome & Introduction - Lyndsey Douglas Welcome to Country Municipal Association of Victoria - President Cr Jennifer Anderson Mayor of City of Greater Bendigo ALGA President Welcome - Mayor Matt Burnett Opposition Address - Senator Matt O'Sullivan Shadow Assistant Minister for Fisheries and Forestry Shadow Assistant Minister for Infrastructure Senator for Western Australia NBN Sponsor Address - Tom O'Dea, Head of nbn Local NSW, Regional Development and Engagement	
10:10 AM - 11:00 AM	Around the Grounds Presidents of the State Associations - LGAT, MAV, LGNSW, LGASA, LGAQ, WALGA, Mayor Matt Burnett	
11:00 AM - 11:05 AM	Remembrance Day Acknowledgement 	
11:05 AM - 11:35 AM	Tuesday Morning Tea	
11:35 AM - 1:00 PM	Session 1:Road Funding, Maintenance and Productivity Representative of City of Greater Bendigo Jay Ellul, Director and Founder, HIGHER Corporate Consulting Ben Wood, Partner, Transport Professionals. Association Nicole McLean, Executive Director of Policy and Government Relations, Roads Australia William McDougall, BSc (CEng), MCILTA	
1:00 PM - 2:00 PM	Tuesday Lunch Session 2 - Concurrent Sessions	
2:00 PM - 3:00 PM	Applying Ai for smarter transport investment John Zannes MPE, MProjMgt, BEng, GradDipMin, FIEAust, CPEng, APEC, IntPE(AUS)	Grants and Funding Colin Steele, Managing Director of Section51
3:00 PM - 3:30 PM	Tuesday Afternoon Tea	
3:30 PM - 4:30 PM	Session 3: Managing Local Governments Assets Steve Verity, Principal Advisor Asset Management, IPWEA Madeleine McManus OAM, FIEAust, CPEng, RPEV, EngExec, NER, CEO CPEE	
4:30 PM - 5:30 PM	Session 4: Road Safety Leadership - Charting a Path to Vision Zero Michael Nieuwesteeg, Austroads Dr Ingrid Johnston, ACRS Paul Durdin, Abley NZ	
5:30 PM - 5:35 PM	Day 1 - Closing Remarks	
6:30 PM - 10:30 PM	Congress Dinner - Bendigo Town Hall 189 - 193 Hargreaves St, Bendigo	

ALGA Roads Congress 2025 - DAY 1

Welcome to Country

- Aunty Sandra

Welcome to Victoria and Bendigo

- Municipal Association of Victoria Cr Jennifer Anderson President MAV
- City of Bendigo Cr Andrea Metcalf

ALGA President's Welcome, Mayor Matt Burnett.

Local government is the engine room for boosting our nations productivity. This year's theme of Driving National Productivity is most fitting. There must be sustainable long-term partnerships with both State and Federal Governments. It's important the announcement made yesterday recognises the role of local government

(<https://insidelocalgovernment.com.au/new-national-inquiry-into-local-government-funding-announced/>). A return to 1% National Taxation Revenue of the funding is critical. Adapting together research is import for climate resilient projects and infrastructure. This includes emissions goals and results in protection for our communities. Natural Disasters response requires Local Government to be at the forefront. The opportunity to build back better will build resilience, break the cycle, and project our communities.

Opposition Address, Senator Mat O'Sullivan

Shadow Assistance Minister for Fisheries and Forestry, Shadow Assistant Minister for Infrastructure & Senator for Western Australia

Specific responsibility for Road Safety, The LRCIP was ended by Anthony Albanese, investment in local infrastructure is not seen as priority by the Federal Government. There are many roads that are reaching their end of use life, and Council are still being asked to do more, and we are seeing their infrastructure fall into disrepair. The cost of maintenance grows year by year. There must be a renewed focus on improving our infrastructure. Short term fixes such as lowering speed limits will not build resilience. Programs like WALGA and RAC plan is about upgrading roads with wider shoulders, audio tactiles and other safety measures to prevent deaths and serious injuries. The proposal is backed by data with advanced road safety research on WA's high speed local roads. Dropping a speed limit will not address productivity, fatigue and condition of the road network. A broader strategy is needed to consider road conditions, driver

behaviours and fatigue. It is acknowledged that speed does contribute to accidents, but there must be a wholistic approach.

NBN Sponsors Address, Tom O'dea,

Head of NBN Local NSW, Regional Development and Engagement NBN Co

When disaster strikes, staying connected is a lifeline. We have emergency liaison strategic planners and response infrastructure to maintain and restore connectivity during a crisis. Connectivity can tie a community together during and after an emergency. We have pre deployment of hybrid cubes to keep our sites running when the power goes down. The STAND program has also been set up for rural and remote activities. NBN invests in community preparedness, how it operates in power outages, and what needs to happen for reconnection. Connectivity is essential and prioritise work in consultation with emergency services. Sky muster satellite service has now been set at a low orbit. Four top tips to prepare for an emergency. Connectivity is not just convenient it is critical.

1. Be prepared - consider alternate opportunities including power options.
2. Know your local emergency plan.
3. Stay mobile, keep your mobile phone charged, have a fully charged power bank and stay updated with a battery-operated radio.
4. Make sure all the important documentation is backed up, insurance records, banking details have these things on a USB or on the cloud.

State Associations - Around the Grounds

MAV, Cr Jennifer Anderson,

Victorian Councils manage 87% of the road network. A resounding support to changing the model for a per km funding. Build the roads property to keep your community safe.

- Victorian Councils need a repair and renewal blitz funded externally by non-competitive grants to ensure the safety and efficiency of local roads.
- Fast tracked targeted investment in state managed arterial roads and public transport links.
- MAC procurement statewide roads contract, ensuring councils get value for money on their works

LGNSW, Mayor Cr Phyllis Miller Forbes Shire Council

- Growing pressures on NSW road network.
- Road funding and financial sustainability of Councils - this reflects cost shifting that never seems to cease, and just as important it is to bring the grants back to 1% of national taxation income. Betterment is so important to build proper infrastructure for our communities.
- Road safety - dropping the speed limits on local roads is not a solution. There are local experts that are well placed to assess the roads for speeds rather than a blanket reduction. Speed management review should be a case-by-case basis.

LGAQ, Deputy Mayor, Cr Rebecca Vonhoff, Toowoomba City Council Policy Executive

- Impacts of disaster, 73 of 77 councils have been disaster activated in the past year, there have been areas of QLD twice the size of Victoria that have been under water.
- The State government must make significant investment into the road network. Meeting agriculture, energy, advanced manufacturing, Olympic and Paralympic Games ambitions will depend on reliability of road network.
- The headline pieces of infrastructure are standing on top of a myriad of other road network that needs investment.
- Recognising shared responsibility of decentralised road management

LGASA, Mayor Heather Holmes-Ross, President LGA SA

- Enabling infrastructure for Housing, and funding for roads being a Council responsibility, but the supplementary road index fund is critical to be locked in for road funding.
- Financial sustainability and road investment is so important to keep the road network fit for purpose. There have been plenty of trials using recycled materials in SA. There has been greenhouse gas emissions calculator to enhance decision making for local roads and footpath construction.
- AI has been trialed for defect identification and assisting Councils to be more efficient.
- The Greater Adelaide Freight Bypass links East and Western Australia. The challenge will continue to grow as does the freight logistic task. This is a nation building freight corridor.

WALGA, Shire President Karen Chappell President.

- The largest state in Australia and there is currently a 48% local commitment to the road network from Councils, this is drawing our local money away from other needs in our communities.
- There has been extensive advocacy for funding for safe local roads. Every journey begins and ends on a local road; more deaths and injuries occur on the local network. There needs to be more focus on.
- Road Project Delivery needs key staff to implement the roads programs, in competition with the mining sector.
- Over time there is extensive infrastructure relocation required for new projects. This takes time and money and can impact the delivery for the project.
- Recovery from Natural disasters is difficult and there are risks for funding claims that might not be approved. DRFA needs to work better and work for all of us.
- Active Transport needs to be encouraged in WA, 75% of trips less than 5km is being undertaken in a motor vehicle. We are the bread that the butter and jam sit on.

LGAT, Mayor Mick Tucker President

- Road and Infrastructure funding, this is not a Council asset management issue, In Tasmania we often hear, “Why can’t the state government look after the roads as good as you do Council”. The legislation is 90yrs old, it has been updated but not implemented.
- Council’s local road network is 52% sealed, with 48% unsealed.
- There is a Heavy vehicle motor tax, but council’s only get access to 1% of this tax.
- There is a \$5m annual contribution to local council. Tasmanian infrastructure contributions are not fair and equitable.
- There is an issue where developers are competing to see who doesn’t develop first, so that the developer who goes second is piggy backing on the first developer.
- The active transport funding has been ceased

LGANT, Mayor Brian Pedwell, President

- Disparities in the Local road funding. There is significant economic disadvantage the further away from the major cities. \$2,600 per km - major city, \$955 per km - remote, \$722 per km - very remote. The greatest socio-economic disadvantage receive lowest funding. \$2,247 per km - most advantaged, \$1,183 per km - most disadvantaged.

- The current funding model reinforces structural disadvantage and poor road network infrastructure.

Road funding maintenance and productivity

William McDougal, Freeland Transport planning Consultant

Local roads, a vital asset, funding struggles - LGA's invest \$5.8 billion a year, is maintenance spend \$2.2 billion, road safety - deaths are the tip of the iceberg. Serious injuries and the social cost of road crashes are more costly. Advocacy for road safety, climate and growth impacts - agricultural issues, extreme weather, technology shifts - EV's and energy use, AV's the next big change, still a need for mass transport services. A move to road pricing is imminent, fuel excise is being left alone for now. EA has advocated for a comprehensive RUC framework. Advocate for hypothecation, ensure charges cover the cost of upkeep and ensure that LGA's get a fair share. Advocacy ought to cover all issues and not just the chestnuts.

Nicole McLean, Executive director, policy and government relations, Roads Australia

Transformative land transport reform to boost productivity - there are 120 members including Australia's transport agencies, major contractors, consultants, road owners, and operators. Safety - target for reduction deaths on the road by 50%, movement and place framework, the safest approach is to prioritise the place function. Key take-aways from emerging leaders forum - over the past 30 years, roads haven't changed. What's changed is the way people engage with them. What are the biggest road safety challenges? Behaviour- reckless drivers, speeding, Distractions - signs, tech in cars, dependence on tech, road changes. Increased traffic, more and heavier vehicles. Cost - lack of investment in road maintenance and upgrades. And how could digital innovation help to overcome these challenges? Digital microchip rego plates for all modes of road transport - cars, bikes, e-scooters. Innovation fund for project delivery teams - designers, constructors. Road user charging to fund road maintenance and upgrades. Road user charging needs to be Fair, national and Supported by the community. Applicable to all road users and all vehicle types, consistent across all states and territories, achieves social licence across the country. Why do we need public support? And what local councils can do to support - local voices in the media, radio, TV, newspapers and showing the local support for roads action.

Jay Ellul, Co-Founder and Director Higher Corporate Consulting

A well-defined CBD with roads drawing the population into and through the CBD, there are fewer roads, utilities and services as you go away from the CBD, what often occurs is “growth is good” property developments, declining city central business district, arterials are required for connection and CBD decline. How can we afford to maintain, can we afford this now and later, plan your maintenance program along with other capital works, move roads out of assets and into your liabilities. Try not to borrow for roads - they are not income producing. Look at other road construction options. Unintended consequences of making a road safer, the risk compensation and the Peltzman Effect. The Tullock spike. Make a shared space and risk compensation -

Ben Wood - Board Chair, transport professionals' association

Shaping every journey, to shape safe sustainable and thriving communities by championing integrated future proof transport solutions. To empower the professional. Why should you be involved, local government forums, education council overseeing CPD and training, advocacy program, state events with exclusive access to the national transport Conference, emerging professional programs, mentoring programs, local government subscriptions is for ALL staff and Councillors. HADRON GROUP - solve complex problems. Local roads remain the missing link in safety investment, our community's need safer roads, policy changes to support safe roads in the works, more external funding is needed to deliver this, council cannot do this alone, support is needed. Much is being done, but hard truths remain, marginal uplifts rather than major boosts, policy and data shifts take several years, national standards do not guarantee funding and may shift liability, funding outcomes will vary, some councils will receive more support than others, infrastructure alone will not solve the problem. Engineering solutions cannot scale safety outcomes on their own. Effort is not the issue, the structure is. Fragmented funding programs and implementation is challenging. What if local government led a coordinated response, government partnerships can deliver better, more targeted improvements. This will cut both ways for the Council's, stronger and clearer voice. On program, one voice, one coordinated investment. transport Accident Commission - \$200m fund, \$2m minimum for each council to invest in road safety no application process, just EOI, Program development, project management, detailed design capability provided through TAC for all councils that need it. All VIC councils participated, 239 projects in the pipeline. Build a coalition that can't be overlooked, create or join a cohort of council's, dedicated working groups, align on shared priorities, safety, speed management, critical infrastructure. Adopt or refresh a lean road safety strategy. Build a long list into a risk ranked pipeline.

Applying AI for Smarter Transport Investment

John Zannes, TfNSW

Personal perspective for Road Safety. Why should our loved ones have to suffer?
Doctors' ought to be able to run scheduled lists and nurses caring instead of coping.

The Problem

The progress on road safety has stalled when we look at the statistics. The incremental improvements are only making a small difference. Increased issues for vulnerable road users. Safe System, Protect Vulnerable users, post-crash care. If you manage a road network, with a budget the road toll becomes your problem.

The True cost of Road Trauma

Preventing road trauma isn't just about fewer sirens and headlines. Road deaths in 2017 1,226, high speed concentration, almost half the fatal crashes occur in high-speed environments. Regional Vulnerability, there is a national rate of 5 deaths per 100,000 masks local variability. The economic impact \$22-30billion. The system wide impact from 2015, office of best practice regulation methodology. Government budgets alone face more than \$3.7b

Beyond Safety: The Broader impact of Prevention

Where's the money fatalities cost per person \$4.339

The 2017 statistics put a total cost at \$17,132m

Missing half the picture – 131,000 serious injuries 2005-2015 only 55% were matched to a police report. The full picture is not understood. Why uncounted injuries matter, distorted risk assessment, there is an underestimated serious harm for vulnerable road users. Hidden health system cost, this is a whole community problem. There are three questions that should be asked, are we measuring the harm we treat, or the harm we cause, are we valuing outcomes properly, are we focusing investment on where it matters that is the high energy crashes, high speed corridors.

Where are your sensitive areas?

AI for Smarter Transport Investment

When you explicitly cost displace care, the prevention dividend becomes clearer and larger, there are clinical displacement, a family burden, freed capacity. Every serious injury prevented allows for health services to be redirected. The way we value projects needs an overhaul. Prevention reduces the severity and complication of trauma. The local reality will beat national averages. Local reality over averages the top-down crash model. The appraisal tool can average out a particular site and can under value a targeted local solution. Value beyond the carriageway, the broader lens that counts user

benefits and system spillovers - productivity, accessibility, resilience. Evaluation choices matter, the value of fatal and non-fatal harm, non-user benefits are only captured 14%, missing hospital

From data to decision - work with real data, move beyond siloed single source data, produce a rank of usable solutions for the next budget cycle, avoiding black boxes, we prefer glass box's Generalised linear models for baselines, the

Practical Implementation

Practical workflows will prepare an evidence base, build explainable models, embed in investment decisions, validate against reality. This sequestration keeps the loop tight; evidence, model, decision, outcomes, feedback each stage feeds the next and each output is designed to be understood by engineers, clinicians and finance teams alike. Where is the risk? Check for discrimination and program in social impact.

Valuing the Freed capacity, convert it into monetary terms, wage price index, producer price index, running reasonable checks across average weekly earnings. Hourly theatre costs, bed costs, etc.

Community Benefits & Social Outcomes

Safer roads = freed hospital resources, bed days, theatre hours, emergency department,

What is genuinely new - Decision Design. On map one truth, less about the algorithms, explainable decisions, Counting hospital opportunity costs. Designed for comparison, portfolio view, smarter sequencing to know what to design first.

Safer roads and fairer benefits with a health system that is designed to care.

Comprehensive plan for smarter transport investment model. Using explainable models, and measure what truly matters. This should be a safety dividend, reduced caregiver strain, and stronger communities.

Managing Local Government Assets

Steve Verity, Principal Advisor Asset Management, IPWEA

No two Councils have the same asset mix, there are small remote council with massive road networks, there are highly urbanised councils with large complex drainage networks. This is why you have an asset management plan. We are all facing the same challenges, our communities what more, we have workforce challenges, we have increasing funding issues, and data is missing. Asset Management supports good stewardship. Keeping the farm running takes steady care, planning and attention, just like looking after your council's assets. The Intensity of Local Government is immense;

there is a very large asset to revenue ratio. There is an ongoing challenge that can be hidden until something goes wrong. The value of the infrastructure is often 7 times the annual revenue. Depreciation forms the largest share of all the expenditure, reflecting council's asset intensive service delivery roles. Depreciation is a signal; it is like tracking how fast the tyre tread is wearing down. it is information not a bill. Depreciation is NOT the enemy. This paper sets out how IPWEA's view on how depreciation should be understood and applied within local government.

https://higherlogicdownload.s3.amazonaws.com/IPWEA/612fd4f8-0ce7-4d32-ac92-caa5271b2702/UploadedImages/PDF/IPWEA_Position_Paper_on_Degradation_in_the_AUS_LG_Sector.pdf

Using depreciation alongside actual condition data will allow us to understand timing and service risk. Treat depreciation as a planning tool, puts us in control. Ignoring depreciating is like covering over the fuel gauge and going on a drive, it's like operating blind.

Managing Assets vs Asset Management. If we are mainly managing the assets the community sees repairs when things break, decisions feel short term, and it is like fixing the roof when it leaks. The asset management is checking the roof before it leaks.

Strategy and Lifecycle, if we wait too long failures are costly, but if we act earlier then the costs are lower, and we are acting in a planned structure. There are low risk zones, medium risk zones, invest capital renewal upgrade program.

There is a National State of the assets survey currently being run by IPWEA. This assesses and reports on the condition, function and capacity of local government infrastructure nationally. The national state of the assets helps tell the story of condition perspective. Poor condition = maintenance, renewal or disposal. With regular ongoing revaluations we can see what happens to this data. There are assets that have poor function, these need any upgrade to meet expectation and compliance. Assets are also in poor capacity and new assets to meet the demand and growth. Generally, across Australia these three areas are valued at \$55b.

Madeline McManus, CEO CPEE Centre Pavement Engineering Education

Roads are the arteries through which the pulse of the world's economies flow.

CPEE have been working on what typical pavements look like, check out the guide to pavement technology. NTRO's best practice Guides are an essential resource. ARC research hub for smart next generation transport pavements. The importance of roads pavement maintenance in the Australian Economy. Water is the natural enemy of pavements, and we don't want to see these large potholes in the road network.

Grattan Institute 2023 potholes and pitfalls: how to fix local roads. The IPWEA QLD NT has also produced the Resilient Road Infrastructure Guideline (RRIG). This is based on real information and can measure the impact of the Build Back better.

Benefits of Foamed Bitumen Stabilisation - creates moisture resistance pavement, increases pavement load bearing capacity, better fatigue resistance. It works! Yandina Bli Bli Road May 2022. Also, Staplyton-Jacobs Will Road after prolonged 1m deep water allowed traffic over the road as soon as the water dropped.

[Www.youtube.com/watch?v=vWMLfMpIZTs](https://www.youtube.com/watch?v=vWMLfMpIZTs)

Pavement layers have also been designed with recycled coffee cups and research is being carried out on self-healing roads using biological processes.

Road Safety Leadership - Charting a path to Vision Zero.

Michael Nieuwesteeg, Program Manager road Safety and Design AustRoads.

The installation of Audio tactiles is approximately \$10 per m, there was a discussion about changing the colour from white to black so that they didn't interfere with line marking. Why we're doing what we're doing. Alex not his real name was 32yrs old, gym goer, business owner, and married with kids, he was walking and was hit by a car going 50kph in a 40 zone, 42 days in hospital and had 50% chance of death due to the crash. He was depressed, anxious, continued pain and limited activities, stopped going to work, physical and emotional disturbance after 6months. 12months later he was suicidal, disabled, and limping, marriage ended and business was closed. AustRoads provides high value information for free.

When planning for zero we need to know what zero looks like. There are also 5 elements to a safe system end state. Speeds, roads and vehicles. There are also the road use and post-crash supportive elements. AustRoads has been doing some investigation on the one network of movement and place. There is a guide to what happens on an "activity Street" there are vehicle attributes, there are infrastructure attributes, and maximum travel speeds. There is also a role of "people" in the vision zero. There is a lot of knowledge held by AustRoads making up a knowledge Hub as well as 21 factsheets about road safety. <https://austroads.gov.au/latest-news/new-series-of-informational-factsheets-outline-road-safety-interventions-for-regional-and-remote-areas>

Dr Ingrid Johnston CEO Australasian College of Road Safety.

Road safety in Australia, the National Road safety Strategy 2021 to 30,

Targets by 2030 half fatalities and reduce serious injuries by 30%.

In 1990 there were 10 serious injuries for every fatality

By 2005 this increased to 35 and by 2025 we're thinking this might increase to 55.

There has been four years in a row of increasing fatalities. If we were on track, we'd only 885 for the year, but we've already sailed past 1000. This isn't reflection on population, and by considering the annual road death per 100,000 population. There are 5 years in a row of increased deaths on the road, this is the longest sustained increase since 1970's. This is not a toll; this is not a price to pay. We do not accept this kind of trauma in any other transport space, it is preventable. We are in the midst of a road trauma crisis.

Paul Durdin, Abley NZ

What is network Risk Assessment? This uses crash data and/or road and road environment. It uses thresholds and ratings to define risk, it is usually a map, it can target users or behaviours, and it can focus on intersections as well as corridors. There can be guidance to a high-risk environment.

Are reactive or Proactive approaches the best? In the past reactive was the only option for funding. Network risk assessment can be used for funding applications. These can also form an integral part of network safety plans. All levels of government are expected to develop these. Identify and review current network risk assessment methods used by government. For example, AusRap methods. ANRAM is a combination of RAP data + crash prediction, LG stars rating. Also, what does a fit for purpose network risk assessment that works for both state and local requirements. This will need to capture road trauma characteristics, road network characteristics, and the capability and capacity of staff, funding, data, support from managers, political motivations and competing priorities. Step one uses the recommended specific method, use road trauma data, review the characteristics of the road network, determine the type of assessment methods and use a review and refinement step. J

Q: what's the one thing a council could do to address road safety.

A: Just do something, no need to gold plate it, but do something that is going to save lives and have safety outcomes.

A: The community message that "it doesn't have to be this way" this is preventable should be a clear message.

A: Look at the AustRoads work - Planning for zero framework.

Wednesday, November 12, 2025

8:00 AM - 9:00 AM	Registration Arrival Tea & Coffee	
9:05 AM - 10:00 AM	Session 5: Keynote address - The Human Side of Infrastructure Leadership Rupe Hoskin AM, Balance Partners	
10:00 AM - 10:30 AM	Minister Address The Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government (Invited)	
10:30 AM - 11:30 AM	Session 6: Circular Economy and Resilience in Road Construction Karen Cogo Leader: Client Outcomes, COO Office National Transport Research Organisation	
11:30 AM - 12:00 PM	Wednesday Morning Tea	
	Session 7 - Concurrent session	
12:00 PM - 1:00 PM	Behavioral Change and Road Space Reallocation Associate Professor Ben Beck, Head of Sustainable Mobility and Safety Research in the School of Public Health and Preventive Medicine (SPHPM) Tegan Mitchell, Manager Major Transport Project, City of Sydney	Managing Infrastructure & Coastal Erosion Robyn Daly, National Program Manager, Resilience, JLT Risk Solutions Pty Ltd Gary Okely, Head of Public Sector, Pacific, JLT Risk Solutions Pty Ltd
1:00 PM - 2:00 PM	Wednesday Lunch	
	Session 8 - Concurrent Sessions	
2:00 PM - 3:00 PM	Transport Planning in Regional Cities Dr Elliot Fishman, Director, Institute for Sensible Transport Brian Westley, Director, Presentation & Assets City of Greater Bendigo	Freight and Logistics Russell Hamilton, A/Project Director, Inland Rail Michael Stokoe – Former Director Urban Freight, TfNSW Leon Allen, Chairman, Interport Global
3:00 PM - 3:30 PM	Wednesday Afternoon Tea	
3:30 PM - 4:30 PM	Session 9: Roads Infrastructure & Funding Programs for Local Government Melony Czajor, Assistant Secretary, Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts (DITRDCSA)	
4:30 PM - 5:00 PM	President Closing Remarks Mayor Matt Burnett, President, ALGA	

ALGA Roads Congress 2025 - DAY 2

Keynote speaker

Rupe Hoskin AM, Balance Partners Pty Ltd, The Human Side of Infrastructure Leadership

Going to share some stories and review some things I messed up and learnt from

RedR Australia - Challenges are a gift. Water Supply for Tuareg Refugee returns Niger, 1998.

Rupe was a young army officer; he was able to take time off and deploy himself to a humanity project. The picture shows a view out of the windscreen in a Toyota Land cruiser looking into a sandstorm. The security was bad, poor weapon discipline, the food was bad with ramifications... "A gift for growth and learning that sets you up for later challenges ALSO Engineering is awesome. The Tuareg refugees were travelling back through the desert to reestablish their lives. Always pick the projects that will give you the best dinner party stories.

Problem Solving - Simple is elegant, Simple is durable. Dig a well lined with concrete, connect to the vertical pipe which keeps the well supplied with fresh water. Water can be pulled directly from the well with a donkey walking away from the well.

A controversial thought - Taxation is beautiful - when there is a deep well, who pays for it? The government could not invest in this project. But Also, Teamwork is a joy, Grabel from NSW is a highly skilled geological engineer who was able to convert mining records into a water map.

Peacekeeping - Bosnia Herzegovina 2000. Rupe was deployed with a mission to support roads and bridges. During the time there, Rupe was confronted with an engineering problem. Building a bridge. There was constant resistance to the project. It later realised that the bridge was being built between two warring factions. "History and anthropology matters". Fast is good... but not always forever. The bridge was sabotaged once it was in place.

"Backup plans and relationships really matter". The US government was able to rebuild the masonry bridge, and it works much better.

Courage - Site Engineer Jubilee Line Extension Project London 1998

"Professional Standards Matter, don't be afraid to uphold them (gulp). Rupe was working with a group of Irish workers. The site safety was really bad, the construction standards were bad, there was fraud on the site. Rupe was a young engineer, read the code of ethics, and realised that something needed to be done. The site engineer agreed that something needed to be done.

Cooperation - Sensitive defence project South Australia 2012

“Find common ground, shared interested win-win solutions.

Rupe was working on an urgent project to keep Australian forces alive in Afghanistan, this project was in aboriginal lands. “You never really understand a person until you consider things from his point of view, until you climb into his skin and walk around in it. Atticus Finch To Kill a Mockingbird.

There were a couple of days spent on site walking around, there was a heritage report completed, what was being done wouldn’t damage the land. “You see this stone, that’s where i was circumcised” The was a community meeting at the Port Augusta Hall, there was a moment at the meeting that the community accepted the project.

Culture - BizBuild, Business Council of Australia Bushfire recovery Australia 2020.

Bioreactor HNA Facilities Project Australia 2006 - 2008

“Hard to change but remarkably easy to create” The only way to get this project done with project management competence, was with the right culture. Project Team values and Culture - “Raise the Bar”. Culture is hard to change, you can do it, it’s hard, but you can do it. There was time spent to with a whiteboard, crafting the answers to the difficult questions. This created the vision and culture. A few years later, Rupe was seconded to working with the business Council of Australia to represent the amazing generosity of big business Australia. There was a lot to do, there was an uncertain environment, there were many competing needs. The team came up with “People focused, community led, cooperations, action focused, thing big & long term, build back stronger, enablers, communication.” The CEO would undertake the induction and helped send the message of task focus, travel light, action orientated.

Human Factors - Bushfire recovery Australia 2020

“Listen First” Mogo Eurobodalla fires. Two owners were taken out of the town. Adco make temporary buildings, and we want to get involved. Lorain and Roman were setting up their business; they made skins and products. Rupe sat down and asked Lorain to “tell me your story”

“Leadership commitment and presence.” Rebuilt a popup mall on the background of a community leader Richard Adam’s, who was able to mobilise the community.

Recognition - “So many unsung heroes in our communities” Richard Adam’s OAM, President Mogo Village Business Chamber. If you get the chance, you really should give people the recognition for what they have done, and who they are.

Strategy - “The purpose of strategy is not to figure out the right answer but to enable us to act” Fans Johannson ‘the Medici effect’ - Interntional Coalition to defeat Islamic state Iraq/Syria 2017.

There was a big, big fight in the town of Mosel, the caliphate was horrific, and this was a very gratifying. There were tensions all-round the gulf. Air operations were needed to be deconflicted. The alliance was working with the Kurds who didn't like turkey. Threading the needle

Strategy - "When in doubt communicate" there was catastrophic success, January to December.

RedR Australia - Expert Personnel and Specialist training support Australia emergency management. Surge Personnel - support your organisation with experienced experts in emergencies (600+ vetted, Australian roster members), Emergency Training - Strengthen your organisations response to emergency

Minister Address

The Hon Catherine King MP

The Minister for Infrastructure, Transport, Regional Development and Local Government

The strategic review, the pipeline of projects promised needed additional money. There was an infrastructure policy statement, productivity, sustainable and...

We have responded to affordable and sustainable into the future.

More money than ever there was - more money being invested in infrastructure than ever before.

Building stronger regions.

Roads to recovery has been extended, and this creates long term certainty.

Safer Local Roads and Community Infrastructure Program - this remains application based, building resilience and sustainability. New round Dec 1, 2025.

Boosted funding for blackspots program, need to make sure there is no underspend.

Reviewing the limits on unsigned roads, has been on the agenda since 2018, gathering views across the community by the road safety. Investment, partnership and informed policy.

Indexation of road funding was frozen in 2013, and this has been unwound and backdated.

Continued the commitment to FAG, this is indexed against population

Parliamentary committee is going to continue the enquiry into Local Government Financial Sustainability. You have until 3rd February 2026 to update submissions to the enquiry.

In Conclusion, not just announcing projects, but delivering them.

Q: Mayor of Surf Coast shire council: active transport one third of 1% of the roads budget, comment on the disconnect

A: this has been the first fund for a long time, massively oversubscribed and need

Q: inland rail, are you going to finish it, or just let it linger.

A: The shot report was very damning. Focus on getting to Parkes, and then provide links to port of Newcastle, botany and possibly up to Gladston.

Q: A huge thank you for the Roads to Recovery. Deputy Mayor Lenore White far north QLD, Increase the FAG to 1%. Thank you for the tone of the speech this morning.

A: The government doesn't have a great idea of exactly what is being spent in Local Government, but we are reviewing this. There are community development grants, and all sorts of funds that are being contributed to council led health and aged care. We are looking to local government to deliver

Q: Ingrid Johnson - College of Road Safety, \$3billion required to be invested into road safety

A: We've just put \$7b into the Bruce Hwy. This is a shared responsibility, not one level of government can fix this. There is a need for safe systems to be part of this, the safest roads in the country can still suffer from driver behaviour and enforcement.

Q: Garner Smith - Gannawarra shire- default speed limit. We've had this cloud hanging over us, car worthy roads are important. What worries me is "one size fits all". If this is looked at seriously, local government could fix their own roads, we could sign all our own

A: The federal government does set speed limits. The federal government does fit the road rules. The states and Territories fix the speed limits. The road safety strategy puts speed as one of the key priorities. This proposal is a change to the model

Q: Sophie Mayor inner city Melbourne, we would like to link Box Hill to Docklands.

A: Active transport fund is oversubscribed, there might be another round, or have a permanent budget commitment for an application-based fund. You could use roads to recovery for active transport; we're trying to check the guidelines to connect people with places. Cycleways have been built into the

Circular Economy and Resilience in Road Construction

Karen Cogo, leader of Client Outcomes, COO Office, National Transport Research Organisation.

Tyrone Toole, National Transport Research Organisation.

It's not easy to manage council infrastructure. There are aging assets and there are limited resources. The evolving challenge is the infrastructure vulnerabilities, higher maintenance, renewal pressures and there is severe pressure over time. The community and economic impact have a measurement challenge.

What is been your biggest climate challenge for your Council for the past five years.

Every Council is unique, there isn't one set of rules, there are different climates, geographies and risk profiles, there is availability to materials, contractor capability. Evidence based decisions need to be made.

1. Understanding the circular economy - make more from what we have. The need to use things longer, consider the whole of life of the road, these are not just environmental wins they also reduce the costs. Four principles of responsible use of recycled materials, they must be equivalent... What this means for council is the clear link between circular economy and resilience in infrastructure.

Recycled materials in road infrastructure - crushed concrete and brick, crushed glass, reclaimed asphalt, crumb rubber, ground granulated blast furnace slag, fly ash, bottom ash, recycled organic, recycled plastics.

Best Practice Expert advice on the use of recycled materials in road and rail infrastructure Part B, Table 1.1, table 2.2 (GHG), Table 2.6 (cost).

Case Study: Recycled crushed glass.

Behavioural Change & road space allocation: doing more with what we have

Associate Professor Ben Beck, Healthy Active Cities, School of Public Health and Preventive medicine Monash University

The benefits of active transport, bust a few myths, how to delivery more with less, and connect the dots

The negative impacts of car-centric cities and towns. 85% of Australians live in urban areas, and we should provide them with options of being able to shift to more active and sustainable modes of transport. Reinforced Automobile dependency. There are many impacts, exposure mechanisms, population health impacts, environmental impacts as well. There is also a road safety issue in this space as well, hospitalisation following a bike crash every year, 20% of all injuries, despite making up only 2% of trips. We also need to address the barrier to uptake for cycling.

The benefits of active transport, 41% of Australian adults don't meet the physical activity guidelines. At an individual level, there is life span increases, there are mortality improvements. People who walk or ride to work have 20 to 25% decreased risk of depression. Transport is already 24% of Australia's emissions. EV's will assist but shift away from private vehicles and into public transport or active transport. Local liveability is one of the issues. Increased walkability increases social interactivity. Cars are idle for 95% of the time and are space inefficient. 50% of car trips in Melbourne are less than 5km. We can use the space in better ways. There can be more vibrant communities.

Myth Busting

Myth #1 people do not want to walk: 81% of Australians walk 10mins or more in an average week. People want to walk more, 15% of Australians rode a bike in an average week. 78% of Victorians would ride more if safe infrastructure were provided.

Myth #2 Communities oppose active travel infrastructure: but this is not the case, the silent majority need an elevated voice.

Myth #3 Active travel is just for city slickers: Proportion of car trips that are less than 5km.

Myth #4 Traders will lose business: underestimating proportion of people that arrive by active modes is common.

Myth #5 behaviour change programs do not work: Infrastructure is the foundation to enabling active travel, but behaviour programs have a critical role to play. It's worth thinking about the whole of journey consideration by a behavioural program. Often top down approach is mis aligned. Need to meet people where they are at. Cycle social, cycle Sunday's, 1,2,3 Ride, Wheel Wise, Dr Lauren Pearson Petal project: unlocking young women's access to bikeriding.

The Opportunity

Active Travel = Big Local Wins

Physical inactivity crisis, congestion and liveable cities, and more.

Why this is our moment, Toowoomba Regions sustainable transport strategy, Bendigo, Wagga Wagga.

What Works - Paris bike network - new infrastructure has increased bike riding by 240% and cut air pollution by 50%, Wales 30km/hr default - road trauma decreased by 26%, active travel to school increased to 53%, UK LTN's - 10% reduction in crime, 6%

Tegan Mitchell, Manager, Major Transport Projects, City of Sydney

Case Study: City of Sydney's approach to street space reallocation to accelerate delivery of the bike network. "I love riding, I ride a bike to work, I ride almost everywhere. I'm a parent with children in two different schools, my 10yr old child can travel independently to school, and this gave him the skills to navigate problems that I wasn't aware of".

City of Sydney context, - we are committed to allocation space for safe, comfortable, connected network. When we are building cycleways, people use them. There is 320km of roads in the city of Sydney.

Road trauma kills and injures too many people walking and riding in the city of Sydney. Who is killing who... cars and trucks are killing people who are walking and cycling. Road trauma is the biggest killer of children in Australia.

Strategic Context - direction 5 of the vision community strategic plan says we are a city for walking, cycling and public transport. There is access strategy principles B1, we will reallocate street space for the most economically ... There are a series of targets for sustainable Sydney 2030 to 2050. There are real targets for how people will arrive to their work. We want 10minutes city, for people to live close to everything that they need for their everyday life. INVESTMENT: \$88m of capital funding over the next 10 years.

Reallocation street space: I'm not going to talk about traffic signals and put this to the side. Lessons learnt from 2017 - program measurement, vision and validate, street context and design process, design options, construction, engagement. 2018 program reset to accelerate delivery. It took 3 to 4 years to deliver cycleways, road allocation took too long, costs were high, few skilled professions. Simplified the design process, built capability and capacity across the city and across engineering consultancies.

OUTCOMES: delivery increased to 1.5km to 2km new separated cycleway

Vision & validate strategy sets the vision, reallocate the road space, future street operation is measured to validate the vision. More people do not have to mean more car trips or more road space. Key Considerations: understand the street, look at parks, trees, bus stops, utilities. Use visualisations to communicate current and future

performance. Prior allocation, current performance, design allocation. Using a 12.8m wide street: Yield streets, contra flows. EXAMPLES, Yield Streets (Bi-directional), Yield Street (Conventional) maintain kerbs, maintain parking, allow both riders... Contra flow lanes, riders can ride in both directions and traffic in only one direction. Reducing Traffic and parking lanes, the impact of people walking was far more significant. Modal filters - allows cycles gaps,

Construction lessons: build as fast as you can, build sections.

Community Engagement: early consistent, proactive and responsive to stakeholders. Do not confuse engagement with community sentiment.

Measuring success: young women riding on the network.

Measure, bike counters, twice yearly bike counts 68 locations, intercept surveys on the network. Using the Health Streets Approach, (HAS) focus on the human experience needed on all streets everywhere. Oxford Street Cycleway 52% in favour, 48% no supportive. What do you think? Much worse, a little worse, indifferent, a little better, much better.

The small things that create opportunity

Small unglamorous and strategic actions taken now create readiness so that councils can pounce on windows of opportunity and are ready to handle common inhibitors. Inter and intragovernmental relationships. Multidisciplinary teams - transport, health, climate, communications. Strategic micro decisions - inclusion, timelines for response and approvals, specific measurable targets. Evaluation as default, broad outcomes, readiness for funding opportunities with proof of effectiveness.

Connecting the dots: often we can't learn what is not working. There is a negative feedback loop. There needs to be a holistic evaluation health & wellbeing, mobility, safety, environment,

There needs to be a whole of system and place-based approach. ACTIVATE

Prioritisation. - look at where people are already riding, and constructability, network connectivity. Building the network as fast as we can.

State roads vs city roads are a real challenge. Pressure state transport to do things that they might not want to do. A sandwich short of a picnic approach.

How grant programs are built, increase your success in applying for grants

Colin Steele, Section 51

Local government planner, NSW state planner, Commonwealth grants

Cowra swimming pool, Whyalla water play area, Launceston theatre funding.

Talking about bridges Flinders River

Lithgow city council won Australia's worst bridge.

Building a grant programs (like building a bridge), Where's the money? Section 51 fills in the gap. The foundations need a design, for the grant programs the foundations are the constitution. Commonwealth powers are limited are limited to enact legislation to authorise expenditure. The organisation of the British established NSW, then the Australian colonies government act was passed to set up countries. Each of the countries set up their own constitution, SA, VIC, NSW. 22 different rail gauges used in Australia. Each country set up their own health system and also their own councils. Their own currency, their own taxation.

Commonwealth of Australia Constitution act 1900.

Section 51 Legislative powers of the Parliament give the commonwealth powers. Does not include Health, Education, Environment or Infrastructure.

The first federal parliament wanted power.

In 1942, running out of money to defend the country, please give us tax to defend the nation. Williams took commonwealth to high court. The commonwealths' executive power to contract and spend is not unlimited. The word relevant is "relevant" to commonwealth powers.

The grant rules and principles 2024 are the piles that you build the bridge on.

The purpose of the grant is intended to address one or more of the Australian government's policy outcomes while assisting the grantee achieve its objective. What are you delivering for the Australian government.

Policy is the roundabout of government decision. Colin's interpretation is that minister is not going to increase active transport funding. Policy is turned into grants through the annual budget process. The policy may be announced without funding

Guidelines all refer to what are you delivering for the commonwealth first. National urban policy, national planning reform, measuring what matters, state infrastructure policies apply.

Creating the story - it's like the deck going onto the bridge.

Learn about your audience because writing grants is like writing a book with the same good things and mistakes that authors make.

The state government audience will likely be technical subject amateur experts; the commonwealth are not.

Never complain in your application, the application needs to address the policy

Make your story interesting.

The application is for the policy outcome that you are delivering with your project.

The application is about what is going over the bridge

The state application is about the people going over the bridge.

Evidence attachments

The Commonwealth government service cannot read a Gantt chart, put the plan into words. Don't put links, or "tell them what to do". There is no time for going to look for information.

Put together the policy alignment document.

Case for change document.

Say thank you to the minister, and the government,

Freight and Logistics

Michael Stokoe former director urban freight.

Local logistic and the significance of industrial land, supporting local area and cost of living

How successful places look early morning from a supply and demand perspective, Significant quantities of freight are synonymous with successful places, support the days economy. People /City serving freight. Sydney 76kg of freight moved per person per day, rest of NSW 56kg moved per person per day. Mostly manufactured goods, construction materials, consumer products and waste, multiple legs add up to 76kg, the journeys criss cross across the network.

What's the challenge? City Growth and logistics. Each new house need 10.68m² of industrial land for goods distribution.

Russell Hamilton, Inland Rail

If you want to learn how **not** to deliver a project, then read the Shott Report. After the Shott report was delivered in 2013, there is a commitment to deliver the inland rail by stages. 12 sites in inland Victoria. Beverage to Albury - Tranche 1 was complete. There are a number of sites that are actively being completed with a goal of completion in 2027.

Leon Allan, chair of Interport Global

A dynamic Central Queensland Development of National and Global Significance.

Was working for commonwealth bank, then moved into treasury in QLD.

This is more than infrastructure and should be a catalyst for export performance.

Allcap securities are developing a fully automatic deep-water port in Gladstone, this isn't just an audacious project more than that it is also privately funded. The proposal is to connect with the inland rail. There is already a rail loop on the quay side. There isn't land constraints, and the deep port is open 364 days a year. Taking the inland rail into Brisbane will have some issues, these can be avoided by going up to Gladstone.

Roads Infrastructure & funding programs for local government***Melony Czajor Assistant Secretary***

Targeted programs, over \$19 billion of the 10year horizon, over \$120 billion infrastructure investment pipeline is assigned to sub programs that support road safety and regional investment.

Ongoing programs - SLRIP, HVRA, Blackspots Program, R2R and NLTN

Temporary programs - LRCIP, RRUPP, RLCUF

SLRIP current and emerging trends, \$200m available nationally, address at least one of the focus areas. There is also often a secondary benefit. Next opportunity to apply will be from **1 December 2025.**

Must be a whole or complete project. Application based and merit based.

Heavy Vehicle Rest Area (HVRA) initiative

\$140 million over 10 years to support new and upgrade heavy vehicle rest areas.

There can be a private partnership for the mutual benefit. Eg next to a service station.

The focus is on increasing productivity and safety for drivers through delivery of new and upgraded rest areas facilities.

<https://survey123.arcgis.com/share/9da6627fb06f4fadbc489431be7c4c48?portalUrl=https://spatial.infrastructure.gov.au/portal>

The roads to recovery reports were due 31 October.

There was an event for commencement of works, opening ceremony and notify the department in a timely manner eg 4 weeks ahead of the event. Signs are to be erected prior to construction and removed after the construction has been completed.

Black Spots Program

Funding progressively increasing to \$150m per year. Funds safety works where crashes are occurring, and at risk of occurring, no with more flexibility for proactive projects.

Reduced crash rate requirements from 0.2 casualty crashes down to 0.13 casualty crashes per km per year for sites outside metropolitan areas. Australian government will now delivery up to \$3m per project. There are also network risk assessment, or a road safety plan and this can be used as supporting information, not just a road safety audit.

A nomination can be made at any time, but the consultative panel will review these once a year.

Investment.infrastructure.gov.au/about/local-initiatives/black-spot-program

Treatments such as traffic signals, roundabouts, street lighting, pedestrian amenities, guardrails, line marking.

Eligible - dangerous spots with history of crashes, road safety related construction, alterations and remedial action, projects can include project planning and design costs.

Not Eligible - road building plant, maintenance, cosmetic purposes, enforcement technology, costs incurred

Roads to Recovery

\$4.4billion funding available to 552 funding recipients. Current five-year funding period commenced on 1 July 2024, around 90% of all funding recipients have schedule on or more projects. More than 5480 projects have been scheduled so far in this funding period.

Funding recipients are able to use the funding on their own local priorities. The scope of what is eligible is extensive, there are all surfaces, separated cycle lines can be supported and other active transport

No co funding requirements (but must spend on source funding). Funding recipients

Dr Paul

Reporting and Program Management (RPM). The platform has needed to be upgraded. This will be launched on 1 December. This will be used for R2R, HVRA and Safer Local Roads.

What to expect, A modern web-based portal, integrated with our systems, built for now designed for the future, Meets needs and expectations. Should be able to use the data that comes in and use it better and ask once but use many times and streamline the interactions between the dept and the Council. There will be connections to the new business tools and fix up business processes. It has been launched with the state partners last year and this has been settling well.

IMS to RPM - Core Functionality is very similar, Look and Feel is Different and there are new features.

The different RPM portal homepage, there will be tiles and access to each of the systems. The RPM feature map will have progress reporting this will have R2R progress reports, then there will be Resources, Project Applications, Roads to Recovery. The RPM website has userguides and other supporting materials. There is a new mapping feature which will allow for selecting point to point location, enter coordinates manually and uploading GIS shape layer. There will be current project information migrated to the new system. Historical reports RTR23/24 annual report will not be available and RTR 23/24 expenditure report will not be available. Data availability will shut down from 6pm 20 November 2025

RPM portal program demonstrations, forums on program features and scenarios for the first three months 14 November, 18 November, Wednesday 19 November

Continue to submit and we will endeavour to grant access from 1 December. RPM portal applications. There is also an RPM portal day 1 guide, outline of what to do on your first day using the RPM portal. RPM portal virtual support sessions will be held daily. All the RPM resources will be located here

<https://investment.infrastructure.gov.au/links/reporting-and-program-management-rpm-portal>

Help with portal access and issues contact RPMSupport@infrastructure.gov.au

General queries and feedback contact RPMinfo@infrastructure.gov.au

Closing Remarks

Mayor Matt Burnett

Roads Congress 2025 Bendigo - Communique

Over 220 local government leaders, industry experts, and stakeholders from across Australia gathered at the 2025 National Local Roads, Transport & Infrastructure Congress in Bendigo Victoria, to discuss the challenges and opportunities facing Australia's local road networks and infrastructure.

Wrap Up Session

2025 Roads Congress 2025 Bendigo - Communique

Over 220 local government leaders, industry experts, and stakeholders from across Australia gathered at the 2025 National Local Roads, Transport and Infrastructure Congress in Bendigo Victoria to discuss the challenges and opportunities facing Australia's local road networks and infrastructure.

We acknowledged the traditional custodians of the lands, the Dja Dia Wurrung and Taungurung people, on which we met, paying respects to their elders' past, present, and emerging.

This year's Congress focussed *Driving National Productivity*, with a strong emphasis on local roads funding, maintenance, and infrastructure and the vital role councils play in supporting the national productivity agenda.

The Congress provided a dynamic platform for collaboration, knowledge exchange, and strategic planning to advance Australia's local roads and transport priorities. Road safety remains a top priority, with delegates exploring evidence-based approaches to reducing road trauma and strategic planning for achieving zero fatalities.

Delegates heard from a wide range of experts and gained practical insights into infrastructure financing models, strategies for successful grant applications, and contemporary asset management practices.

Sustainable road construction, circular economy principles, strategies for building resilience into infrastructure and research on behavioural change for active transport were also showcased.

Local governments are key partners in delivering national priorities and sessions covering regional transport planning, zero emissions strategies, and delivery of major freight projects like Inland Rail provided important insights into how these can be achieved.

Minister King spoke to the reinstatement of the enquiry into Local Government Financial Sustainability. The Minister emphasised that all submissions from the previous enquiry will be considered, and only updated information needs to be resubmitted to early February 2026.



Roads to Recovery Program

2024-2029 funding period

The Roads to Recovery (RTR) Program supports the construction and maintenance of local roads, facilitating greater accessibility and improving safety, economic and social outcomes for Australians.

The program operates on a 5 year funding period with \$4.4 billion available from 1 July 2024 to 30 June 2029. From 2027-28 the RTR Program will provide \$1 billion nationally each year.



Who can receive funding?

Every local government area in Australia is allocated a portion of RTR Program funding for local road construction and maintenance. Funding is provided directly to 551 responsible councils, state/territory governments and associations (in unincorporated areas) to decide on and schedule projects that deliver on local priorities.

What kind of projects are funded?

RTR Program funding can be used by funding recipients to deliver projects that relate to the construction and/or maintenance of a local road (including asphalt, gravel and dirt roads).

This may include:

- road resurfacing, including the repair of potholes
- traffic signs and traffic control equipment
- street lighting
- bridges and tunnels
- some footpaths and bicycle paths; and
- drainage works.

There is no requirement for local, state or territory governments to co-contribute to RTR funded projects. RTR funding may be used on projects that are funded by other government programs as long as the project meets the requirements of both programs (for example RTR funding may be used to meet the co-contribution requirements of other programs such as the Safer Local Roads and Infrastructure Program (SLRIP)).

How much funding is available?

Each funding recipient is able to receive up to the amount specified for the 5 year funding period as set out in the [National Land Transport \(Roads to Recovery List\) Determination 2024](#).

Funding recipients are able to schedule any number of projects at any value to use their allocated funding amount throughout the 5 year period. Funding is available as long as recipients follow the simple rules and administrative procedures set out in the [National Land Transport \(Roads to Recovery Conditions\) Determination 2024](#).



When is the funding available?

Funding recipients can nominate a project at any time via the [Infrastructure Management System \(IMS\)](#) administrative portal.

Once approved, RTR payments may be claimed for project works 4 times a year following proper accounting for expenditure.

Find out more

- Visit: investment.infrastructure.gov.au/roads-recovery-program
- Email: Roads.toRecovery@infrastructure.gov.au





Heavy Vehicle Rest Area initiative

April 2025

Truck drivers play an important role in Australia's economy. They travel day and night to get us the goods and services we need, and they need access to rest areas along the way to get there safely. Rest areas can be large flat areas to pull off the road and have a short rest, or may have more amenities like parking for many trucks, toilets, showers, drinking water and shelter. Rest areas are critical for combating driver fatigue, improving road safety and increasing productivity.

The Heavy Vehicle Rest Area (HVRA) initiative aims to improve road safety for heavy vehicle drivers and other road users by funding the construction of new and upgraded rest areas in priority areas across Australia.

The Australian Government has committed \$140 million to the initiative to 2031-32.

The HVRA initiative is part of the Safer Local Roads and Infrastructure Program (SLRIP).



Who can apply for the HVRA initiative?

State, territory and local governments can apply for funding to build or upgrade a heavy vehicle rest area. Projects require co-funding from the applicant or other sources.

For **projects submitted by Local Governments**, the HVRA will contribute up to 80% of the total project cost for projects located in regional and remote areas, and up to 50% of the total project cost for projects located in urban areas, up to the cap of \$5 million per project.

For **projects submitted by state and territory governments**, the HVRA will contribute up to 50% of the total project cost for all projects, regardless of project location, up to the cap of \$5 million per project.

Funding is available for projects that upgrade or construct formal rest areas, informal rest areas or rest area signage (including green reflectors).

How are applications assessed?

Applications are assessed against four criteria:

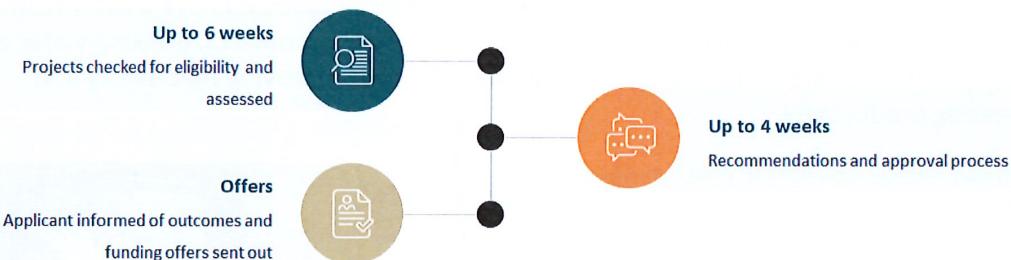
- **Strategic fit** - the rationale for the project, the case for action, and how it will meet the needs of the community
- **Project impact and benefits** – the social, economic and environmental value of the project
- **Project deliverability** – the capability and capacity to deliver the project, including risk mitigation
- **Improvement to the Heavy Vehicle Rest Area network across Australia** – how it builds the capacity of the rest area network, and how well it meets the needs of truck drivers for the location proposed.

The department will consider each application on its merits, based on how well it meets the criteria, how it compares to other applications and whether it provides value for money.

A Steering Committee has been established to ensure the road transport industry and drivers have a voice in the design of the initiative and provide advice on assessment of submissions. The Committee comprises five truck drivers and four industry representatives, who use their experience and expertise to ensure that rest areas delivered under the HVRA initiative achieve the best outcomes for truck drivers.

When can I apply?

Applications can be submitted at any time, and will be assessed in tranches up to 3 times a year. When applying, please consider the assessment and approval timeframes.



Share your thoughts on rest areas

We are seeking feedback from heavy vehicle drivers and other road users on which existing rest areas need improvements, and where new rest areas should be built. Complete the survey by scanning the QR code or visiting <https://tinyurl.com/yuetkjbi>

Find out more

Visit: <http://investment.infrastructure.gov.au/SLRIP>

Program guidelines: <http://investment.infrastructure.gov.au/SLRIPguidelines>

Email: SLRIP-applications@infrastructure.gov.au for general enquiries or questions related to applications

Email: SLRIP-Projects@infrastructure.gov.au for matters related to approved projects



Black Spots Program

June 2025

Every year, hundreds of Australians lose their lives or are seriously injured in road crashes.

The Australian Government is taking action to reduce the risk of crashes by making safety upgrades at dangerous road sites under the Black Spots Program. The program makes an important contribution to the government's work towards achieving Vision Zero: no road deaths or serious injuries by 2050.

The Black Spots Program funds low-cost safety measures such as:

- traffic signals
- roundabouts
- line marking
- guardrails
- street lighting
- pedestrian crossings, refuges and fencing

Funding under the program will increase to \$150 million a year from 2025-26.

Anyone – including members of the public, local councils and road user groups – can nominate a Black Spot. State and territory governments and industry groups can also make a nomination. Nominees are encouraged to speak with their local council or state government, as the road owner, to ensure that nominations are eligible, and can be supported.

Eligibility

The Black Spots [Program Guidelines](#) have been updated so more dangerous sites across our road network are eligible for funding.

	Urban	Regional and Rural
Intersections, mid-blocks, and short sections	Three casualty crashes over a 5-year period	Two casualty crashes over a 5-year period
Road lengths	Average of 0.2 casualty crashes per km per annum over the length in question over a 5-year period	Average of 0.13 casualty crashes per km per annum over the length in question over a 5-year period
High risk sites	High risk sites that don't have a crash history may also be nominated.	High risk sites that don't have a crash history may also be nominated.

How to nominate a Black Spot

Nominating a Black Spot is easy.

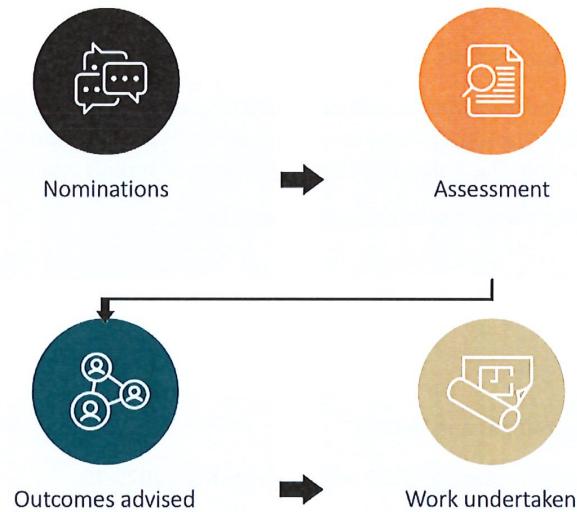
1. Fill out the Nomination Form at investment.infrastructure.gov.au/BlackSpot
2. Send this to your state or territory authority (listed on the nomination form)

Nominations may be made at any time.

Once submitted, nominations are assessed by the relevant state or territory transport agency or local council, against the program's eligibility criteria and so an economic assessment of the proposed solution can be made.

From there, eligible nominations are considered annually by the Black Spot Consultative Panel in each state and territory.

Please [contact the consultative panel in your state](#) for more information on assessment dates and timelines in your area.



More information

Visit investment.infrastructure.gov.au/BlackSpot





Safer Local Roads and Infrastructure Program

May 2025

The Safer Local Roads and Infrastructure Program (SLRIP) is an application-based, merit-assessed program that provides funding for eligible projects to local, state and territory governments which address current and emerging priorities in road infrastructure needs.

The program commenced on 1 July 2024 and consolidated the former Bridges Renewal Program, and the Heavy Vehicle Safety and Productivity Program, and introduces new focus areas. The Heavy Vehicle Rest Area initiative sits underneath the SLRIP with its own separate focus area.

Projects funded under the SLRIP must directly address at least one of the focus areas below:

Focus area	Objective
Road safety	Increase Australia's road safety through the improvement of road infrastructure.
Productivity	Improve productivity and efficiency outcomes through improving and connecting road networks.
Bridge Renewal	Improve access for communities and facilitate higher productivity vehicle access through the upgrade and replacement of bridges, including culverts.
Road resilience	Improve the resilience of critical road corridors that are vulnerable to closure or reduced capacity during and following natural disasters or extreme weather events.
Road sustainability	Contribute to decarbonisation goals by minimising or avoiding embodied, operational and/or enabled emissions. This could be through use of recycled or sustainably sourced materials in the project, or by delivering a project that will reduce carbon emissions caused in transport, etc.
Heavy vehicle rest areas	Facilitating rest for heavy vehicle drivers at locations of need, through the construction or upgrade of heavy vehicle rest areas and amenities.

How much funding is available?

Funding of at least \$200 million per year will be available under the program, with a maximum of \$5 million per project.

Who can apply?

Applications can only be made by state, territory or local governments. To be eligible, projects must:



Directly address at least one focus area



Be for construction on an existing or proposed road



Be on a public road



Be a whole and complete project
(not reliant on other work)

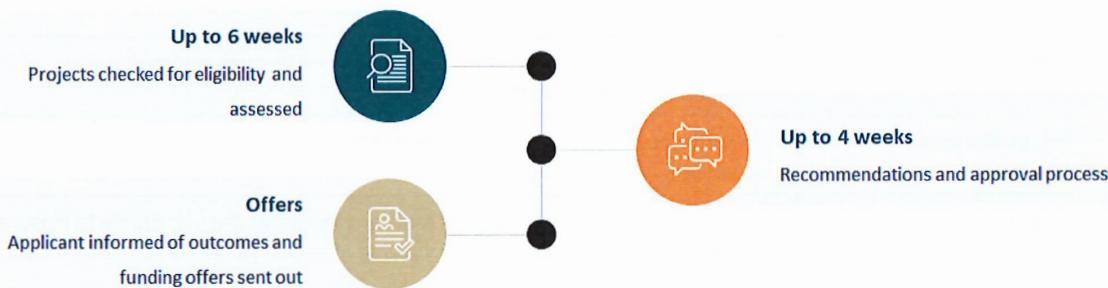
What kinds of projects can receive funding under the program?

Examples of projects that may be eligible to receive funding under the program include:

- improving road safety including the realignment of roads, shoulder sealing, rumble strips, safety barriers and median changes
- widening and sealing roads for heavy vehicle access
- construction of new or upgraded heavy vehicle rest areas
- replacement and/or strengthening of bridges, culverts, and causeways
- upgrading/raising of roads to improve flood resilience
- additional road linkages between communities to reduce risk of isolation during an emergency.

When can I apply?

Applications can be submitted at any time, but will be assessed in tranches up to 3 times a year. When submitting an application, please consider the assessment and approval timeframes.



Find out more

Visit: <http://investment.infrastructure.gov.au/SLRIP>

Program guidelines: <http://investment.infrastructure.gov.au/SLRIPguidelines>

Email: SLRIP-applications@infrastructure.gov.au for general enquiries or questions related to applications

Email: SLRIP-Projects@infrastructure.gov.au for matters related to approved projects

8.2 BUSINESS

8.2.1 AUSTRALIA DAY 2026

DOCUMENT NUMBER	451466
REPORTING OFFICER	Linda Wiles, Manager Business
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>1. A vibrant, safe, and inclusive community</p> <p>1.2 A welcoming community that cares for and looks after each other</p>
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

- Information on Australia Day Awards 2026 be received and noted.**
- Council acknowledges the overview of the Australia Day Award nominations presented to its 18 November 2025 workshop and recognises the nominated award recipients for the 2026 Australia Day Ceremonies.**
- The submission of the Australia Day 2026 Community Grant be noted.**
- Awards be presented in three categories being Citizen of the Year, Young Citizen of the Year, Sportsperson / Sports Achievement.**
- Certificates of nomination be presented to all nominees.**

Introduction

Council proposes to present its annual Australia Day Awards on Monday, 26th January 2026, at two distinct ceremonies: one to be held in Gundagai and one to be held in Cootamundra.

Discussion

Advertising and promotion for Australia Day nominations has been completed for the following categories:

1. Citizen of the Year
2. Young Citizen of the Year
3. Sportsperson of the Year / Sports Achievement Award

Nominations for the above categories have been received.

To streamline the selection process, increase efficiency, and ensure decisions can be made within required timeframes, award recipients are selected by the Mayor and Councillors at a workshop preceding the December Council meeting. This delegation enables timely and confidential assessment of nominations and ensure awardees are confirmed ahead of Australia Day preparations.

Financial

Council staff have been successful in receiving \$10,000 (GST exclusive), to ensure inclusive Australia Day 2026 events proceed (Base Grant). An additional \$5,000 (GST exclusive) for events that include strong recognition of Aboriginal and/or Torres Strait Islander peoples (Additional Grant).

OLG 23a Guideline consideration

The objective of this report does not conflict with the Guidelines.

8.2.2 COOTAMUNDRA HERITAGE CENTRE MANAGEMENT S.355 COMMITTEE MEETING MINUTES

DOCUMENT NUMBER	449485
REPORTING OFFICER	Anne Chamberlain, Governance Officer
AUTHORISING OFFICER	Linda Wiles, Manager Business
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.3 Actively engaged and supportive community
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	To comply with the Section 355 Committee Management Manual.
ATTACHMENTS	1. CHCMC Minutes - 3 November 2025 Download

RECOMMENDATION

The Minutes of the Cootamundra Heritage Centre Management s.355 Committee Meeting held 3 November 2025, attached to the report, be received and noted.

Introduction

The attached Minutes of the Cootamundra Heritage Centre Management s.355 Committee meeting held on 3 November 2025, are submitted for the information of Council and the community.

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

The report purpose does not conflict with guidelines

**THE REPORT AND RECOMMENDATIONS OF THE COOTAMUNDRA HERITAGE CENTRE
MANAGEMENT COMMITTEE MONTHLY MEETING HELD AT THE COOTAMUNDRA
HERITAGE CENTRE ON MONDAY 3 NOVEMBER 2025 COMMENCING AT 4.015PM**

Present: Frances Redden (in the Chair), Helen Hamilton, Michele Pigram, Betti Punnett, Leah Sutherland,

Cootamundra/Gundagai
Regional Council
Document Received

Apologies: Cr Ros Wight, Cr Ethan Ryan

- 7 NOV 2025

Disclosure of Interest: There was no disclosure of interest.

File No.....

Minutes from the Previous Meeting: Moved Betti Punnett, seconded Helen that the Minutes be confirmed.

CARRIED

Business Arising: * Front door - final coat on front door still to be painted brown + inside of door cream.

* Lucky Dip - Helen Hamilton agreed to be the liaison between volunteers and Marg Pavitt and Patsy Smith.

* *Gilgal* working bee - members reported that all boxes had been opened and contents sorted into 3 piles: (1) CHC appropriate, (2) to be offered to Temora Rural Museum, (3) discarded.

Helen Hamilton offered to wrap all glassware in paper. Collection committee to sort through CHC items.

Financial Report: Frances Redden presented the Financial Report for September: CHC 285, children 8 \$398.65 EFTPOS \$48.00 Lucky Dips \$135.00; VIC 197 Souvenirs \$300.00 EFTPOS \$315.00 **\$833.65** EFTPOS **\$438.00** **\$1271.65** Bank Balance **\$7378.34**
Expenses \$890.47 - fees, signs, Dotti Le Sage, magnets, IGA Moved Frances Redden, seconded Michele Pigram.

CARRIED

Without such a healthy account, it was suggested that the purchase of a glass case for a gallery should be considered,

CORRESPONDENCE: OUT - October Minutes

IN - emails Leah Sutherland, Frances Redden

GENERAL BUSINESS: * *Cootamundra Herald* archives - Betti Punnett reported that the CLHS Inc had a Minute that the *Cootamundra Herald* archives belonged to the CHC, but that they be made available (on request) to members of the public for research (to be carried out on the premises) or CLHS Inc members for research (off premises). Usage to be recorded in the book supplied.

* Relocation of VIC - Leah Sutherland outlined the proposed relocation to the Arts Centre. She also explained where the excessive/outdated amount of VIC supplies had been given away.

Members welcomed the possible amount of storage space thus available in the future.

* Baileyanas - Members expressed concern over the volunteers' removal of the unwanted shrubs and felt it was beyond volunteers' ability to do so. Cootamundra/Gundagai Regional Council to be asked to do so. (Betti Punnett)

* **DONT TOUCH** signs - do we need to put these in galleries? The cover of the treadle sewing machine has been damaged as someone tried to force it open.

* **CLOSED** sign on front door - do we put that out each night? Would it be stolen??

* Leah Sutherland spoke of the local museums group coming to Cootamundra in February.

Members suggested CHC representatives join the group. The Lachlan Chapter of Museums and Galleries NSW no longer exists.

* Members queried the possibility of digitalising the *Cootamundra Herald*. Leah Sutherland reported that there was nothing further at this point.

* New presentations - Speaker from the Roxy Theatre and a calendar - accepted.

There being no further business, the meeting closed at 5.00pm.

Betti Punnett Secretary

Next meeting Monday 1 December 2025 4.00pm

Should you have any items you wish to place on next month's agenda, please notify me by 25 November 2025.

bettipunnett@bigpond.com 69421158 0429421158

CHRISTMAS LUNCHEON 8 DECEMBER 12.00pm

8.2.3 STOCKINBINGAL ELLWOOD'S HALL S.355 COMMITTEE MEETING MINUTES

DOCUMENT NUMBER	449968
REPORTING OFFICER	Anne Chamberlain, Governance Officer
AUTHORISING OFFICER	Linda Wiles, Manager Business
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.4 Recognised as a premier local government Council that represents and advocates for community needs
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	To Comply with the s.355 Committee Management Manual.
ATTACHMENTS	1. Stockinbingal Ellwoods Hall s.355 Meeting Minutes - 13 November 2025 Download

RECOMMENDATION

The Minutes of the Stockinbingal Ellwood's Hall s.355 Committee Meetings held, 13 November 2025 attached to the report, be received and noted.

Discussion

The attached Minutes of the Stockinbingal Ellwood's Hall s.355 Committee Meetings held on 13 November 2025, are submitted for the information of Council and the community.

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

The report purpose does not conflict with guidelines



PO Box 420, Cootamundra NSW 2590
Phone: 1300 459 689
Email: mail@cgrc.nsw.gov.au
www.cgrc.nsw.gov.au

Minutes

STOCKINBINGAL ELLWOOD HALL SECTION 355 COMMITTEE

AT ELLWOOD'S HALL STOCKINBINGAL

5.30PM THURSDAY 13 NOVEMBER 2025

1. AGENDA ITEMS

1.1. Attendance and Confirmation of Quorum

Attendance: Chairperson: Carmel Payne

Secretary: Lorna Nixon

Treasurer: Alan Pether

Councillor: Les Cooper

General Members: Robyn Gray, Sue Caldwell

Confirmation of a Quorum: There are 8 Members appointed to this Committee. Quorum numbers are met: **yes**

1.2. Apologies: Steve Neave, Su Moon, Kim Lee

1.3. Disclosure of Interests: Nil

1.4. Confirmation of previous meeting Minutes:

The minutes of the last Stockinbingal Ellwood's Hall Section 355 Committee meeting dated **16 October 2025** were confirmed as true and correct.

Moved: Robyn Gray

Seconded: Alan Pether

1.5. Business Arising from previous Minutes:

- Mulching at the rear of the hall - cardboard has been collected to lay underneath mulch. Some of the existing compost/soil needs to be removed. Sue Caldwell, Robyn and Lorna volunteered. Sue to contact them when ready.
- Time Capsule event went well and the hall provided an excellent venue for the evening dinner. A pie warmer was left over and the school donated it to the hall.
- Timber rail is to be varnished shortly by Kris.
- Local builder Kris Piaskowski has been asked if he would like to install the new door. Secretary to confirm with Steve Lowe at CGRC if he is allowed to do this work. Steve Lowe requested Kris' licence which was emailed to him. Steve is also investigating the requirements for fire safety for this door.
- Alan Pether has installed a new wall mounted retractable hose at the front of the toilet block, behind the fence.
- Meeting time has been returned to 5.30pm to allow Councillor Les Cooper time to attend.

1.6. Correspondence in/out:

- 17.10.2025: From Councillor Les Cooper that the 5.00pm time does not allow him to finish work in time to get to the meetings. (The time has now reverted to 5.30pm)
- 17.10.2025: Letter to CGRC thanking the staff who installed a tap and cleaned the front wall of the hall.
- 06.11.2025: From CGRC Governance Officer Anne Chamberlain advising of the Christmas Luncheon for s355 committee volunteers to be held on 1 December 2025 from 12.00 2.00pm at the Civic Hall. RSVP by 17 November.

1.7. Report from the Treasurer:

- Opening Balance: \$12,158.43
- Income: 4,000.00. grant; \$120 for 4 stalls
- Expenses: 325.00. Kris Piaskowski timber railing in hall
- Closing Balance: \$15,953.43

- Card A/c: Opening Balance: 625.47
 - Income: 60.00 Hall hire; 40.00 books
 - Expenses: 281.35. Hose Reel
 - Closing Balance: 444.12

Alan moved that his report be adopted. Seconded: Sue Caldwell

1.8. General Business:**1) Mulching:**

Action: Soil to be removed prior to laying cardboard and bark. Sue Caldwell to contact other committee members when ready.

2) RSVP for Christmas Lunch on Mon 1 Dec by Mon 17 Nov: 3 or 4 will attend.

Action: Secretary to contact committee to send in numbers for catering.

3) Pie Warmer: donated to our hall by the school.

Action: We will keep and use it.

4) Christmas Party for Hall Committee:

Action: Carmel will check with Terese for a date.

5) Twilight Markets:

Stalls: 24 are booked with more to confirm.

Santa: Russell Vincent has agreed to be Santa and the Santa suit given.

Setting Up: 9.00am on the Saturday morning. Then again from 2.00-3.00pm as stalls are setting up.

Helpers: Carmel, Lorna, Robyn, Sue Caldwell, Su Moon, Alan.

1.9. Date and Time of Next Meeting: 5.30pm 26 February 2026**1.10. Time Meeting Closed:** 6.30pm**Signed:**

Carmel Payne

Lorna Nixon

Chairperson

Secretary

8.3 FINANCE

8.3.1 PRESENTATION OF AUDITED FINANCIAL STATEMENTS AT ECM ON 16 DECEMBER 2025

DOCUMENT NUMBER	451021
REPORTING OFFICER	Damian Smith, Acting Manager Finance
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>4. Collaborative and progressive leadership</p> <p>4.1 A clear strategic direction that is delivered upon</p>
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	<ol style="list-style-type: none"> 1. Financial Statements 2025 - Will need to add copy with Auditors Report ↓ 2. Public Notice of Presentation of Financial Statements - Summary ↓

RECOMMENDATION

That Council:

1. **Holds an extraordinary Council Meeting on Tuesday 16 December for presentation of the audited Financial Statements.**
2. **Receive the Quarterly Budget Review for Quarter 1 for the 2025-2026 Operation Plan at the extraordinary Council Meeting.**

Introduction

Council is required to table the reports on the audit of Council's Financial Statements for this year ending 30 June 2025.

Discussion

Under Section 419 of the Local Government Act 1993, Council is required to present its Audited Financial Statements, together with the Auditor's report, at a meeting of the Council.

The meeting to present the Financial Statements to council must be set as soon as practicable after the Auditors Report is received. (Section 418(1)(a))

However, after Council receives the audited report, Public Notice is required to be given of presentation of the financial statements with them available for public exhibition for no less than 7 days prior to the meeting, but no more than 5 weeks after the auditors report is given to Council.

In accordance with Section 420 of the Local Government Act 2093 (NSW), any person may make a submission in writing to Council with respect to the Council's Audited Financial Statements or the Auditor's Reports.

In order to comply with the relevant legislation, it is proposed that the Financial Statements for 2025 be presented by the Auditors at an Extraordinary Council Meeting on 16th December 2025.

The NSW Audit Office has completed their audit of the 2024/25 Financial Statements. The Director, Financial Audit – Min Lee from the Audit Office of NSW attend the meeting via video link to present the Audit Report and take any questions.

Public Notice in accordance with Section 418 has been arranged from Council's Website 4 December 2025.

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

Does not conflict with Guidelines.

Cootamundra-Gundagai Regional Council

ANNUAL FINANCIAL STATEMENTS
for the year ended 30 June 2025



Cootamundra-Gundagai Regional Council

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2025



Cootamundra-Gundagai Regional Council

General Purpose Financial Statements for the year ended 30 June 2025

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Overview

Cootamundra-Gundagai Regional Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

81 Wallendoon St
Cootamundra NSW 2590

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: www.cgrc.nsw.gov.au.

Cootamundra-Gundagai Regional Council

General Purpose Financial Statements

for the year ended 30 June 2025

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993 (NSW)*

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards issued by the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 28 October 2025.



Abb McAlister
Mayor
28 October 2025



Rosalind Wight
Deputy Mayor
28 October 2025



Roger Bailey
Interim General Manager
28 October 2025



Damian Smith
Responsible Accounting Officer
28 October 2025

Cootamundra-Gundagai Regional Council | Income Statement | for the year ended 30 June 2025

Cootamundra-Gundagai Regional Council

Income Statement
for the year ended 30 June 2025

Original unaudited budget 2025	\$ '000	Notes	Actual 2025	Actual 2024
Income from continuing operations				
19,820	Rates and annual charges	B2-1	19,807	19,389
10,227	User charges and fees	B2-2	14,182	15,883
680	Other revenues	B2-3	885	850
8,155	Grants and contributions provided for operating purposes	B2-4	9,263	14,419
9,382	Grants and contributions provided for capital purposes	B2-4	6,300	5,507
1,000	Interest and investment income	B2-5	1,683	1,608
–	Other income	B2-6	994	512
49,264	Total income from continuing operations		53,114	58,168
Expenses from continuing operations				
17,852	Employee benefits and on-costs	B3-1	14,801	14,534
13,975	Materials and services	B3-2	23,282	27,560
110	Borrowing costs	B3-3	298	337
1,032	Other expenses	B3-5	1,435	1,385
–	Net loss from the disposal of assets	B4-1	2,242	6,074
32,969	Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets		42,058	49,890
16,295	Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets		11,056	8,278
12,500	Depreciation, amortisation and impairment of non-financial assets	B3-4	13,274	12,391
3,795	Operating result from continuing operations		(2,218)	(4,113)
3,795	Net operating result for the year attributable to Council		(2,218)	(4,113)
(5,587)	Net operating result for the year before grants and contributions provided for capital purposes		(8,518)	(9,620)

The above Income Statement should be read in conjunction with the accompanying notes.

Cootamundra-Gundagai Regional Council | Statement of Comprehensive Income | for the year ended 30 June 2025

Cootamundra-Gundagai Regional Council

Statement of Comprehensive Income

for the year ended 30 June 2025

\$ '000	Notes	2025	2024
Net operating result for the year – from Income Statement		(2,218)	(4,113)
Other comprehensive income:			
Amounts which will not be reclassified subsequent to operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-7	17,777	(46,374)
Total other comprehensive income for the year		17,777	(46,374)
Total comprehensive income for the year attributable to Council		15,559	(50,487)

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Cootamundra-Gundagai Regional Council | Statement of Financial Position | as at 30 June 2025

Cootamundra-Gundagai Regional Council

Statement of Financial Position

as at 30 June 2025

\$ '000	Notes	2025	2024
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	7,162	8,465
Investments	C1-2	24,000	25,000
Receivables	C1-4	5,666	4,782
Inventories	C1-5	436	477
Contract assets and contract cost assets	C1-6	1,180	2,691
Total current assets		38,444	41,415
Non-current assets			
Inventories	C1-5	824	824
Infrastructure, property, plant and equipment (IPPE)	C1-7	645,620	630,062
Intangible assets	C1-8	—	9
Investments accounted for using the equity method	D2-2	477	—
Total non-current assets		646,921	630,895
Total assets		685,365	672,310
LIABILITIES			
Current liabilities			
Payables	C3-1	3,653	1,889
Contract liabilities	C3-2	773	4,550
Borrowings	C3-3	804	1,145
Employee benefit provisions	C3-4	3,308	3,463
Total current liabilities		8,538	11,047
Non-current liabilities			
Borrowings	C3-3	3,593	4,397
Employee benefit provisions	C3-4	329	352
Provisions	C3-5	5,357	4,525
Total non-current liabilities		9,279	9,274
Total liabilities		17,817	20,321
Net assets		667,548	651,989
EQUITY			
Accumulated surplus		409,636	411,854
IPPE revaluation surplus		257,912	240,135
Council equity interest		667,548	651,989
Total equity		667,548	651,989

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Cootamundra-Gundagai Regional Council | Statement of Changes in Equity | for the year ended 30 June 2025

Cootamundra-Gundagai Regional Council

Statement of Changes in Equity

for the year ended 30 June 2025

\$'000	Notes	2025			2024		
		Accumulated surplus	IPPE revaluation surplus	Total equity	Accumulated surplus	IPPE revaluation surplus	Total equity
Opening balance at 1 July		411,854	240,135	651,989	415,967	286,509	702,476
Opening balance		411,854	240,135	651,989	415,967	286,509	702,476
Net operating result for the year		(2,218)	–	(2,218)	(4,113)	–	(4,113)
Net operating result for the period		(2,218)	–	(2,218)	(4,113)	–	(4,113)
Other comprehensive income							
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-7	–	17,777	17,777	–	(46,374)	(46,374)
Other comprehensive income		–	17,777	17,777	–	(46,374)	(46,374)
Total comprehensive income		(2,218)	17,777	15,559	(4,113)	(46,374)	(50,487)
Closing balance at 30 June		409,636	257,912	667,548	411,854	240,135	651,989

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Cootamundra-Gundagai Regional Council | Statement of Cash Flows | for the year ended 30 June 2025

Cootamundra-Gundagai Regional Council

Statement of Cash Flows

for the year ended 30 June 2025

Original unaudited budget 2025	\$ '000	Notes	Actual 2025	Actual 2024
Cash flows from operating activities				
<i>Receipts:</i>				
19,820	Rates and annual charges		19,668	18,909
10,227	User charges and fees		13,735	19,230
1,000	Interest received		1,667	1,381
17,537	Grants and contributions		13,985	18,472
679	Other income		3,632	3,152
<i>Payments:</i>				
(14,012)	Payments to employees		(15,034)	(15,507)
(17,815)	Payments for materials and services		(24,531)	(29,760)
(109)	Borrowing costs		(110)	(143)
(1,032)	Other expenses		(897)	(2,036)
16,295	Net cash flows from operating activities	G1-1	12,115	13,698
Cash flows from investing activities				
<i>Receipts:</i>				
51,000	Redemption of term deposits		51,000	33,000
973	Proceeds from sale of IPPE		586	1,318
–	Deferred debtors receipts		15	31
<i>Payments:</i>				
(50,000)	Acquisition of term deposits		(50,000)	(29,994)
(25,911)	Payments for IPPE		(13,874)	(9,199)
(23,938)	Net cash flows from/(used in) investing activities		(12,273)	(4,844)
Cash flows from financing activities				
<i>Payments:</i>				
(1,145)	Repayment of borrowings		(1,145)	(1,453)
(1,145)	Net cash flows from/(used in) financing activities		(1,145)	(1,453)
(8,788)	Net change in cash and cash equivalents		(1,303)	7,401
8,500	Cash and cash equivalents at beginning of year		8,465	1,064
(288)	Cash and cash equivalents at end of year	C1-1	7,162	8,465

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

Cootamundra-Gundagai Regional Council

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Cootamundra-Gundagai Regional Council

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A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 28 October 2025. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The material accounting policy information related to these consolidated financial statements are set out below. Accounting policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993* (Act) and *Local Government (General) Regulation 2021* (Regulation), and the Local Government Code of Accounting Practice and Financial Reporting. Council is a not for-profit entity. The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- i. fair values of infrastructure, property, plant and equipment – refer Note C1-7
- ii. asset remediation provisions – refer Note C3-5
- iii. employee benefit provisions – refer Note C3-4.

Significant judgements in applying the Council's accounting policies

- i. Impairment of receivables – refer Note C1-4.
- ii. Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 *Revenue from Contracts with Customers* and / or AASB 1058 *Income of Not-for-Profit Entities* – refer to Notes B2-2 – B2-4.
- iii. Determination of the lease term, discount rate (when not implicit in the lease) and whether an arrangement contains a lease – refer to Note C2-1.

Monies and other assets received by Council

The Consolidated Fund

In accordance with the provisions of Section 409(1) of the *Local Government Act 1993*, all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in Council's Trust Fund.

The Consolidated Fund has been included in the financial statements of Council.

Cash and other assets of the following activities have been included as part of the Consolidated Fund:

- General purpose operations
- Water service
- Sewerage service

A1-1 Basis of preparation (continued)

The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993*, a separate and distinct Trust Fund is maintained to account for all money and property received by the council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies. Trust monies and property subject to Council's control have been included in these reports.

A separate statement of monies held in the Trust Fund is available for inspection at the council office by any person free of charge.

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2025 reporting period. Council has not applied any pronouncements before its operative date in the annual reporting period beginning 1 July 2024.

As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

New accounting standards adopted during the year

During the year Council adopted all accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective from the first time at 30 June 2025.

The following new standard is effective for the first time at 30 June 2025:

- AASB 2022-10 *Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities*.

Based on analysis of existing fair value methodology, the new standard will not have significant impact on the council's reported financial position.

- AASB 2020-1 *Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current*
- AASB 2020-6 *Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current – Deferral of Effective Date*
- AASB 2022-6 *Amendments to Australian Accounting Standards – Non-current Liabilities with Covenants*

Based on analysis of existing loans and other financial liabilities, the new standards will not have significant impact on the council's reported financial position.

B Financial Performance

B1 Functions or activities

B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

\$ '000	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
Functions or activities										
Vibrant & supportive community	4,246	4,653	8,294	9,342	(4,048)	(4,689)	3,415	4,384	6,854	6,723
Prosperous & resilient economy	2,653	2,908	8,846	9,965	(6,193)	(7,057)	310	399	13,707	13,446
Sustainable natural & built environments	26,006	28,502	31,516	35,500	(5,510)	(6,998)	6,675	8,568	603,121	591,633
Good governance	20,209	22,105	6,676	7,474	13,533	14,631	5,163	6,575	41,122	40,339
Other	—	—	—	—	—	—	—	—	20,561	20,169
Total functions and activities	53,114	58,168	55,332	62,281	(2,218)	(4,113)	15,563	19,926	685,365	672,310

B1-2 Components of functions or activities

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

Vibrant & supportive community

1. Our community is inclusive and connected
2. Public spaces provide for a diversity of activity and strengthen our social connections
3. Our community members are healthy and safe

Prosperous & resilient economy

1. The local economy is strong and diverse
2. Strategic land-use planning is co-ordinated and needs based
3. Tourism opportunities are actively promoted
4. Our local workforce is skilled and workplace ready

Sustainable natural & built environments

1. The natural environment is valued and protected
2. Our built environments support and enhance liveability

Good governance

1. Decision making is based on collaborative, transparent and accountable leadership
2. Active participation and engagement in local decision making
3. Cootamundra-Gundagai Regional Council is a premier local government council

B2 Sources of income**B2-1 Rates and annual charges**

\$ '000	2025	2024
Ordinary rates		
Residential	4,589	4,641
Farmland	5,421	5,418
Business	1,197	1,191
Less: pensioner rebates	(203)	(208)
Rates levied to ratepayers	11,004	11,042
Pensioner rate subsidies received	110	115
Total ordinary rates	11,114	11,157
Annual charges (pursuant to s496, 496A, 496B, 501 & 611)		
Domestic waste management services	2,431	2,311
Stormwater management services charge	128	128
Water supply services	2,422	2,292
Sewerage services	2,998	2,845
Waste management services (non-domestic)	763	731
Environmental	84	79
Less: pensioner rebates	(296)	(293)
Annual charges levied	8,530	8,093
Pensioner annual charges subsidies received:		
– Water	51	39
– Sewerage	49	38
– Domestic waste management	63	62
Total annual charges	8,693	8,232
Total rates and annual charges	19,807	19,389

Council has used 2022 year valuations provided by the NSW Valuer General in calculating its rates.

Material accounting policy information

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

B2-2 User charges and fees

\$ '000	2025	2024
User charges		
Water supply services	3,711	3,097
Sewerage services	673	556
Total user charges	4,384	3,653
Fees		
Private works – s67	353	391
Planning and building - regulatory	291	260
Regulatory/ statutory fees	20	12
S10.7 certificates (EP&A Act)	51	47
S603 certificates	33	26
Transport for NSW works (state roads not controlled by Council)	7,165	9,915
Cemeteries	315	360
Aerodrome	2	35
Leaseback fees – Council vehicles	78	80
Refuse and effluent disposal	2	1
Library and art gallery	–	9
Saleyards	36	84
Tourism	115	49
Waste disposal tipping fees	1,207	812
Water connection fees	18	18
Sewer connection fees	22	12
Sporting facilities	–	14
Other	90	105
Total fees	9,798	12,230
Total user charges and fees	14,182	15,883
Timing of revenue recognition for user charges and fees		
User charges and fees recognised over time	4,384	3,653
User charges and fees recognised at a point in time	9,798	12,230
Total user charges and fees	14,182	15,883

Material accounting policy information

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases, the customer is required to pay on arrival or a deposit in advance. There is no material obligation for Council in relation to refunds or returns.

B2-3 Other revenues

\$ '000	2025	2024
Fines	25	17
Legal fees recovery	33	36
Commissions and agency fees	18	26
Diesel rebate	103	128
Insurance claims recoveries	255	8
RFS reimbursement	(1)	176
Sales – miscellaneous	21	51
Sales of Landfill metal scrap	117	118
Workers comp incentive payments	122	56
Insurance rebates	191	176
Other	1	58
Total other revenue	885	850

Timing of revenue recognition for other revenue

Other revenue recognised over time	–	–
Other revenue recognised at a point in time	885	850
Total other revenue	885	850

Material accounting policy information for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

B2-4 Grants and contributions

\$ '000	Operating 2025	Operating 2024	Capital 2025	Capital 2024
General purpose grants and non-developer contributions (untied)				
Financial Assistance Grant ¹				
- Relating to current year	1,117	346	-	-
- Prepayment received in advance for subsequent year	3,720	5,990	-	-
Amount recognised as income during current year	4,837	6,336	-	-
Special purpose grants and non-developer contributions (tied)				
Cash contributions				
Sewerage services	-	-	-	611
Community care	139	81	-	-
Environmental programs	69	135	-	-
Employment and training programs	12	12	-	-
Recreation and culture	373	1,257	2,094	1,672
Storm/flood damage	940	44	-	-
Other roads and bridges	917	1,097	-	-
Roads to recovery	-	-	477	1,256
Other specific grants	-	-	-	2
Transport for NSW contributions (regional roads, block grant)	926	909	-	-
Transport (other roads and bridges funding)	46	4,234	3,343	1,685
NSW Rural fire services	300	283	-	-
Other grants	704	31	-	-
Total special purpose grants and non-developer contributions (tied)	4,426	8,083	5,914	5,226
Total grants and non-developer contributions	9,263	14,419	5,914	5,226
Comprising:				
- Commonwealth funding	4,837	6,472	2,094	2,200
- State funding	4,426	7,893	3,820	3,026
- Other funding	-	54	-	-
	9,263	14,419	5,914	5,226

(1) \$3.720m of the 2025 – 2026 Financial Assistance Grant from Commonwealth Government was received by Council in June 2025 and hence is reported as 2024 – 2025 income although it relates to 2025 – 2026 financial year

B2-4 Grants and contributions (continued)

Developer contributions

\$ '000	Notes	Operating 2025	Operating 2024	Capital 2025	Capital 2024
Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA):					
Cash Contributions	G4	–	–	167	273
S 64 – sewerage service contributions		–	–	219	8
Total developer contributions		–	–	386	281
Total grants and contributions		9,263	14,419	6,300	5,507
Timing of revenue recognition					
Grants and contributions recognised over time		–	6,851	5,914	5,289
Grants and contributions recognised at a point in time		9,263	7,568	386	218
Total grants and contributions		9,263	14,419	6,300	5,507

B2-4 Grants and contributions (continued)

Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

\$ '000	Operating 2025	Operating 2024	Capital 2025	Capital 2024
Unspent funds at 1 July	2,805	3,303	2,823	2,325
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	3,091	1,078	—	1,038
Add: Funds received and not recognised as revenue in the current year	226	236	639	470
Less: Funds recognised as revenue in previous years that have been spent during the reporting year	(1,596)	—	—	—
Less: Funds received in prior year but revenue recognised and funds spent in current year	(905)	(1,812)	(2,231)	(1,010)
Unspent funds at 30 June	3,621	2,805	1,231	2,823
Contributions				
Unspent funds at 1 July	—	—	1,311	1,038
Add: contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	—	—	386	273
Unspent contributions at 30 June	—	—	1,697	1,311

B2-4 Grants and contributions (continued)

Material accounting policy information

Grants and contributions – enforceable agreement with sufficiently specific performance obligations

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement but include passing milestones or meeting outputs. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

Cootamundra-Gundagai Regional Council | Notes to the Financial Statements 30 June 2025

B2-5 Interest and investment income

\$ '000	2025	2024
Interest on financial assets measured at amortised cost		
– Overdue rates and annual charges	208	142
– Cash and investments	1,475	1,466
Total interest and investment income (losses)	1,683	1,608

B2-6 Other income

\$ '000	Notes	2025	2024
Rental income			
Commercial rental		477	475
Residential rental		34	22
Agistment		6	15
Total rental income	C2-1	517	512
Net share of interests in joint ventures and associates using the equity method			
Joint ventures		477	–
Total net share of interests in joint ventures and associates using the equity method	D2-2	477	–
Total other income		994	512

B3 Costs of providing services

B3-1 Employee benefits and on-costs

\$ '000	2025	2024
Salaries and wages	12,256	11,419
Employee leave entitlements	790	1,175
Superannuation	1,399	1,309
Workers' compensation insurance	763	983
FBT	44	87
Other	86	89
Less: capitalised costs	(537)	(528)
Total employee costs expensed	14,801	14,534

Material accounting policy information

Council participates in a defined benefit plan under the Active Super, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note E3-1 for more information.

B3-2 Materials and services

\$ '000	Notes	2025	2024
Raw materials and consumables		11,326	11,349
Contractor costs		8,026	11,604
Audit Fees	F2-1	148	119
Councillor and Mayoral fees and associated expenses	F1-2	162	180
Advertising		15	36
Bank charges		57	53
Computer software charges		329	380
Electricity and heating		624	657
Insurance		1,481	2,230
Postage		145	157
Printing and stationery		43	24
Street lighting		107	42
Subscriptions and publications		247	238
Telephone and communications		114	110
Valuation fees		61	59
Training costs (other than salaries and wages)		193	197
Legal expenses		76	125
NSW electoral commission		128	—
Total materials and services		23,282	27,560

B3-3 Borrowing costs

Interest on loans		111	141
Total interest bearing liability costs		111	141
Total interest bearing liability costs expensed		111	141
(ii) Other borrowing costs			
Remediation liabilities - unwinding of discount	C3-5	187	196
Total other borrowing costs		187	196
Total borrowing costs expensed		298	337

B3-4 Depreciation, amortisation and impairment of non-financial assets

\$ '000	Notes	2025	2024
Depreciation and amortisation			
Infrastructure, property, plant and equipment	C1-7	13,265	12,352
Intangible assets	C1-8	9	39
Total depreciation and amortisation costs		13,274	12,391
Total depreciation, amortisation and impairment of non-financial assets		13,274	12,391

Material accounting policy information

Depreciation and amortisation

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives.

Impairment of non-financial assets

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other non-financial assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

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B3-5 Other expenses

\$ '000	2025	2024
Donations, contributions and assistance to other organisations (Section 356)	46	32
Contributions/levies to other levels of government	40	40
– Emergency services levy (includes FRNSW, SES, and RFS levies)	711	731
– Waste levy	352	297
– REROC Contributions	40	39
Other contributions/levies	4	3
Contribution regional library service	242	243
Total other expenses	1,435	1,385

B4 Gains or losses**B4-1 Gain or loss from the disposal, replacement and de-recognition of assets**

\$ '000	Notes	2025	2024
Gain (or loss) on disposal of property (excl. investment property)			
Proceeds from disposal – property		–	1,015
Less: carrying amount of property assets sold/written off		(243)	(247)
Gain (or loss) on disposal		(243)	768
Gain (or loss) on disposal of plant and equipment			
Proceeds from disposal	C1-7	586	303
Less: carrying amount of assets sold		(351)	(72)
Gain (or loss) on disposal		235	231
Gain (or loss) on disposal of infrastructure			
Less: carrying amount of infrastructure assets sold/written off	C1-7	(2,234)	(7,073)
Gain (or loss) on disposal		(2,234)	(7,073)
Gain (or loss) on disposal of term deposits			
Proceeds from disposal/redemptions/maturities – term deposits	C1-2	51,000	33,000
Less: carrying amount of term deposits sold/redeemed/matured		(51,000)	(33,000)
Gain (or loss) on disposal		–	–
Net gain (or loss) from disposal of assets		(2,242)	(6,074)

B5 Performance against budget

B5-1 Material budget variations

Council's original budget was adopted by the Council on 25 June 2025 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: **F** = Favourable budget variation, **U** = Unfavourable budget variation.

	2025 Budget \$ '000	2025 Actual	2025 Variance	
Revenues				
Rates and annual charges				
Rates and annual charges	19,820	19,807	(13)	0% U
User charges and fees	10,227	14,182	3,955	39% F
Income from RMCC ordered work for State Roads was \$3M above budget, the majority of which was received in the June quarter. Water Consumption Charges for 2025 were \$600K over that budgeted due to higher water usage, which was 134,283kl above 2024, combined with a late increase in consumption charges for 2025 which was not budgeted for.				
Other revenues	680	885	205	30% F
Sales of landfill scrap metal of \$118k were not budgeted for. Also, workers compensation incentive payments received were higher in 2025 than expected.				
Operating grants and contributions	8,155	9,263	1,108	14% F
Grants received for Storm & Flood in 2025 were not included in original 2025 budget.				
Capital grants and contributions	9,382	6,300	(3,082)	(33%) U
Some grant funded capital projects were not completed in 2025, the budget allocation for R2R funding for FY25 was \$1.7m but only \$480k was actually spent.				
Interest and investment revenue	1,000	1,683	683	68% F
More favourable rates than expected.				
Other income	–	994	994	∞ F
Significant portion of the other income (\$477k) in this financial year relates to first time recognition of council's interest in the Riverina library.				
Expenses				
Employee benefits and on-costs	17,852	14,801	3,051	17% F
Correction to allocation of budgeted oncosts recovered between employee costs and materials in September 2024 QBR Statement accounts for difference of \$2.8M.				
Materials and services	13,975	23,282	(9,307)	(67%) U
Additional State Roads Expenditure of \$3M due to additional work ordered. Correction to allocation of budgeted oncosts of \$2.8m per above. Electoral Commission Expenses of \$128K was not budgeted. Additional grant funded operating project work completed for Regional Road Emergency Repair Fund (RERRF) of \$1.5m. Remaining variation appears to relate to unexpected rises in costs for materials and contracting.				
Borrowing costs	110	298	(188)	(171%) U
This line includes effect of unwinding of discount for remediation provision. This is not budgeted.				

B5-1 Material budget variations (continued)

\$ '000	2025 Budget	2025 Actual	2025 Variance	-----	-----
Depreciation, amortisation and impairment of non-financial assets	12,500	13,274	(774)	(6)%	U
Other expenses	1,032	1,435	(403)	(39)%	U
Hard to budget. The variance is not material.					
Net losses from disposal of assets	–	2,242	(2,242)	∞	U
This is non-cash effect of write-off of undepreciated components of renewed assets. Hard to budget.					

Statement of cash flows

Cash flows from operating activities	16,295	12,115	(4,180)	(26)%	U
Payments for material and services well above what was budgeted due to additional operating projects approved throughout the year. Also additional revenues accrued but not received at 30 June 2025.					
Cash flows from investing activities	(23,938)	(12,273)	11,665	(49)%	F
Budget for cash payments for IPPE was overstated in 2025 original budget due to incomplete capital projects which were carried forward at year end.					
Cash flows from financing activities	(1,145)	(1,145)	–	0%	F

Cootamundra-Gundagai Regional Council | Notes to the Financial Statements 30 June 2025

C Financial position**C1 Assets we manage****C1-1 Cash and cash equivalents**

\$ '000	2025	2024
Cash assets		
Cash at bank and on hand	6,658	7,572
Deposits at call	504	893
Total cash and cash equivalents	7,162	8,465

Reconciliation of cash and cash equivalents

Total cash and cash equivalents per Statement of Financial Position	7,162	8,465
Balance as per the Statement of Cash Flows	7,162	8,465

C1-2 Financial investments

\$ '000	2025		2024	
	Current	Non-current	Current	Non-current
Debt securities at amortised cost				
Term deposits	24,000	—	25,000	—
Total	24,000	—	25,000	—
Total financial investments	24,000	—	25,000	—
Total cash assets, cash equivalents and investments	31,162	—	33,465	—

Material accounting policy information

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, Council classifies its financial assets at amortised cost.

Financial assets are not reclassified subsequent to their initial recognition.

Amortised cost

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Term deposits with an initial term of more than 3 months are classified as investments rather than cash and cash equivalents.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

C1-3 Restricted and allocated cash, cash equivalents and investments

\$ '000	2025	2024
(a) Externally restricted cash, cash equivalents and investments		
Total cash, cash equivalents and investments	31,162	33,465
Less: Externally restricted cash, cash equivalents and investments	(22,772)	(21,664)
Cash, cash equivalents and investments not subject to external restrictions	8,390	11,801

External restrictions

Specific purpose unexpended grants – general fund ¹	774	4,550
External restrictions – included in liabilities	774	4,550

External restrictions

External restrictions included in cash, cash equivalents and investments above comprise:

Developer contributions – general	1,294	1,311
Developer contributions – sewer fund	403	–
Specific purpose unexpended grants (recognised as revenue) – general fund ¹	4,078	1,078
Water fund	7,807	7,827
Sewer fund	5,928	5,173
Stormwater management	517	390
Domestic waste management	1,971	1,335
Total external restrictions	22,772	21,664

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

(1) Prior year grant related restrictions were split between the ones included in liabilities and the ones recognised as revenue

\$ '000	2025	2024
(b) Internal allocations		
Internal allocations		
At 30 June, Council has internally allocated funds to the following:		
Plant and vehicle replacement	2,749	3,721
Employees leave entitlement	1,536	1,798
Aerodrome bitumen resurfacing	166	166
Bradman's birthplace	76	94
Cootamundra caravan park	191	213
Development	1,767	1,767
Heritage centre	29	28
Quarries and pit restoration	286	476
Southern Phone Proceeds	540	586
Cemetery	38	134
Waste Management	500	500
Bangus Landfill	–	330
Total internal allocations	7,878	9,813

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

\$ '000	2025	2024
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C1-3 Restricted and allocated cash, cash equivalents and investments (continued)

\$ '000	2025	2024
(c) Unrestricted and unallocated		
Unrestricted and unallocated cash, cash equivalents and investments	512	1,988

C1-4 Receivables

\$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Rates and annual charges	1,008	—	869	—
Interest and extra charges	283	—	208	—
User charges and fees	2,867	—	1,703	—
Private works	315	—	132	—
Interest on investments	306	—	365	—
Deferred debtors	—	—	15	—
Government grants and subsidies	412	—	1,100	—
Net GST receivable	480	—	397	—
Other debtors	3	—	1	—
Total	5,674	—	4,790	—
Less: provision for impairment				
User charges and fees	(8)	—	(8)	—
Total provision for impairment – receivables	(8)	—	(8)	—
Total net receivables	5,666	—	4,782	—

Material accounting policy information

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Impairment

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When estimating ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

When considering the ECL for rates and annual charges debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.

Credit losses are measured at the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

Council writes off a receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings.

None of the receivables that have been written off are subject to enforcement activity.

Where Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

C1-5 Inventories

\$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
At cost:				
Real estate (refer to [i] below)	—	824	—	824
Stores, materials and trading stock	436	—	477	—
Total inventories	436	824	477	824

(i) Real estate development

\$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Residential	—	824	—	824
Total real estate for resale	—	824	—	824
Movements:				
Real estate assets at beginning of the year	—	824	—	824
Total real estate held for sale	—	824	—	824

Material accounting policy information**Raw materials and stores, work in progress and finished goods**

Costs are assigned to individual items of inventory on the basis of weighted average costs

Land held for resale

Cost is assigned by specific identification and includes the cost of acquisition, and development and borrowing costs during development.

C1-6 Contract assets and Contract cost assets**Contract assets**

\$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Work relating to grants	1,180	—	2,691	—
Total contract assets	1,180	—	2,691	—

C1-7 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2024			Asset movements during the reporting period								At 30 June 2025			
	\$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Reclassifications	Other adjustments (B3-5)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital WIP	5,667	—	5,667	3,126	999	(673)	—	(2,947)	—	—	—	—	6,173	—	6,173
Plant, equipment, furniture and fittings	22,288	(13,655)	8,633	2,480	—	(351)	(1,692)	—	—	—	—	—	23,167	(14,096)	9,071
Land	20,030	—	20,030	—	125	—	—	29	—	—	1,002	—	21,186	—	21,186
Land improvements	10	(1)	9	—	—	—	—	—	—	—	—	—	10	(1)	9
Infrastructure:															
Buildings and other structures	64,164	(36,720)	27,444	1,233	379	(283)	(2,453)	1,176	23,210	—	2,447	109,746	(56,593)	53,153	
- Roads, bridges and footpaths	387,366	(144,142)	243,224	2,300	1,422	(1,161)	(6,405)	1,126	—	—	6,177	399,735	(153,052)	246,683	
- Other road assets (incl bulk earthworks)	204,359	(236)	204,123	—	—	(58)	—	—	—	—	5,347	209,713	(302)	209,411	
- Stormwater drainage	30,840	(11,866)	18,974	—	—	(363)	—	—	—	—	930	32,382	(12,841)	19,541	
- Water supply network	45,712	(23,891)	21,821	799	—	(40)	(561)	474	—	—	531	47,906	(24,882)	23,024	
- Sewerage network	85,606	(30,389)	55,217	364	—	(319)	(1,165)	142	—	—	1,343	87,313	(31,732)	55,581	
- Open space/recreational assets	38,205	(14,995)	23,210	—	—	—	—	—	(23,210)	—	—	—	—	—	
Other assets:															
- Other Assets	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
- Tip assets	4,160	(2,450)	1,710	—	—	(568)	—	—	—	645	—	4,806	(3,018)	1,788	
Total infrastructure, property, plant and equipment	908,407	(278,345)	630,062	10,302	2,925	(2,827)	(13,265)	—	—	645	17,777	942,137	(296,517)	645,620	

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

C1-7 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2023			Asset movements during the reporting period								At 30 June 2024			
	\$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital WIP	11,385	–	11,385	3,432	174	–	–	(9,319)	(5)	–	–	–	5,667	–	5,667
Plant, equipment, furniture and fittings	21,481	(12,508)	8,973	1,465	–	(72)	(1,554)	–	(179)	–	–	–	22,288	(13,655)	8,633
Land	19,788	–	19,788	–	–	–	–	–	(176)	–	436	–	20,030	–	20,030
Land improvements	10	(1)	9	–	–	–	–	–	–	–	–	–	10	(1)	9
Infrastructure:															
– Buildings and other structures	69,392	(36,557)	32,835	85	11	(168)	(1,285)	544	(7,999)	–	3,403	64,164	(36,720)	27,444	
- Roads, bridges and footpaths	447,317	(168,304)	279,013	4,504	157	(5,394)	(5,679)	4,277	(428)	(33,226)	–	387,366	(144,142)	243,224	
– Other road assets incl bulk earthworks	227,503	(64)	227,439	–	–	(1,104)	(65)	–	(200)	(21,947)	–	204,359	(236)	204,123	
– Stormwater drainage	28,758	(10,336)	18,422	–	–	–	(354)	–	3	–	903	30,840	(11,866)	18,974	
– Water supply network	41,955	(21,094)	20,861	–	–	(1)	(571)	59	421	–	1,052	45,712	(23,891)	21,821	
– Sewerage network	77,161	(26,426)	50,735	1,037	–	(626)	(1,088)	2,000	568	–	2,591	85,606	(30,389)	55,217	
– Open space/recreational assets	27,141	(12,634)	14,507	163	10	(27)	(1,030)	2,439	6,156	–	992	38,205	(14,995)	23,210	
Other assets	40	(35)	5	–	–	–	(5)	–	–	–	–	–	–	–	–
– Tip assets	4,738	(1,729)	3,009	–	–	–	(721)	–	–	(578)	–	4,160	(2,450)	1,710	
Total infrastructure, property, plant and equipment	976,669	(289,688)	686,981	10,686	352	(7,392)	(12,352)	–	(1,839)	(55,751)	9,377	908,407	(278,345)	630,062	

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

C1-7 Infrastructure, property, plant and equipment (continued)

Material accounting policy information

Initial recognition of infrastructure, property, plant and equipment (IPPE)

IPPE is measured initially at cost. Cost includes the fair value of the consideration given to acquire the asset (net of discounts and rebates) and any directly attributable cost of bringing the asset to working condition for its intended use (inclusive of import duties and taxes).

When infrastructure, property, plant and equipment is acquired by Council at significantly below fair value, the assets are initially recognised at their fair value at acquisition date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Useful lives of IPPE

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their carrying amount, net of their residual values, over their estimated remaining useful lives as follows:

Plant and equipment	Years	Other equipment	Years
Office equipment	5 to 20	Playground equipment	5 to 15
Office furniture	5 to 30	Benches, seats etc.	10 to 20
Computer equipment	4 to 10		
Vehicles	5 to 20	Buildings	
Heavy plant/road making equipment	5 to 20	Buildings: masonry	50 to 100
Other plant and equipment	5 to 20	Buildings: other	20 to 40
Water and sewer assets			
Reservoirs	80 to 100	Drains	70 to 200
Treatment Works	30 to 150	Culverts	100
Reticulation pipes: PVC	70 to 80	Flood control structures	100 to 200
Reticulation pipes: other	25 to 75		
Pumps and telemetry	15 to 20		
Transportation assets			
Sealed roads: surface	15 to 40	Bulk earthworks	infinite
Sealed roads: structure	75 to 330	Swimming pools	60 to 100
Unsealed roads	20	Other open space/recreational assets	5 to 60
Bridge: concrete	80 to 130	Other land improvement assets	20 to 100
Bridge: other	70 to 100		
Road pavements	100		
Kerb, gutter and footpaths	30 to 60		
The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.			
Other infrastructure assets			

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Revaluation model

Infrastructure, property, plant and equipment are held at fair value. Independent comprehensive valuations are performed at least every five years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Water and sewerage network assets are indexed at each reporting period in accordance with the Rates Reference Manual issued by Department of Climate Change, Energy, the Environment and Water (DCCEEW).

Increases in the carrying amounts arising on revaluation are credited to the revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

C1-7 Infrastructure, property, plant and equipment (continued)

Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

Crown reserves

Crown reserves under Council's care and control are recognised as assets of Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated. Where the Crown reserves are under a lease arrangement they are accounted for under AASB 16 Leases, refer to Note C2-1.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

Rural Fire Service assets

Under Section 119 of the *Rural Fire Services Act 1997 (NSW)*, "all firefighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the Council of the area for or on behalf of which the firefighting equipment has been purchased or constructed".

Until such time as discussions on this matter have concluded and the legislation changed, Council will not recognise rural fire service assets including buildings, plant and vehicles.

C1-8 Intangible assets

\$ '000	2025	2024
Software		
Opening values at 1 July		
Gross book value	420	420
Accumulated amortisation	(411)	(372)
Net book value – opening balance	9	48
Movements for the year		
Amortisation charges	(9)	(39)
Closing values at 30 June		
Gross book value	420	420
Accumulated amortisation	(420)	(411)
Total software – net book value	—	9
Total intangible assets – net book value	—	9

Material accounting policy information

Amortisation is calculated on a straight-line basis over periods generally ranging from three to five years.

C2 Leasing activities

C2-1 Council as a lessor

Operating leases

\$ '000	2025	2024
(i) Assets held as property, plant and equipment		
Council provides operating leases on Council land and buildings for the purposes of agistment, staff housing, health and community services.		
Lease income (excluding variable lease payments not dependent on an index or rate)	517	512
Total income relating to operating leases for Council assets	517	512

(ii) Maturity analysis of undiscounted lease payments to be received after reporting date for all operating leases:

Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:

< 1 year	132	168
1–2 years	132	162
2–3 years	132	162
3–4 years	129	162
4–5 years	128	159
> 5 years	129	159
Total undiscounted lease payments to be received	782	972

C3 Liabilities of Council

C3-1 Payables

\$ '000	2025		2024	
	Current	Non-current	Current	Non-current
Goods and services	3,537	—	1,688	—
Accrued expenses:				
– Borrowings	16	—	15	—
– Salaries and wages	91	—	70	—
Other	9	—	116	—
Total payables	3,653	—	1,889	—

Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

C3-2 Contract Liabilities

\$ '000	Notes	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Funds to construct Council controlled assets (i)	(i)	547	—	1,745	—
Funds received prior to performance obligation being satisfied (upfront payments) - AASB 15 (ii)	(ii)	226	—	2,805	—
Total contract liabilities		773	—	4,550	—

Notes

(i) Council has received funding to construct assets including sporting facilities and other recreation infrastructure. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

Revenue recognised that was included in the contract liability balance at the beginning of the period

\$ '000	2025	2024
Funds to construct Council controlled assets	3,136	2,790
Total revenue recognised that was included in the contract liability balance at the beginning of the period	3,136	2,790

Significant changes in contract liabilities

Drop in contract liabilities was a result of completion of a number of capital projects which had unspent funds in previous years, such as: Hovell St Pavement Rehabilitation Projecy (FLR), Hillas Creek Bridge Replacement (FCB) and others.

C3-3 Borrowings

\$ '000	2025	2025	2024	2024
	Current	Non-current	Current	Non-current
Loans – secured	804	3,593	1,145	4,397
Total borrowings	804	3,593	1,145	4,397

(a) Changes in liabilities arising from financing activities

\$ '000	2024	2025	
	Opening Balance	Drawdown/ Repayment of Principal	Closing balance
Loans – secured	5,542	(1,145)	4,397
Total liabilities from financing activities	5,542	(1,145)	4,397

\$ '000	2023	2024	
	Opening Balance	Drawdown/ Repayment of Principal	Closing balance
Loans – secured	6,995	(1,453)	5,542
Total liabilities from financing activities	6,995	(1,453)	5,542

C3-3 Borrowings (continued)**(b) Financing arrangements**

\$ '000	2025	2024
Total facilities		
Total financing facilities available to Council at the reporting date are:		
– Credit cards/purchase cards	39	39
Total financing arrangements	39	39
Drawn facilities		
Financing facilities drawn down at the reporting date are:		
– Credit cards/purchase cards	23	26
Total drawn financing arrangements	23	26
Undrawn facilities		
Undrawn financing facilities available to Council at the reporting date are:		
– Credit cards/purchase cards	16	13
Total undrawn financing arrangements	16	13

Breaches and defaults

During the current and prior year, there were no defaults or breaches of any of the loans.

Security over loans

Loans secured over future cash flows.

C3-4 Employee benefit provisions

\$ '000	2025		2024	
	Current	Non-current	Current	Non-current
Annual leave	1,060	—	1,046	—
Long service leave	2,248	329	2,417	352
Total employee benefit provisions	3,308	329	3,463	352

Current employee benefit provisions not anticipated to be settled within the next twelve months

\$ '000	2025	2024
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	2,981	3,114
	2,981	3,114

Material accounting policy information

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

C3-5 Provisions

\$ '000	2025	2025	2024	2024
	Current	Non-Current	Current	Non-Current
Asset remediation	—	5,357	—	4,525
Total provisions	—	5,357	—	4,525

Movements in provisions

\$ '000	Other provisions	
	Asset remediation	Total
2025		
At beginning of year	4,525	4,525
Unwinding of discount	187	187
Remeasurement effects	645	645
Total other provisions at end of year	5,357	5,357
2024		
At beginning of year	4,907	4,907
Unwinding of discount	196	196
Remeasurement effects	(578)	(578)
Total other provisions at end of year	4,525	4,525

Nature and purpose of provisions

Asset remediation

The asset remediation provision represents the present value estimate of future costs Council will incur to restore, rehabilitate and reinstate the tip as a result of past operations.

Material accounting policy information

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a borrowing cost.

Asset remediation – tips

Close-down and restoration costs include the dismantling and demolition of infrastructure, and the removal of residual materials and remediation of disturbed areas. Estimated close-down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs. Provisions for close-down and restoration costs do not include any additional obligations which are expected to arise from future disturbance. The cost estimates are calculated annually during the life of the operation to reflect known developments, e.g. updated cost estimates and revisions to the estimated lives of operations, and are subject to formal review at regular intervals.

The ultimate cost of environmental remediation is uncertain and cost estimates can vary in response to many factors, including changes to the relevant legal requirements, the emergence of new restoration techniques, or experience at other locations. The expected timing of expenditure can also change, for example in response to changes in quarry reserves or production rates. As a result, there could be significant adjustments to the provision for close down and restoration and environmental clean-up, which would affect future financial results.

Other movements in the provisions for close-down and restoration costs, including those resulting from new disturbance, updated cost estimates, changes to the estimated lives of operations, and revisions to discount rates, are capitalised within infrastructure, property, plant and equipment. These costs are then depreciated over the lives of the assets to which they relate.

C4 Reserves

C4-1 Nature and purpose of reserves

IPPE Revaluation Surplus

The infrastructure, property, plant and equipment (IPPE) revaluation surplus is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

D Council structure

D1 Results by fund

General fund refers to all Council activities other than water and sewer. All amounts disclosed in this note are gross i.e. inclusive of internal charges and recoveries made between the funds. Assets and liabilities shown in the water and sewer columns are restricted for use for these activities.

D1-1 Income Statement by fund

\$ '000	General 2025	Water 2025	Sewer 2025
Income from continuing operations			
Rates and annual charges	14,484	2,371	2,952
User charges and fees	9,727	3,753	702
Other revenues	883	2	—
Grants and contributions provided for operating purposes	9,263	—	—
Grants and contributions provided for capital purposes	6,081	—	219
Interest and investment income	1,008	412	263
Other income	994	—	—
Total income from continuing operations	42,440	6,538	4,136
Expenses from continuing operations			
Employee benefits and on-costs	13,455	759	587
Materials and services	17,843	3,770	1,669
Borrowing costs	196	58	44
Other expenses	1,434	—	1
Net losses from the disposal of assets	1,778	48	416
Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	34,706	4,635	2,717
Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	7,734	1,903	1,419
Depreciation, amortisation and impairment of non-financial assets	11,547	562	1,165
Operating result from continuing operations	(3,813)	1,341	254
Net operating result for the year	(3,813)	1,341	254
Net operating result attributable to each council fund	(3,813)	1,341	254
Net operating result for the year before grants and contributions provided for capital purposes	(9,894)	1,341	35

D1-2 Statement of Financial Position by fund

\$ '000	General 2025	Water 2025	Sewer 2025
ASSETS			
Current assets			
Cash and cash equivalents	3,575	1,970	1,617
Investments	13,449	5,837	4,714
Receivables	4,448	705	513
Inventories	421	15	–
Contract assets and contract cost assets	1,180	–	–
Total current assets	23,073	8,527	6,844
Non-current assets			
Inventories	824	–	–
Infrastructure, property, plant and equipment	564,734	24,105	56,781
Investments accounted for using the equity method	477	–	–
Total non-current assets	566,035	24,105	56,781
Total assets	589,108	32,632	63,625
LIABILITIES			
Current liabilities			
Payables	3,653	–	–
Contract liabilities	773	–	–
Borrowings	–	404	400
Employee benefit provision	3,308	–	–
Total current liabilities	7,734	404	400
Non-current liabilities			
Borrowings	(1)	1,719	1,875
Employee benefit provision	329	–	–
Provisions	5,357	–	–
Total non-current liabilities	5,685	1,719	1,875
Total liabilities	13,419	2,123	2,275
Net assets	575,689	30,509	61,350
EQUITY			
Accumulated surplus	340,873	25,930	42,833
IPPE revaluation surplus	234,816	4,579	18,517
Council equity interest	575,689	30,509	61,350
Total equity	575,689	30,509	61,350

D2 Interests in other entities

D2-1 Subsidiaries

Council has no interest in any controlled entities (subsidiaries).

D2-2 Interests in joint arrangements

Net carrying amounts – Council's share

\$ '000	Nature of relationship	Place of business	Interest in ownership		2025	2024
			2025	2024		
Riverina Regional Library	Joint Venture	Riverina	11.6%	8.0%	477	396
Total carrying amounts – material joint ventures					477	396

Riverina Regional Library

Cootamundra - Gundagai Regional Council is a member of the Riverina Regional Library. The Riverina Regional Library is a dynamic and responsive service which is a community focal point for the delivery of lifelong education, recreation and information needs. Other member Councils include Bland, Berrigan, Coolamon, Federation, Greater Hume, Junee, Leeton, Lockhart, Snowy Valleys and Temora shires.

Material joint ventures

The following information is provided for joint ventures that are individually material to the Council. Included are the total amounts as per the joint venture financial statements, adjusted for fair-value adjustments at acquisition date and differences in accounting policies, rather than the Council's share.

Details

	Principal activity	Measurement method			
		2025	2024	2025	2024
Riverina Regional Library	Provision of library services				Equity Method

Relevant interests and fair values

		Interest in outputs		Proportion of voting power	
		2025	2024	2025	2024
Riverina Regional Library		11.6%	8.0%	9.0%	8.0%

Summarised financial information for joint ventures

\$ '000	Riverina Regional Library	
	2025	2024
Summarised statement of financial position		
Current assets		
Cash and cash equivalents	2,531	3,450
Other current assets	7	21
Non-current assets	2,378	2,555
Current liabilities		
Other current liabilities	765	1,071
Non-current liabilities		
Non-current financial liabilities (excluding trade and other payables and provisions)	35	7
Net assets	4,116	4,948

D2-2 Interests in joint arrangements (continued)

\$ '000	Riverina Regional Library 2025	2024
Summarised statement of comprehensive income		
Council's share of net assets (%)	11.6%	8.0%
Council's share of net assets (\$)	477	396

D2-3 Subsidiaries, joint arrangements and associates not recognised

Council has not recognised the following:

Section 355 Committees

Six committees operate under Councils section 355 policy and provide a valuable service through the stewardship and management of council assets. The committees provide council with timely financial statements and Council monitors their financial wellbeing and provides support to maintain their operations. The section 355 committees net assets haven't been recognised in the financial statements as the dollar value is minor and considered immaterial.

Goldenfields Water County Council

Council is a member of the Goldenfields Water County Council, a body corporate established under the Local Government Act 1993 (NSW) responsible for the water supply functions within the Local Government Areas of Bland, Coolamon, Junee, Temora and parts of Cootamundra-Gundagai, Hilltops and Narrandera. Council does not have control or a significant influence over the County Council and accordingly the County Council has not been consolidated in the financial statements.

Riverina Joint Organisation

Council is a member of the Riverina Joint Organisation, established under the Local Government Act 1993 (NSW) together with the Bland Shire, Coolamon Shire, Greater Hume Shire, Junee Shire, Temora Shire, Lockhart Shire & Wagga Wagga City Councils. Council does not have control or a significant influence over the joint organisation and accordingly the joint organisation has not been consolidated in the financial statements. The board of RivJO has resolved that the organisation enter a period of hiatus and are actively petitioning the Minister for Local Government and the Office of Local Government (OLG) to dissolve the Joint Organisation under the Local Government Act 1993 (NSW).

Riverina Eastern Regional Organisation of Councils

Council is a member of the Riverina Eastern Regional Organisation of Councils, together with the Bland Shire, Coolamon Shire, Greater Hume Shire, Junee Shire, Temora Shire, Lockhart Shire and Goldenfields Water County Council. Council does not have control or a significant influence over the organisation and accordingly the organisation has not been consolidated in the financial statements.

E Risks and accounting uncertainties

E1-1 Risks relating to financial instruments held

Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of Council.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. The finance team manages the cash and Investments portfolio with the assistance of independent advisors. Council has an investment policy which complies with the s 625 of the Act and the Ministerial Investment Order. The policy is regularly reviewed by Council and a monthly investment report is provided to Council setting out the make-up performance of the portfolio as required by local government regulations.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance team under policies approved by the Councillors.

The fair value of Council's financial assets and financial liabilities approximates their carrying amount.

The risks associated with the financial instruments held are:

- market risk - interest rate risk – the risk that movements in interest rates could affect returns
- liquidity risk – the risk that Council will not be able to pay its debts as and when they fall due.
- credit risk – the risk that a contracting entity will not complete its obligations under a financial instrument, resulting in a financial loss to Council.

Council manages these risks by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees. Council also seeks advice from independent advisers before placing any cash and investments.

(a) Market risk – interest rate and price risk

\$ '000	2025	2024
The impact on the result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
– Equity / Income Statement	267	250

E1-1 Risks relating to financial instruments held (continued)

(b) Credit risk

Council's major receivables comprise rates, annual charges, user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk other than Council has significant credit risk exposures in its local area given the nature of Council activities.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance. The balances of receivables that remain within initial trade terms (as detailed in the table) are considered to be of high credit quality.

The maximum exposure to credit risk at the reporting date is the carrying amount of each class of receivable in the financial statements.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

Credit risk profile

Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

\$ '000	Not yet overdue	overdue rates and annual charges < 5 years	≥ 5 years	Total
2025				
Gross carrying amount	–	964	44	1,008
2024				
Gross carrying amount	235	541	93	869

Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	Overdue debts				Total
		0 - 30 days	31 - 60 days	61 - 90 days	> 91 days	
2025						
Gross carrying amount	4,877	192	316	76	385	5,846
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	2.00%	0.13%
ECL provision	–	–	–	–	8	8
2024						
Gross carrying amount	1,111	159	51	289	718	2,328
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	1.48%	0.46%
ECL provision	–	–	–	–	11	11

E1-1 Risks relating to financial instruments held (continued)

(c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(i) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

\$ '000	Weighted average interest rate	Subject to no maturity	payable in:			Total cash outflows	Actual carrying values
			≤ 1 Year	1 - 5 Years	> 5 Years		
2025							
Payables	0.00%	—	3,653	—	—	3,653	3,653
Borrowings	2.11%	—	804	3,378	215	4,397	4,397
Total financial liabilities		—	4,457	3,378	215	8,050	8,050
 2024							
Payables	0.00%	—	2,693	—	—	2,693	1,889
Borrowings	2.11%	—	1,145	3,312	1,085	5,542	5,542
Total financial liabilities		—	3,838	3,312	1,085	8,235	7,431

E2-1 Fair value measurement

Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 *Fair Value Measurement* requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Recurring fair value measurements

\$ '000	Notes	Fair value measurement hierarchy					
		Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
2025	2024	2025	2024	2025	2024	2025	2024
Recurring fair value measurements							
Infrastructure, property, plant and equipment							
C1-7							
Operational Land		9,563	8,960	–	–	9,563	8,960
Community Land		–	–	11,624	11,079	11,624	11,079
Buildings and other structures		–	–	53,153	27,444	53,153	27,444
Roads, bridges and footpaths		–	–	246,683	243,224	246,683	243,224
Other road assets incl bulk earthworks		–	–	209,411	204,123	209,411	204,123
Stormwater drainage		–	–	19,541	18,974	19,541	18,974
Water supply network		–	–	23,024	21,821	23,024	21,821
Sewerage network		–	–	55,581	55,217	55,581	55,217
Open space/recreational assets		–	–	–	23,210	–	23,210
Tip restoration asset		–	–	1,788	1,710	1,788	1,710
Total infrastructure, property, plant and equipment		9,563	8,960	620,805	606,802	630,368	615,762
Non-recurring fair value measurements							

Transfers between level 1 and level 2 fair value hierarchies

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value measurements.

E2-1 Fair value measurement (continued)

Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

Infrastructure, property, plant and equipment (IPPE)

Level 2 Inputs

Operational land

There is an active liquid market for most of Council's operational land, however, the subjectivity of pricing has resulted in this land to be classified as level 2. Operational land has been valued as at 30 June 2023 by an external valuer, Australis, taking into consideration the land characteristics, location, zoning, proximity to services and comparable sales.

Level 3 Inputs

Plant & equipment

It is considered that there is a liquid second hand market for Council's plant & equipment, however, there is subjectivity of prices in this market dependant on the age and condition of the equipment being sold. Plant & equipment are valued at written down value and disclosed at fair value.

Community land

Community land has been valued as at 30 June 2023 by an external valuer, Australis, taking into consideration the land characteristics, location, zoning, and proximity to services. Since then council applied appropriate indices to ensure carrying value of assets is not materially different to fair value: 5.0% in 2025 and 5.0% in 2024.

Land under roads

Council has elected to only recognise land under roads which was acquired after 30 June 2008. There is no market for land that is currently used for road or road reserve purposes. The NSW Valuer General's valuations of neighbouring land was used to calculate the value of land under roads.

Land improvements

There is no active market for sale of land improvements, therefore land improvements are valued at written down value and disclosed at fair value.

Buildings & Other structures

Buildings and other structures were valued as at 30 June 2023 by external valuers, Australis. Non-specialised building are valued using a market based approach where an active market could be identified. Other buildings and structures are valued using depreciated replacement cost taking into account the useful lives and condition of the asset. Since then council applied appropriate indices to ensure carrying value of assets is not materially different to fair value: 5.0% in 2025 and 5.0% in 2024.

Roads, Bridges, Footpaths, Bulk earthworks & Stormwater drainage

Roads assets were valued in 2024 using a combination of external valuers and internal professional Council staff. The assets were componentised and valued at the depreciated replacement cost method, taking into account unit rates, useful lives and asset condition. Since then council applied appropriate indices to ensure carrying value of assets is not materially different to fair value: 2.62% in 2025.

Water supply network & Sewerage network

Council's water and sewer assets were valued by external valuers as at 30 June 2022. The value represents the depreciated replacement cost, taking into account the Department of Planning and Environment reference rates, useful lives, dimension, specification and asset condition. In between full valuations, these assets are indexed annually in accordance with the Rates Reference Manual issued by Department of Planning and Environment.

Heritage collection

E2-1 Fair value measurement (continued)

These assets include memorabilia and collectibles and are valued at written down value based upon cost and are disclosed at fair value.

There were no changes in valuation techniques from prior years.

Fair value measurements using significant unobservable inputs (level 3)

Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

	Valuation technique/s	Unobservable inputs
Infrastructure, property, plant and equipment		
Community Land	Land values obtained by the NSW Valuer General	VG land value, land area, rate per sq metre
Land under Roads	Land values obtained by the NSW Valuer General	Adjoining land values based upon VG value, rate per sq metre
Land improvements	Depreciated replacement cost used to approximate fair value	Purchase price, useful life
Buildings & other structures	Combination of market value and depreciated replacement cost used to approximate fair value	Cost, unit rates, useful life, asset condition
Roads assets	Depreciated replacement cost used to approximate fair value	Unit rates, useful life, asset condition, replacement cost
Water & sewer	Depreciated replacement cost used to approximate fair value	Unit rates, useful life, asset condition, replacement cost
Heritage collection	Depreciated replacement cost used to approximate fair value	Cost, useful life

Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

E3-1 Contingencies

Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under Active Super – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB 119 *Employee Benefits* for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formula and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

Description of the funding arrangements.

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are:

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times member contributions

* For 180 Point Members, Employers are required to contribute 9.0% of salaries for the year ending 30 June 2025 (increasing to 9.5% in line with the increase in the Superannuation Guarantee) to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$20.0 million per annum for 1 January 2022 to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June.

Given the funding position of the Fund as at 30 June 2024, it was recommended to cease these past service contributions effective 1 January 2025.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

There is no provision for allocation of any surplus which may be present at the date of withdrawal of an employer.

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2025 was \$ 35,109.90. The last valuation of the Scheme was performed by fund actuary, Richard Boyfield, FIAA as at 30 June 2024.

Council's expected contribution to the plan for the next annual reporting period is \$2,496.34.

E3-1 Contingencies (continued)

The estimated employer reserves financial position for the Pooled Employers at 30 June 2025 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,197.6	
Past Service Liabilities	2,092.0	105.0%
Vested Benefits	2,130.4	103.2%

* excluding member accounts and reserves in both assets and liabilities.

The share of this deficit that is broadly attributed to the Council is estimated to be 0.16% as at 30 June 2025.

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	6.0% per annum
Salary inflation *	3.5% per annum
Increase in CPI	2.5% per annum

* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

Please note that the estimated employer reserves financial position above is a preliminary calculation, and once all the relevant information has been received by the Funds Actuary, the final end of year review, which will be a triennial actuarial investigation will be completed by December 2025.

F People and relationships

F1 Related party disclosures

F1-1 Key management personnel (KMP)

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2025	2024
Compensation:		
Short-term benefits	824	914
Post-employment benefits	69	75
Other long-term benefits	15	18
Total	908	1,007

F1-2 Councillor and Mayoral fees and associated expenses

\$ '000	2025	2024
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:		
Mayoral fee	26	28
Councillors' fees	112	117
Councillors' (including Mayor) expenses	24	35
Total	162	180

Cootamundra-Gundagai Regional Council | Notes to the Financial Statements 30 June 2025

F2 Other relationships**F2-1 Audit fees**

\$ '000	2025	2024
Audit and other assurance services: Auditors of NSW Council - NSW Auditor General:		
Audit of financial statements	148	119
Total fees paid or payable to Auditor-General	148	119
Total audit fees	148	119

G Other matters

G1-1 Statement of Cash Flows information

Reconciliation of Operating Result

\$ '000	2025	2024
Net operating result from Income Statement	(2,218)	(4,113)
Add / (less) non-cash items:		
Depreciation and amortisation	13,274	12,391
(Gain) / loss on disposal of assets	2,242	6,074
Unwinding of discount rates on reinstatement provisions	187	196
Share of net (profits)/losses of associates/joint ventures using the equity method	(477)	–
Movements in operating assets and liabilities and other cash items:		
(Increase) / decrease of receivables	(899)	1,733
(Increase) / decrease of inventories	41	–
(Increase) / decrease of contract asset	1,511	18
Increase / (decrease) in payables	1,849	179
Increase / (decrease) in accrued interest payable	1	(2)
Increase / (decrease) in other accrued expenses payable	21	(49)
Increase / (decrease) in other liabilities	(107)	(53)
Increase / (decrease) in contract liabilities	(3,777)	(2,116)
Increase / (decrease) in employee benefit provision	(178)	18
Increase / (decrease) in other provisions	645	(578)
Net cash flows from operating activities	12,115	13,698

Cootamundra-Gundagai Regional Council | Notes to the Financial Statements 30 June 2025

G2-1 Commitments

Capital commitments (exclusive of GST)

\$ '000	2025	2024
Property, plant and equipment		
Sewerage and water infrastructure	1,141	1,174
Buildings	38	297
Plant and equipment	689	985
Road infrastructure	262	984
Other	242	65
Total commitments	2,372	3,505
Within the next year	2,372	3,505
Total payable	2,372	3,505

G3-1 Events occurring after the reporting date

Cootamundra-Gundagai Regional Council Demerger

On 17 July 2025 the NSW Minister for Local Government announced that the demerger of CGRC into the former Cootamundra and Gundagai councils would proceed. He stated that the path is now clear for Council to begin the detailed transition work (assets, liabilities, staffing, shared services, governance arrangements). The Minister reaffirmed support from the Office of Local Government to monitor implementation and assist in identifying funding for the transition.

The Minister has made it clear that the detailed planning and transition is to be led by the Council and elected councillors, who have the mandate to shape their communities' future. He has emphasised that demerging is more complex than merging, and that Council must deliver a robust implementation plan including financial viability of the two new councils.

He said the implementation plan will inform the drafting of the legal instruments needed by the NSW Government to proclaim the new councils.

Council is now setting the path for the demerger. Until the demerger occurs the financial statements will be prepared on the basis of a going concern.

Elections for the new councils are not expected to occur until 2028 when all New South Wales council elections are held.

G4 Statement of developer contributions

G4-1 Summary of developer contributions

\$ '000	Opening balance at 1 July 2024	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2025	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land	Non-cash Other					
S7.12 levies – under a plan	1,127	167	–	–	–	–	–	1,294	–
Total S7.11 and S7.12 revenue under plans	1,127	167	–	–	–	–	–	1,294	–
S64 contributions	184	219	–	–	–	–	–	403	–
Total contributions	1,311	386	–	–	–	–	–	1,697	–

Under the *Environmental Planning and Assessment Act 1979*, local infrastructure contributions, also known as developer contributions, are charged by councils when new development occurs. They help fund infrastructure like parks, community facilities, local roads, footpaths, stormwater drainage and traffic management. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

S7.12 Levies – under a plan

\$ '000	Opening balance at 1 July 2024	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2025	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land	Non-cash Other					
CONTRIBUTION PLAN FOR OTHER DEVELOPMENTS									
Community facilities	1,127	167	–	–	–	–	–	1,294	–
Total	1,127	167	–	–	–	–	–	1,294	–

End of the audited financial statements

H Additional Council disclosures (unaudited)

H1-1 Council information and contact details

Principal place of business:

81 Wallendoon Street
Cootamundra NSW 2590

Contact details**Mailing Address:**

PO Box 420
Cootamundra NSW 2590

Opening hours:

9am - 5:00pm
Monday to Friday

Telephone: 02 6940 2100**Facsimile:** 02 6940 2127**Internet:** www.cgrc.nsw.gov.au**Email:** mail@cgrc.nsw.gov.au**Officers**

Interim General Manager
Roger Bailey

Responsible Accounting Officer

Damian Smith

Elected members

Mayor
Abb McAlister

Councillors

Rosalind Wight (Deputy Mayor)
Gil Kelly
Penny Nicholson
Logan Collins
David Graham
Ethan Ryan
Les Cooper
Danyal Syed

Cootamundra-Gundagai Regional Council | Notes to the Financial Statements 30 June 2025

Cootamundra-Gundagai Regional Council

General Purpose Financial Statements for the year ended 30 June 2025

Independent Auditor's Reports:

On the Financial Statements (Sect 417 [2])

Independent Auditor's Report

Please uplift Council's Audit Report PDF (opinion) for inclusion in the GPFS report (via the Home screen).

Cootamundra-Gundagai Regional Council | Notes to the Financial Statements 30 June 2025

Cootamundra-Gundagai Regional Council

General Purpose Financial Statements for the year ended 30 June 2025

Independent Auditor's Reports: (continued)

On the Financial Statements (Sect 417 [3])

Independent Auditor's Report

Please uplift Council's Audit Report PDF (commentary) for inclusion in the GPFS report (via the Home screen).

Cootamundra-Gundagai Regional Council

SPECIAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2025



Cootamundra-Gundagai Regional Council

Special Purpose Financial Statements for the year ended 30 June 2025

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Cootamundra-Gundagai Regional Council

Special Purpose Financial Statements for the year ended 30 June 2025

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached special purpose financial statements have been prepared in accordance with:

- NSW Government Policy Statement, *Application of National Competition Policy to Local Government*
- Division of Local Government Guidelines, *Pricing and Costing for Council Businesses: A Guide to Competitive Neutrality*
- The Local Government Code of Accounting Practice and Financial Reporting
- Sections 3 and 4 of the NSW Department of Climate Change, Energy, the Environment and Water's (DCCEEW) *Regulatory and assurance framework for local water utilities, July 2022*

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year,
- accord with Council's accounting and other records; and
- present overhead reallocation charges to the water and sewerage businesses as fair and reasonable.

We are not aware of any matter that would render these statements false or misleading in any way.

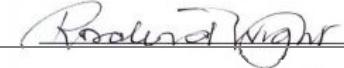
Signed in accordance with a resolution of Council made on 28 October 2025.



Abb McAlister

Mayor

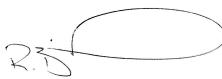
28 October 2025



Rosalind Wight

Deputy Mayor

28 October 2025



Roger Bailey

Interim General Manager

28 October 2025



Damian Smith

Responsible Accounting Officer

28 October 2025

Cootamundra-Gundagai Regional Council | Income Statement of water supply business activity | for the year ended 30 June 2025

Cootamundra-Gundagai Regional Council

Income Statement of water supply business activity for the year ended 30 June 2025

\$ '000	2025	2024
Income from continuing operations		
Access charges	2,371	2,331
User charges	3,720	3,097
Fees	33	18
Interest and investment income	412	373
Other income	2	3
Total income from continuing operations	6,538	5,822
Expenses from continuing operations		
Employee benefits and on-costs	759	623
Borrowing costs	58	68
Materials and services	1,754	1,666
Depreciation, amortisation and impairment	562	571
Water purchase charges	2,016	2,013
Net loss from the disposal of assets	48	1
Total expenses from continuing operations	5,197	4,942
Surplus (deficit) from continuing operations before capital amounts	1,341	880
Surplus (deficit) from continuing operations after capital amounts	1,341	880
Surplus (deficit) from all operations before tax	1,341	880
Less: corporate taxation equivalent (25%) [based on result before capital]	(335)	(220)
Surplus (deficit) after tax	1,006	660
Opening accumulated surplus	24,589	23,709
Plus adjustments for amounts unpaid:		
Corporate taxation equivalent	335	220
Less:		
Closing accumulated surplus	25,930	24,589
Return on capital %	5.8%	4.2%
Subsidy from Council	–	15
Calculation of dividend payable:		
Surplus (deficit) after tax	1,006	660
Surplus for dividend calculation purposes	1,006	660
Potential dividend calculated from surplus	503	330

Cootamundra-Gundagai Regional Council | Income Statement of sewerage business activity | for the year ended 30 June 2025

Cootamundra-Gundagai Regional Council**Income Statement of sewerage business activity**
for the year ended 30 June 2025

\$ '000	2025	2024
Income from continuing operations		
Access charges	2,952	2,883
User charges	679	556
Fees	23	12
Interest and investment income	263	236
Total income from continuing operations	3,917	3,687
Expenses from continuing operations		
Employee benefits and on-costs	587	572
Borrowing costs	44	44
Materials and services	1,669	1,867
Depreciation, amortisation and impairment	1,165	1,089
Net loss from the disposal of assets	416	626
Other expenses	1	1
Total expenses from continuing operations	3,882	4,199
Surplus (deficit) from continuing operations before capital amounts	35	(512)
Grants and contributions provided for capital purposes	219	611
Surplus (deficit) from continuing operations after capital amounts	254	99
Surplus (deficit) from all operations before tax	254	99
Less: corporate taxation equivalent (25%) [based on result before capital]	(9)	–
Surplus (deficit) after tax	245	99
Opening accumulated surplus	42,579	42,480
Plus adjustments for amounts unpaid:		
Corporate taxation equivalent	9	–
Less:		
Closing accumulated surplus	42,833	42,579
Return on capital %	0.1%	(0.8)%
Subsidy from Council	2,283	2,860
Calculation of dividend payable:		
Surplus (deficit) after tax	245	99
Less: capital grants and contributions (excluding developer contributions)	(219)	(611)
Surplus for dividend calculation purposes	26	–
Potential dividend calculated from surplus	13	–

Cootamundra-Gundagai Regional Council | Statement of Financial Position of water supply business activity | as at 30 June 2025

Cootamundra-Gundagai Regional Council

Statement of Financial Position of water supply business activity as at 30 June 2025

\$ '000	2025	2024
ASSETS		
Current assets		
Cash and cash equivalents	1,970	1,979
Investments	5,837	5,848
Receivables	705	536
Inventories	15	13
Total current assets	8,527	8,376
Non-current assets		
Infrastructure, property, plant and equipment	24,105	22,385
Total non-current assets	24,105	22,385
Total assets	32,632	30,761
LIABILITIES		
Current liabilities		
Borrowings	404	394
Total current liabilities	404	394
Non-current liabilities		
Borrowings	1,719	2,123
Total non-current liabilities	1,719	2,123
Total liabilities	2,123	2,517
Net assets	30,509	28,244
EQUITY		
Accumulated surplus	25,930	24,456
IPPE revaluation surplus	4,579	3,788
Total equity	30,509	28,244

Cootamundra-Gundagai Regional Council | Statement of Financial Position of sewerage business activity | as at 30 June 2025

Cootamundra-Gundagai Regional Council

Statement of Financial Position of sewerage business activity as at 30 June 2025

\$ '000	2025	2024
ASSETS		
Current assets		
Cash and cash equivalents	1,617	1,309
Investments	4,714	3,864
Receivables	513	401
Total current assets	6,844	5,574
Non-current assets		
Infrastructure, property, plant and equipment	56,781	55,624
Total non-current assets	56,781	55,624
Total assets	63,625	61,198
LIABILITIES		
Current liabilities		
Borrowings	400	394
Total current liabilities	400	394
Non-current liabilities		
Borrowings	1,875	2,274
Total non-current liabilities	1,875	2,274
Total liabilities	2,275	2,668
Net assets	61,350	58,530
EQUITY		
Accumulated surplus	42,833	42,579
IPPE revaluation surplus	18,517	15,951
Total equity	61,350	58,530

Note – Material accounting policy information

A statement summarising the supplemental accounting policies adopted in the preparation of the special purpose financial statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, Council is a non-reporting not-for-profit entity.

The figures presented in these special purpose financial statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

Councils are to provide details of any changes in accounting policies, errors or changes in accounting estimates during the year - the disclosures in G4 of Section 1 of the code or the relevant disclosures from AASB 1060 (paragraphs 106-108 for changes in accounting policy, paragraph 109 for changes in accounting estimates or paragraph 110 for errors), can be used by the council where these changes have occurred.

The disclosures in these special purpose financial statements have been prepared in accordance with the *Local Government Act 1993* (Act), the *Local Government (General) Regulation 2021* (Regulation) and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accrual basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, fair value of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government. The framework for its application is set out in the June 1996 NSW Government Policy statement titled 'Application of National Competition Policy to Local Government'. *The Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality* issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements. These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, and returns on investments (rate of return and dividends paid).

Declared business activities

In accordance with Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality, Council has declared that the following are to be considered as business activities:

Category 1

(where gross operating turnover is over \$2 million)

a. Water Supplies

The supply of potable water to the residents of Cootamundra and Gundagai townships.

b. Sewerage Treatment

The provision of sewerage facilities and services to the residents of the Cootamundra and Gundagai townships.

Category 2

(where gross operating turnover is less than \$2 million)

Council has no category 2 business activities.

Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs. However, where Council does not pay some taxes, which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in special purpose financial statements. For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

Note – Material accounting policy information (continued)

Notional rate applied (%)

Corporate income tax rate – 25% (LY 25%)

Land tax – the first \$1,075,000 of combined land values attracts **0%**. For the combined land values in excess of \$1,075,000 up to \$6,571,000 the rate is **\$100 + 1.6%**. For the remaining combined land value that exceeds \$6,571,000 a premium marginal rate of **2.0%** applies.

Payroll tax – **5.45%** on the value of taxable salaries and wages in excess of \$1,200,000.

In accordance with DCCEEW's regulatory and assurance framework, a payment for the amount calculated as the annual tax equivalent charges (excluding income tax) must be paid from water supply and sewerage business activities.

The payment of taxation equivalent charges, referred to in the regulatory and assurance framework as a 'dividend for taxation equivalent', may be applied for any purpose allowed under the Act.

Achievement of substantial compliance to DCCEEW's regulatory and assurance framework is not a prerequisite for the payment of the tax equivalent charges; however the payment must not exceed \$3 per assessment.

Income tax

An income tax equivalent has been applied on the profits of the business activities. Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested. Accordingly, the return on capital invested is set at a pre-tax level – gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the relevant corporate income tax rate, currently 25% (LY 25%).

Income tax is only applied where a gain from ordinary activities before capital amounts has been achieved. Since the taxation equivalent is notional – that is, it is payable to the 'Council' as the owner of business operations – it represents an internal payment and has no effect on the operations of the Council.

Accordingly, there is no need for disclosure of internal charges in the SPFS. The rate applied of 25% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

Local government rates and charges

A calculation of the equivalent rates and charges for all Category 1 businesses has been applied to all assets owned, or exclusively used by the business activity.

Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that Council business activities face 'true' commercial borrowing costs in line with private sector competitors. In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

(i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed. Subsidies occur where Council provides services on a less than cost recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations. The overall effect of subsidies is contained within the Income Statements of business activities.

(ii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

Funds are subsequently available for meeting commitments or financing future investment strategies. The rate of return is disclosed for each of Council's business activities on the Income Statement.

The rate of return is calculated as follows:

Operating result before capital income + interest expense

Written down value of I,PP&E as at 30 June

Note – Material accounting policy information (continued)

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 4.16% at 30/6/25.

(iii) Dividends

Council is not required to pay dividends to either itself as owner of a range of businesses, or to any external entities.

A local government water supply and sewerage business is permitted to pay annual dividends from their water supply or sewerage business surpluses. Each dividend must be calculated and approved in accordance with DCCEEW's regulatory and assurance framework and must not exceed 50% of the relevant surplus in any one year, or the number of water supply or sewerage assessments at 30 June 2025 multiplied by \$30 (less the payment for tax equivalent charges, not exceeding \$3 per assessment).

In accordance with DCCEEW's regulatory and assurance framework, statement of compliance and statement of dividend payment, dividend payment form and unqualified independent financial audit report are submitted to DCCEEW.

Cootamundra-Gundagai Regional Council | Special Purpose Financial Statements 2025

Cootamundra-Gundagai Regional Council

Special Purpose Financial Statements for the year ended 30 June 2025

Independent Auditor's Report

Please uplift Council's Audit Report PDF (opinion) for inclusion in the SPFS report (via the Home screen).

Cootamundra-Gundagai Regional Council

SPECIAL SCHEDULES
for the year ended 30 June 2025



Cootamundra-Gundagai Regional Council

Special Schedules for the year ended 30 June 2025

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Cootamundra-Gundagai Regional Council | Permissible income for general rates | for the year ended 30 June 2025

Cootamundra-Gundagai Regional Council

Permissible income for general rates

\$ '000	Notes	Calculation 2024/25	Calculation 2025/26
Notional general income calculation ¹			
Last year notional general income yield	a	11,242	11,208
Plus or minus adjustments ²	b	(1)	1
Notional general income	c = a + b	11,241	11,209
Permissible income calculation			
Percentage increase	d	5.00%	4.60%
Less expiring special variation amount	e	(566)	—
Plus percentage increase amount ³	f = d x (c + e)	534	516
Sub-total	g = (c + e + f)	11,209	11,725
Plus (or minus) last year's carry forward total	h	1	2
Sub-total	j = (h + i)	1	2
Total permissible income	k = g + j	11,210	11,727
Less notional general income yield	l	11,208	11,718
Catch-up or (excess) result	m = k - l	2	10
Carry forward to next year ⁶	p = m + n + o	2	10

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW)*.
- (3) The 'percentage increase' is inclusive of the rate-peg percentage, and/or special variation and/or Crown land adjustment (where applicable).
- (6) Carry-forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

Permissible income for general rates

Permissible income for general rates: PLUS PDF inserted here

Council needs to uplift custom PDF here - please uplift via "PLUS PDF" choice in the Home/TOC screen

Cootamundra-Gundagai Regional Council

Report on infrastructure assets as at 30 June 2025

Asset Class	Asset Category	Estimated cost to bring to the agreed level of service set by Council		2024/25 Required maintenance ^a \$'000	2024/25 Actual maintenance \$'000	Net carrying amount \$'000	Gross replacement cost (GRC) \$'000	Assets in condition as a percentage of gross replacement cost				
		Estimated cost to bring to the satisfactory standard \$'000	Estimated cost to bring to the agreed level of service set by Council \$'000					1	2	3	4	5
Buildings	Buildings - non-specialised	1	1	39	39	1,183	2,313	15.0%	12.0%	35.0%	21.0%	17.0%
	Buildings - specialised	551	551	722	722	21,877	39,384	15.0%	13.0%	36.0%	19.0%	17.0%
	Other structures	1,135	1,135	994	994	30,093	54,613	15.0%	18.0%	37.0%	14.0%	16.0%
	Sub-total	1,687	1,687	1,755	1,755	53,153	96,310	15.0%	15.8%	36.5%	16.2%	16.5%
Roads	Sealed roads	1,543	1,543	1,587	1,587	169,248	305,812	24.0%	44.0%	31.0%	1.0%	0.0%
	Unsealed roads	99	99	102	102	10,862	56,049	88.0%	8.0%	2.0%	2.0%	0.0%
	Bridges	417	417	429	429	45,753	81,095	36.0%	42.0%	18.0%	2.0%	2.0%
	Footpaths	53	53	55	55	5,865	20,853	44.0%	40.0%	14.0%	2.0%	0.0%
	Kerb & gutter	132	132	136	136	14,530	28,312	27.0%	39.0%	25.0%	9.0%	0.0%
	Other road assets (incl. bulk earth works)	1,913	1,913	1,967	1,967	209,412	101,006	100.0%	0.0%	0.0%	0.0%	0.0%
	Sub-total	4,157	4,157	4,276	4,276	456,094	593,127	45.5%	32.5%	20.3%	1.5%	0.2%
Water supply network	Water supply network	460	460	438	438	23,024	39,590	31.0%	5.0%	23.0%	31.0%	10.0%
	Sub-total	460	460	438	438	23,024	39,590	31.0%	5.0%	23.0%	31.0%	10.0%
Sewerage network	Sewerage network	590	590	613	613	55,581	60,221	12.0%	15.0%	57.0%	5.0%	11.0%
	Sub-total	590	590	613	613	55,581	60,221	12.0%	15.0%	57.0%	5.0%	11.0%
Stormwater drainage	Stormwater drainage	260	260	173	173	19,541	27,015	29.0%	19.0%	52.0%	0.0%	0.0%
	Sub-total	260	260	173	173	19,541	27,015	29.0%	19.0%	52.0%	0.0%	0.0%
Total – all assets		7,154	7,154	7,255	7,255	607,393	816,263	38.2%	27.4%	26.1%	4.9%	3.4%

(a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required

continued on next page

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Cootamundra-Gundagai Regional Council | Report on infrastructure assets as at 30 June 2025

Cootamundra-Gundagai Regional Council

Report on infrastructure assets as at 30 June 2025 (continued)

Cootamundra-Gundagai Regional Council | Report on infrastructure assets as at 30 June 2025

Cootamundra-Gundagai Regional Council**Report on infrastructure assets as at 30 June 2025****Infrastructure asset performance indicators (consolidated) ***

\$ '000	Amounts 2025	Indicator 2025	Indicators		Benchmark
			2024	2023	
Buildings and infrastructure renewals ratio					
Asset renewals ¹	9,221	91.51%	∞	98.79%	> 100.00%
Depreciation, amortisation and impairment	10,077				
Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	7,154	1.17%	3.66%	3.32%	< 2.00%
Net carrying amount of infrastructure assets	613,566				
Asset maintenance ratio					
Actual asset maintenance	7,255	100.00%	∞	∞	> 100.00%
Required asset maintenance	7,255				
Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	7,154	0.88%	2.54%	2.45%	
Gross replacement cost	816,263				

(*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Cootamundra-Gundagai Regional Council

Report on infrastructure assets as at 30 June 2025

Infrastructure asset performance indicators (by fund)

\$ '000	General fund		Water fund		Sewer fund		Benchmark
	2025	2024	2025	2024	2025	2024	
Buildings and infrastructure renewals ratio							
Asset renewals ¹	97.22%	∞	0.00%	∞	95.31%	∞	> 100.00%
Depreciation, amortisation and impairment							
Infrastructure backlog ratio							
Estimated cost to bring assets to a satisfactory standard	1.14%	0.88%	2.00%	44.40%	1.06%	13.62%	< 2.00%
Net carrying amount of infrastructure assets							
Asset maintenance ratio							
Actual asset maintenance	100.00%	∞	100.00%	∞	100.00%	∞	> 100.00%
Required asset maintenance							
Cost to bring assets to agreed service level							
Estimated cost to bring assets to an agreed service level set by Council	0.85%	0.63%	1.16%	21.19%	0.98%	8.78%	
Gross replacement cost							

⁽¹⁾ Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Cootamundra-Gundagai Regional Council

General Purpose Financial Statements

for the year ended 30 June 2025

Public Notice – Presentation of Financial Statements

Public notice – Presentation of financial statements

as per Section 418 (3) of the Local Government Act.

In accordance with Section 418 (3) of the *Local Government Act 1993 (NSW)*, Cootamundra-Gundagai Regional Council advises that the ordinary Council meeting to be held on 28 January 2025 will include the presentation of the audited Financial Statements and the Auditor's Reports for the year ending 30/06/2025.

A summary of the Financial Statements is provided below.

	2025 \$ '000	2024 \$ '000
Income Statement		
Total income from continuing operations	53,114	58,168
Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	42,058	49,890
Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	11,056	8,278
Depreciation, amortisation and impairment of non-financial assets	13,274	12,391
Net operating result for the year	(2,218)	(4,113)
Net operating result before grants and contributions provided for capital purposes	(8,518)	(9,620)
Statement of Financial Position		
Total current assets	38,444	41,415
Total current liabilities	(8,538)	(11,047)
Total non-current assets	646,921	630,895
Total non-current liabilities	(9,279)	(9,274)
Total equity	667,548	651,989
Other financial information		
Unrestricted current ratio (times)	3.63	5.12
Operating performance ratio (%)	(14.57)%	(6.73)%
Debt service cover ratio (times)	4.73	5.13
Rates and annual charges outstanding ratio (%)	6.11%	5.33%
Infrastructure renewals ratio (%)	91.51%	0.00%
Own source operating revenue ratio (%)	70.43%	65.74%
Cash expense cover ratio (months)	8.96	8.21

In accordance with Section 420 of the *Local Government Act 2093 (NSW)*, any person may make a submission in writing to Council with respect to the Council's Audited Financial Statements or the Auditor's Reports.

Copies of the Audited Financial Statements and the Auditor's Reports may be inspected at:

Internet: www.cgrc.nsw.gov.au

Locations: 81 Wallendoon St, Cootamundra NSW 2590
255 Sheridan St, Gundagai NSW 2722

Submissions close one week after the above public meeting has been held.

8.3.2 FINANCE UPDATE - NOVEMBER 2025

DOCUMENT NUMBER	450910
REPORTING OFFICER	Damian Smith, Acting Manager Finance
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>4. Collaborative and progressive leadership</p> <p>4.1 A clear strategic direction that is delivered upon</p>
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

That the Finance Update report for the month of November 2025, be noted.

Report

The November Finance Update has been reviewed, and no issues have been detected.

Operations

Income

The operational income is at 62% when comparing actual to budget, with the annual rates already being recognised as income but becoming due and payable quarterly throughout the year.

Department	Income Actual	Income Budget	Variance	Result	Comment
Building Department	\$236,260	\$445,000	53%	😊	
Business Department	\$43,659	\$240,000	18%	😐	Budget includes Library Grants, VIC and other Community Services Grants to be received.
Engineering Cootamundra	\$1,574,873	\$3,143,489	50%	😊	
Engineering Gundagai	\$53,374	\$858,488	6%	😐	Still to receive majority of Regional Roads Grants Budgeted for the year.
Executive Department	\$108,007	\$40,000	270%	😊	High due to Workers Comp Insurance bonus received.
Finance Department	\$3,317,831	\$8,286,920	40%	😊	
Rates Cootamundra	\$6,930,098	\$7,287,312	95%	😐	Shortfall relates to pensioner rebate still to be received.
Rates Gundagai	\$4,789,534	\$4,799,875	100%	😊	
Services Cootamundra	\$2,919,270	\$3,733,588	78%	😊	Includes Waste Charges Received

Department	Income Actual	Income Budget	Variance	Result	Comment
Services Gundagai	\$1,145,817	\$1,741,700	66%	😊	Includes Waste Charges Received
Sewer Cootamundra	\$1,492,514	\$3,204,437	47%	😊	
Sewer Gundagai	\$397,384	\$895,677	44%	😊	
Water Cootamundra	\$1,986,365	\$3,777,200	53%	😊	
Water Gundagai	\$1,001,832	\$1,913,587	52%	😊	
Plant Hire - Gundagai	\$474,920	\$1,596,000	30%	😊	
Plant Hire - Cootamundra	\$896,110	\$2,204,000	41%	😊	
Total	\$27,367,848	\$44,167,272	62%		

Expenditure

Operational Expenditure is at 36% when comparing actual to budget.

Department	Expense Actual	Expense Budget	% Spent	Result	Comment
Building Department	\$572,772	\$1,886,675	30%	😊	
Business Department	\$1,668,472	\$4,201,251	40%	😊	
Engineering Cootamundra	\$3,352,397	\$8,654,208	39%	😊	
Engineering Gundagai	\$1,604,414	\$4,256,380	38%	😊	
Executive Department	\$895,648	\$2,600,713	34%	😊	
Finance Department	\$5,860,469	\$11,033,752	53%	😊	
Services Cootamundra	\$1,962,382	\$6,232,936	31%	😊	
Services Gundagai	\$1,049,308	\$2,926,363	36%	😊	
Sewer Cootamundra	\$232,205	\$2,237,237	10%	😐	
Sewer Gundagai	\$162,979	\$1,528,624	11%	😐	
Water Cootamundra	\$662,293	\$3,431,089	19%	😐	
Water Gundagai	\$237,886	\$1,713,593	14%	😐	
Total	\$18,261,226	\$50,702,821	36%		

Capital

Income

Capital income is at 35% of budget when comparing actual to budget.

Asset Category	Total YTD.	Budget	% Received	Result	Comments
Plant & Equipment - Cootamundra	\$111,372	\$325,000	34%	😊	

Plant & Equipment - Gundagai	\$117,415	\$325,000	36%	😊	
Property Disposal – Cootamundra	\$0	\$0	0%	😊	
Property Disposal – Gundagai	\$0	\$0	0%	😊	
TOTAL	\$228,787	\$650,000	35%		

Expenditure

Capital expenditure is at 25% of budget when comparing actual to budget.

Asset Category	Total YTD	Budget	% Spent	Result	Comments
Cootamundra Land	\$7,537	\$245,000	3%	😐	Aerodrome Project Planning
Cootamundra Plant	\$963,158	\$1,300,000	74%	😊	
Cootamundra Roads	\$157,935	\$2,592,604	6%	😐	
Cootamundra Building	\$50,552	\$791,050	6%	😐	
Cootamundra Recreation	\$49,899	\$297,000	17%	😐	
Cootamundra Waste	\$0	\$0	0%	😊	Nil Budget
Cootamundra Bridges	\$0	\$20,000	0%	😐	Bridge investigation TBC
Cootamundra Water	\$162,453	\$867,427	19%	😊	
Cootamundra Sewer	\$1,833,025	\$4,093,000	45%	😊	
Cootamundra Demerger	\$25,519	\$1,500,000	2%	😐	Actual shows current year exp
Cootamundra Property	\$0	\$50,000	0%	😐	Cemetery Masterplan TBC
Gundagai Bridges	\$53,433	\$196,610	27%	😊	
Gundagai Building	\$146,775	\$868,760	17%	😐	
Gundagai Demerger	\$25,519	\$1,500,000	2%	😊	Actual shows current year exp
Gundagai Plant	\$554,358	\$1,300,000	43%	😊	
Gundagai Property	\$16,600	\$120,994	0%	😐	Exp on Cemetery Toilet Block
Gundagai Recreation	\$81,160	\$836,680	10%	😐	Gundagai Pool –checking operating expenditure for capital.
Gundagai Roads	\$636,631	\$2,314,859	28%	😊	
Gundagai Sewer	\$68,610	\$1,330,000	5%	😐	Sewer Main Rehab, Caravan Park Pump, William St Pump S

Gundagai Waste	\$0	\$720,000	0%	😊	Gundagai waste exp on hold until report completed (Cr Res)
Gundagai Water	\$1,657,301	\$5,028,959	33%	😊	
IT	\$0	\$50,000	0%	😊	No IT purchases to date
Total	\$6,490,466	\$26,022,943	25%		

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

Demerger Costs Update

Demerger Costs 2023

Description	Actual (\$)
Other	2,186
Travel	144
Wages and Allowances	3,095
Total	5,425

Demerger Costs 2024

Description	Actual (\$)
Consultancy	89,085
Legal Fees	14,517
Marketing	10,400
Other	2,022
Total	116,024

Demerger Costs 2025

Description	Actual (\$)
Consultancy	15,760
Legal Fees	450
Wages and Allowances	2,373
Total	18,583

Demerger Costs to date 2026

Description	Actual (\$)	Committed (\$)
Legal Fees	2,465	-
Other	540	-
Software Upgrades and Training	46,632	108,808
Wages and Allowances	629	
Total	50,266	108,808
Grand Total	190,297	108,808

Notes

Additional expenses for Contracted Staff have not been included.
 At this stage any demerger expenditure prior to 2023FY stills need to located and recorded.
 yet to investigate further demerger costs requested by councillors.

8.3.3 RESTRICTED CASH RECONCILIATION - NOVEMBER 2025

DOCUMENT NUMBER	451019
REPORTING OFFICER	Damian Smith, Acting Manager Finance
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.1 A clear strategic direction that is delivered upon
FINANCIAL IMPLICATIONS	There are no financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

The Restricted Cash Reconciliation report for the period ending 26 November 2025, be received and noted.

Report

The restricted cash figures have been reconciled to 26 November 2025 as shown in the below table.

Internally Restricted Reserves	Bal 30 Jun 2025	Transfers To	Transfers From	Bal 26 Nov25
Aerodrome Bitumen Resurfacing	165,588		-	165,588
Bradman's Birthplace	76,337		-	76,337
Cootamundra Caravan Park	191,419		(3,674)	187,745
Heritage Centre	28,621		(2,739)	25,882
Development - Land & Buildings	1,767,204		-	1,767,204
Employee Leave Entitlements	1,536,363		-	1,536,363
Quarries & Pit Restoration	286,225		-	286,225
Bangus Landfill	-	704,598	-	704,598
Plant Replacement	2,749,019	1,589,067	(1,996,201)	2,341,884
Cemetery	37,963	217,701	(129,581)	126,082
Southern Phone	540,143		-	540,143
Waste Management	500,000		-	500,000
Advanced Financial Assistance Grant	-		-	-

Externally Restricted Reserves	Bal 30 Jun 2025	Transfers To	Transfers From	Bal 26 Nov25
Domestic Waste	1,970,948	1,316,160	(621,080)	2,666,028
Water Supply	7,807,419	1,486,201	(2,456,823)	6,836,798
Sewerage Service	5,928,360	939,393	(1,465,244)	5,402,509
Stormwater Infrastructure Renewal	517,986	64,099	(142,710)	439,375
Developer Contributions - General	1,293,961	55,501		1,349,462
Developer Contributions - Sewer	403,000	6,092		409,092
Unspent Grants & Contributions	1,286,229	42,916	(73,885)	1,255,260
RERRF, SCF Rd1, OLG Flood Unspent Grants	3,564,519		(222,359)	3,342,161
Total External	22,772,423	3,910,363	(4,982,102)	21,700,684
TOTALS	30,651,304	6,421,729	(7,114,297)	29,958,736

Restricted Cash Reconciliation

Restricted Cash	29,958,736
Cash at 26 November 2025	30,537,507
Unrestricted Balance	578,771
Grant Debtors and Contract Asset Outstanding	200,813
Balance	779,584

Financial

There are no financial implications associated with this report.

Bangus Landfill

At its ordinary meeting of 28 October 2025, Council carried resolution 206/2025 which unrestricted Bangus Landfill Reserve at 30 June 2025 to show an unrestricted and unallocated cash balance of \$511,578 in the 2025 Financial Statements. Please note if councillors wish to un-restrict this reserve permanently this would require another resolution.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

8.3.4 INVESTMENT REPORT - NOVEMBER 2025

DOCUMENT NUMBER	451018
REPORTING OFFICER	Damian Smith, Accountant
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>4. Collaborative and progressive leadership</p> <p>4.1 A clear strategic direction that is delivered upon</p>
FINANCIAL IMPLICATIONS	Council's cash and investment portfolio decreased \$611,714.12 from \$31,149,221.27 as at 31st October 2025 to \$30,537,507.15 as at 26th November 2025.
LEGISLATIVE IMPLICATIONS	Council investments comply fully with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2021.
POLICY IMPLICATIONS	Investments comply fully with the Council's Investment Policy.
ATTACHMENTS	Nil

RECOMMENDATION

The report detailing Council Cash and Investments as at 26th November 2025, be noted.

Introduction

A report on Council's Investments is required to be presented for Council's consideration in accordance with Clause 212 of the Local Government (General) Regulation 2021.

Financial

Council's cash and investment portfolio decreased \$611,714.12 from \$31,149,221.27 as at 31st October 2025 to \$30,537,507.15 as at 26th November 2025.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

Cash and Investment Portfolio

Type	Long Rating	Short Rating	Issuer	Frequency	Purchase	Maturity	Days	Rate	Benchmark*	Principal
TD	A-	A2	Rabobank	At Maturity	04-06-25	03-12-25	182	4.34	3.66	\$3,000,000.00
TD	A-	A2	Rabobank	At Maturity	02-07-25	02-12-25	153	4.32	3.66	\$1,000,000.00
TD	BBB+	A2	AMP	At Maturity	23-07-25	16-12-25	146	4.30	3.66	\$1,000,000.00
TD	A-	A2	BOQ	At Maturity	02-07-25	28-01-26	210	4.25	3.66	\$3,000,000.00
TD	BBB	A3	Heartland	At Maturity	23-07-25	20-01-26	181	4.35	3.66	\$1,000,000.00
TD	A-	A2	Rabobank	At Maturity	06-08-25	03-02-26	181	4.25	3.66	\$3,000,000.00
TD	BBB+	A2	AMP	At Maturity	19-08-25	17-02-26	182	4.25	3.66	\$1,000,000.00
TD	AA-	A1+	NAB	At Maturity	09-09-25	10-02-26	154	4.15	3.66	\$1,000,000.00
TD	BBB	A2	Beyond Bank Australia	At Maturity	10-09-25	10-02-26	153	4.30	3.66	\$4,000,000.00
TD	BBB	A2	JUDO	At Maturity	17-09-25	17-03-26	181	4.30	3.66	\$3,000,000.00
TD	AA-	A1+	NAB	At Maturity	08-10-25	07-04-26	181	4.24	3.66	\$3,000,000.00
TD	BBB	A3	Heartland	At Maturity	19-11-25	19-05-26	181	4.40	3.66	\$3,000,000.00
CASH	AA-	A1+	CBA	Monthly				3.15	3.60	\$1,022,888.48
CASH	AA-	A1+	CBA	Monthly				3.15	3.60	\$2,489,314.36
CASH	AA-	A1+	NAB	Monthly				3.10	3.60	\$25,304.31
Total										\$30,537,507.15

Performance

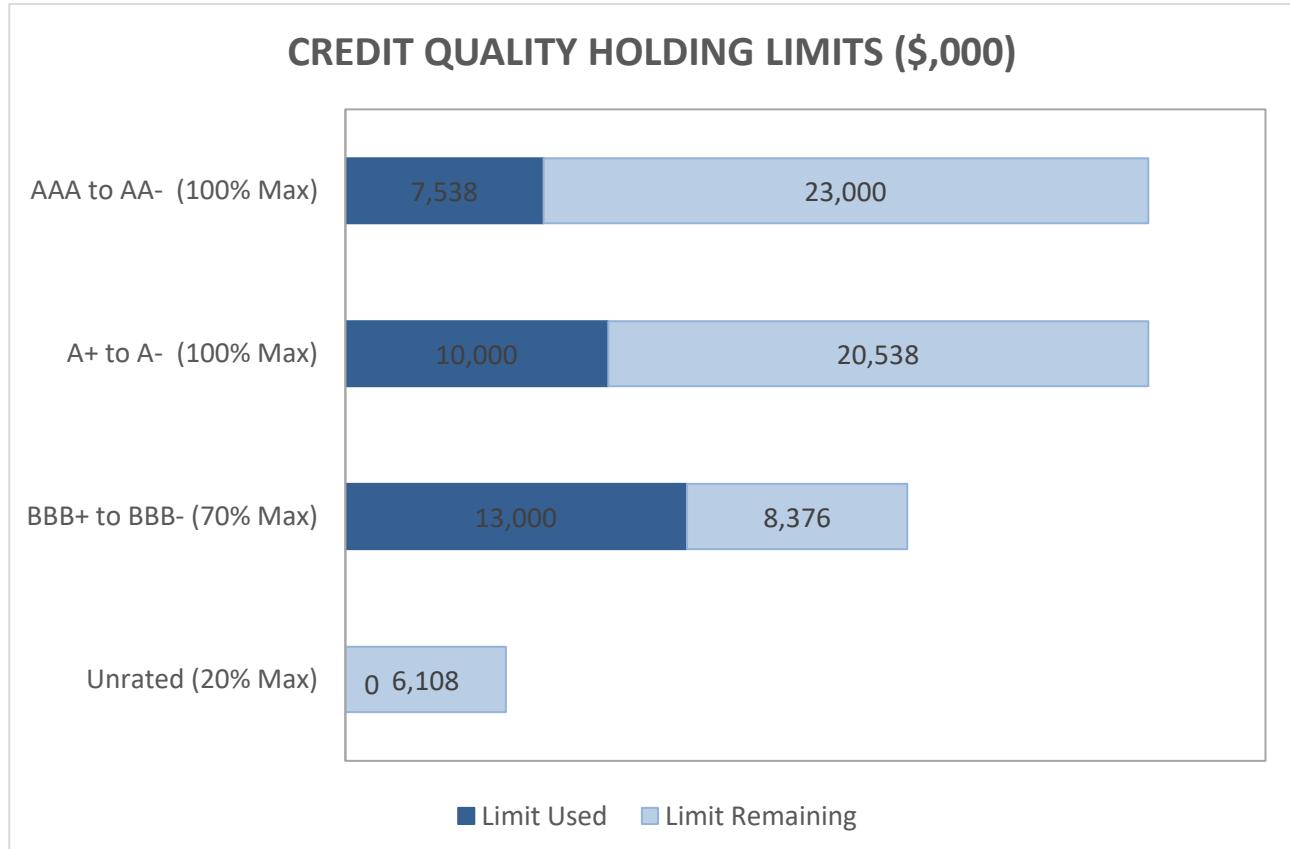
Cootamundra-Gundagai Regional Council's investment portfolio outperformed the relevant BBSW Index benchmark by 14.00%. The average weighted yield for November was 4.16%, over an average weighted term of 76.2 days, with a benchmark of 3.65%.

Please note that Council have tried to invest in longer term investments, but the rate is far below the required benchmark and it isn't a financially viable alternative.

Total Cost \$30,537,507	Monthly Interest Received \$108,772	Weighted Average Term 76.2 Days
Total Value \$30,537,507	Yearly Interest Received \$565,219	Weighted Average Yield 4.16%

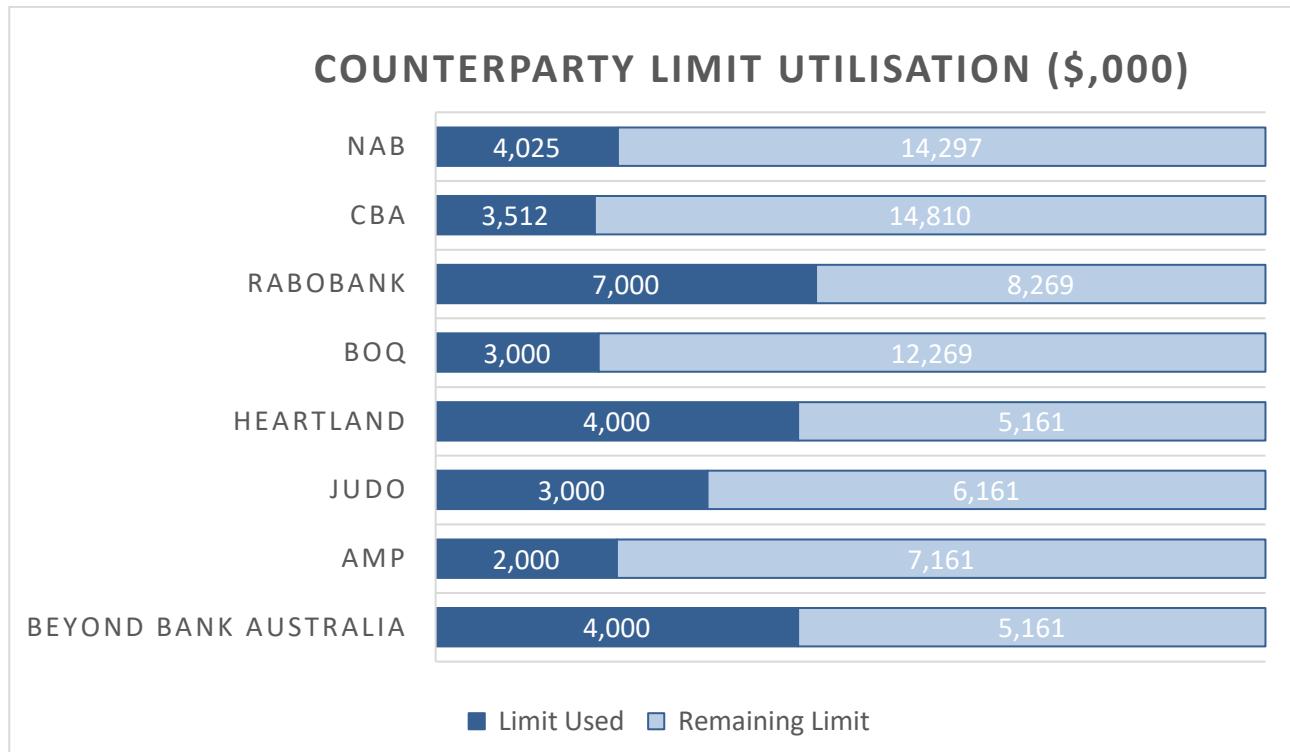
Credit Quality Compliance

Council's investment portfolio was compliant with policy in terms of S&P long term rating credit quality limits, as displayed below.



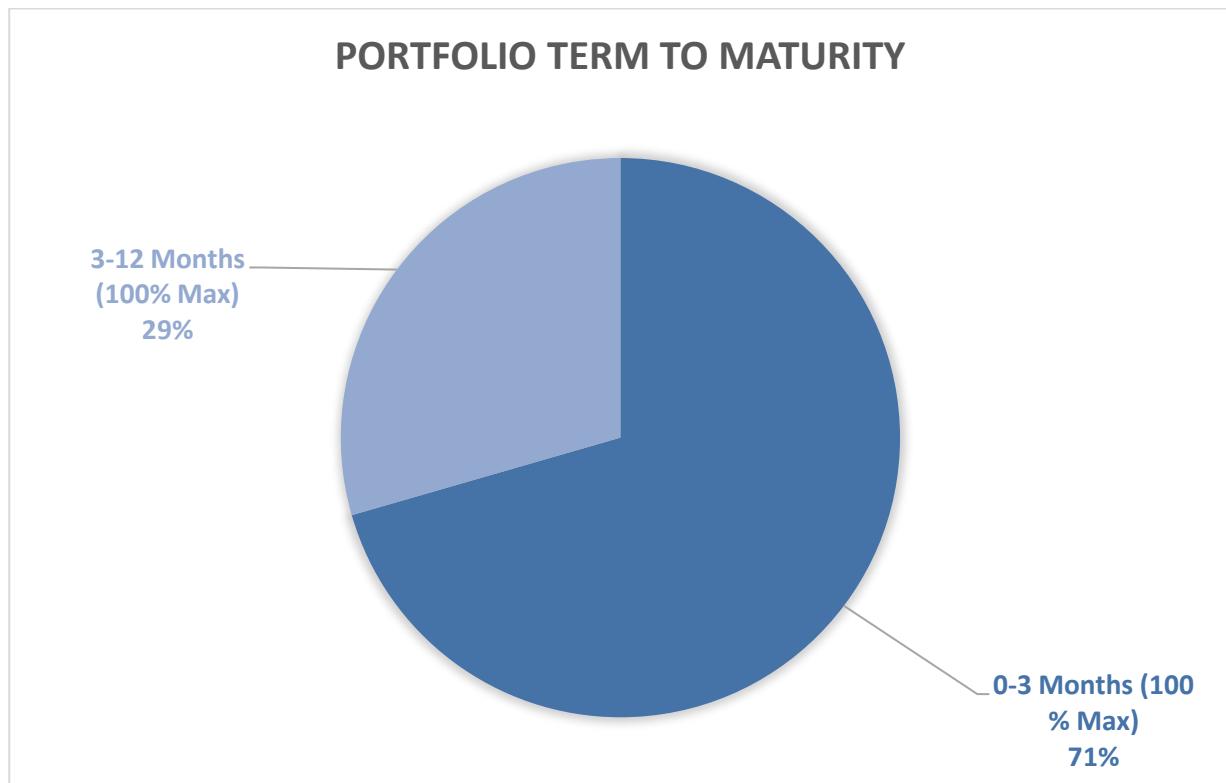
Counter Party Compliance

As at the end of September, Council was compliant with policy. It is worth noting that capacity limits are affected by changes in the on-call account balance compared to the total portfolio balance.



Term to Maturity

Council's investment portfolio maturities shown graphically below were also compliant with policy requirements. All of the investments are short term to deal with liquidity and to be prepared for the demerger split.



Declaration

I hereby certify that investments listed in the report have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2021 and Council's Investment Policy.

Damian Smith
Responsible Accounting Officer

8.4 SUSTAINABLE DEVELOPMENT

8.4.1 SECTION 7.12 DEVELOPER CONTRIBUTION'S PLAN UPDATE

DOCUMENT NUMBER	450506
REPORTING OFFICER	Lauren Dawes, Acting Manager Sustainable Development
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>2. A region for the future</p> <p>2.3 A region that can accommodate and support strategic growth</p>
FINANCIAL IMPLICATIONS	There is no adverse financial implication associated with this report
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

That Council prepare an updated Section 7.12 Developer Contributions Plan prepared by an external consultant with a view to have the costs associated with the preparation of the updated plan recovered through Section 7.12 developer contribution funds collected.

Introduction

Cootamundra' Gundagai Regional Council's Section 7.12 Fixed Development Consent Levy Contributions Plan 2018 was adopted by Council on 22 May 2018. It has been identified that the plan requires review and amendments for the purpose of:-

- Establishing an updated works schedule that incorporates new and revised projects tailored for both the Gundagai and Cootamundra areas. This is essential for facilitating the operation of the plan for the de-amalgamated councils following the upcoming demerger.
- Reflecting current legislation, Ministerial Directions and guidance published by the Department of Planning, Housing and Infrastructure;
- Establishing clear processes and expectations around how contributions are to be calculated, timelines for payment, and permissible exclusions.

The adopted budget for 2025/26 did not allocate funds for the review and adoption of an updated Section 7.12 Developer Contributions Plan. Therefore, this report seeks Council's endorsement to initiate the proposed project and outlines a potential strategy for financing the necessary updates to the plan.

Discussion

Plan Fund Distribution

The current plan provides for the following total contribution values for the projects in the Cootamundra and Gundagai areas:

- Cootamundra: \$632,000
- Gundagai: \$460,000

Council determined development applications with a total value of \$33,964,319.00 in the 2024/25 financial year and have so far determined applications to a total value of \$7894,672.00 in the 2025/26 financial year. Development applications with a combined estimated value of a further \$4 million are currently under assessment by council planning department. While developer contributions are not required to be paid under all development consents, there is potential for significant contributions to be received in coming months and years as developers look to commence their projects. As such it is important that the Contribution Plan remain up to date and outline suitable projects for the funds to be allocated too.

Some of the contributions outlined in the current adopted plan have been fully expended. Others have not been commenced, it's appropriate that reasons behind why projects haven't been commenced be investigated as part of the review and determine if the projects should remain in the plan.

Adoption of an updated plan provides opportunity for additional or revised capital works projects to be included in the plan and potential for savings to occur in Council's capital works budgets through inclusion of required capital works projects within the contributions plan.

Timing

As the Cootamundra-Gundagai Regional Council moves towards demerger, it is an opportune moment to review and update the Section 7.12 Contributions Plan to ensure that each newly formed council can effectively operate under the plan after de-amalgamation.

The revised plan should incorporate mechanisms to clearly identify the specific council area from which contribution fees are generated. Additionally, it is essential to establish separate pooling and distribution of fees following the de-amalgamation. Currently, contribution fees are consolidated within a single trust account and are not differentiated by the former local government areas.

Updating the plan at this critical juncture will facilitate a seamless transition and allow each council to manage its contributions effectively, ensuring that funds are allocated appropriately to serve their respective communities.

Legislation and Housekeeping Updates

The Section 7.12 Contributions Plan was originally adopted in 2018 under the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*. However, the regulation has since been superseded by the *Environmental Planning and Assessment Regulation 2021*. Updating the plan is essential not only for revising legislative references but also for incorporating relevant ministerial directions, recommendations, and guidance published by the Department of Planning, Housing and Infrastructure.

Additionally, findings from an internal audit completed in March 2025 highlighted the need for updates to the plan to enhance compliance and ensure transparency. These updates will align the plan with current legislative frameworks and best practices.

Cost

Quotes for the preparation of an updated Section 7.12 Contributions Plan have been obtained from external consultants, with estimated costs in the vicinity of \$40,000. These costs are subject to specific inclusions based on the scope of the project.

It is proposed that the project and initial cost outlay be overseen by Council's Sustainable Development Department with a view to have the administrative costs recouped through the adopted contributions plan and further allowance to be made for enduring administrative project to be included in the plan for ongoing costs associated with the review and updating of the plan. Initial investigations have not identified any issue or matter that would prevent the review of the Contribution Plan or any subsequent reviews from being funded this way.

Clarifying exclusions

Section 208 of the *Environmental Planning and Assessment Regulation 2021* specifies certain costs and expenses that must be excluded when determining the cost of development for calculating the contribution fee. However, these exclusions lack accompanying definitions or guidance from the Department of Planning, Housing and Infrastructure, which poses challenges for both staff and developers in accurately determining the applicable fees.

Examples of exclusions include:

- Project management costs associated with the development
- Costs related to enabling access for individuals with disabilities
- Costs for implementing energy and water efficiency measures
- Costs associated with developments provided as affordable housing
- Costs related to the adaptive reuse of heritage items

Requests from planning staff within the Cootamundra-Gundagai Regional Council, as well as from other councils, for the Department of Planning, Housing and Infrastructure to provide definitions or guidance on these exclusions have been denied. Instead, the Department has encouraged councils to establish their own definitions.

The preparation of an updated Contributions Plan presents a valuable opportunity to define these exclusions clearly and include them in the amended plan. This will enhance clarity for developers and staff, ensuring a more consistent approach to determining contribution fees.

Financial

Proceeding with preparation of an updated Section 7.12 Contributions plan will have an initial cost outlay not presently included within the 2025/26 budget. However, provision of an updated plan provides significant opportunity to generate savings to current or future capital works budgets.

OLG 23a Guideline consideration

Nil

8.4.2 GUNDAGAI HOUSING & EMPLOYMENT LANDS STRATEGY

DOCUMENT NUMBER	443837
REPORTING OFFICER	Lauren Dawes, Acting Manager Sustainable Development
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>2. A region for the future</p> <p>2.3 A region that can accommodate and support strategic growth</p>
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Gundagai Housing and Employment Lands Strategy 🔗

RECOMMENDATION

1. That Council publicly exhibit The Gundagai Housing and Employment Strategy for a minimum of 28 days.
2. If no substantive submissions are received during the exhibition period, the strategy be adopted.
3. In the event that minor errors or amendments are identified, staff are authorised to make necessary alterations, provided that the core content and recommendations of the strategy remain unchanged, allowing for its adoption.
4. In the event that substantive submissions are received, those submissions will be reviewed, and a further report presented to Council for further consideration.

Introduction

Council engaged Habitat Planning Pty Ltd to assist in the preparation of a Gundagai Housing and Employment Lands Strategy (the Strategy). The purpose of the Strategy is to guide land use planning and future amendments to the Gundagai Local Environmental Plan (LEP).

A draft version of the Strategy and a Background Report were presented to Council at a meeting on 22 April 2025. Council resolved as follows:-

Resolution 082/2025

1. *Council endorse the draft Gundagai Housing and Employment Land Strategy for the purpose of public exhibition.*
2. *A further report be presented to Council following the conclusion of the public consultation period, detailing the outcomes of community consultation and presenting the final Gundagai Housing and Employment Land Strategy for formal adoption.*

Subsequently, the draft Strategy and Background Report was publicly exhibited and community consultation undertaken. The Strategy has now been finalised and is provided for Council consideration and adoption.

While draft version of the Strategy was previously exhibited as part of community consultation and preparation of the Strategy, significant changes have been included warranting re-exhibition prior to final adoption.

Discussion

Community Consultation

Community consultation included the provision of an online survey on the council's website, which was advertised through social media platforms. In-person community consultation sessions were held on 1 May 2025 and 20 May 2025. Additionally, targeted interviews were conducted with local employers, real estate professionals, and Council staff. Consultation with the Department of Planning, Housing and Infrastructure was also carried out.

Consultation Outcomes

A total of 63 responses were received from the online survey. The consultation outcomes, derived from the survey, submissions, and targeted interviews, highlighted the following key areas of focus:

- **Need for Housing Diversity:** There is a clear demand for a variety of housing types to cater to different community needs.
- **Support for an Ageing Population:** The necessity for housing options that accommodate the requirements of an ageing demographic was emphasized.
- **Affordability and Availability of Business Premises:** Concerns were raised regarding the cost and accessibility of suitable business locations.
- **Challenges in Employee Retention:** Difficulty in securing and retaining employees was noted, primarily due to a lack of available housing options, particularly for lone person households and workers.

Key Changes Since Previous Exhibited Version

The following key changes have been incorporated into the final Strategy following consultation undertaken:-

- Details of consultation process undertaken;
- Improved data on supply and demand trends and forecasts;
- Extra context around some of the decision making, particularly the subject site selection criteria; and
- Recommendations for worker housing.

Strategy Outcomes and Next Steps

The Strategy addresses key findings and consultation outcomes, making several recommendations for the Council's next steps in enhancing housing and employment development opportunities in Gundagai. The recommendations are prioritized according to timeframes, categorizing them into short, medium, and long-term priorities. This structured approach provides clear direction for both Council and staff as they move forward. A summary of the recommendations and their respective timeframes can be found in **Part 8.1: Summary of Key Actions** of the Strategy.

Adoption of this Strategy is expected to significantly enhance the Council's capacity to leverage grant opportunities that will support the execution of the recommendations such as in the development of a development of a comprehensive Development Control Plan and preparation of Planning Proposal for amendments to the current Local Environmental Plan.

Implications

The Strategy supersedes the *Local Environmental Profile and Planning Strategy 2008*, originally commissioned by the former Gundagai Shire Council. That earlier document informed the development of the *Gundagai Local Environmental Plan (LEP) 2011*, which was the first LEP for Gundagai to meet the requirements of the *Standard Instrument-Principal Local Environmental Plan (2006 EPI 155a)*.

Financial

Funding for the Gundagai Housing and Employment Land Strategy has been sourced from funds originally allocated for projects aiming at improving Council's LEP.

OLG 23a Guideline consideration

Does not conflict with guidelines.

GUNDAGAI HOUSING AND EMPLOYMENT LAND STRATEGY

November 2025



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Project Number

24341

Document Control

Revision No: 5
Date of Issue: [24/11/2025](#)
Author: [AM](#)
Approved: [DH](#)

Acknowledgements

Habitat Planning acknowledges Traditional Owners of Country throughout Australia and recognises the continuing connection to lands, waters and communities. We pay our respect to Aboriginal and Torres Strait Islander cultures; and to Elders past and present.



**COOTAMUNDRA-
GUNDAGAI REGIONAL
COUNCIL**

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EXECUTIVE SUMMARY

The Gundagai Housing and Employment Land Strategy ("the Strategy") is a forward-looking document designed to guide land use planning in Gundagai over the next 20 years.

The strategy balances current community needs with future growth opportunities, addressing housing, employment, environmental risks, and socio-economic trends. It builds on extensive demographic research, community feedback, and statutory frameworks to create a sustainable and inclusive vision for Gundagai.

The strategy is anchored in three foundational themes:

1. Capacity and Preparedness: Identifying land use opportunities, building community readiness, and mitigating environmental risks
2. Simplification: Streamlining planning processes by removing barriers to development and introducing tools like a Development Control Plan (DCP) to ensure consistent and high-quality outcomes.
3. Diversity and Accessibility: Reflecting the community's changing demographics through diverse housing options and universal design principles to accommodate an aging population and smaller households.

Gundagai's population has remained stable at around 2,200 residents, but its composition is shifting toward older age cohorts and smaller households. Key challenges include:

- A mismatch between housing stock (predominantly large, 3+ bedroom homes) and household needs (rising lone-person and smaller families).
- Increasing housing affordability pressures, with median house prices rising nearly 100% over the past decade.
- A growing rental market, with limited availability and longer tenancies.

The strategy emphasises infill development to maximize existing infrastructure and avoid sprawl, alongside targeted LEP amendments to support diverse housing types and employment lands.

- Gundagai's land use framework is analysed and recommendations to enable community aspirations.
- Residential Zones: Proposed reductions in minimum lot sizes to encourage infill development and affordability.
- Employment Zones: Rezoning the MU1 Mixed Use Zone to E3 Productivity Support to foster light industrial growth near the Hume Highway.
- Environmental Risks are mapped, with recommendations to avoid high-risk zones and adopt resilient design standards.

Strategic Actions

1. Development Control Plan (DCP): Introduce a DCP to provide clear design guidelines, ensuring quality infill development and environmental sustainability.
2. Key Investigation Sites: Master plans for prioritized residential and industrial sites to guide future growth, including infrastructure planning.
3. Affordable Housing: Explore contribution schemes and pilot projects for social and affordable housing, addressing gaps for vulnerable groups.
4. Universal Design: Integrate accessibility features into housing to support aging residents and people with disabilities.

The strategy positions Gundagai to adapt to demographic changes, climate risks, and economic shifts while preserving its rural character. By focusing on infill development, diversified housing, and streamlined planning processes, it aims to create a resilient, inclusive, and sustainable community.

Implementation will require collaboration with state and federal agencies, developers, and residents to align funding, policies, and community aspirations.

This document serves as both a roadmap for Council and a catalyst for long-term investment, ensuring Gundagai remains a vibrant place to live and work.

1

INTRODUCTION



1.1. OVERVIEW

This Strategy links Council's visions for housing and employment land within the Gundagai township and importantly responds to Council's Local Strategic Planning Statement (LSPS) 20 year vision for land use planning for Gundagai.

The Strategy has been developed in accordance with the 'Local Housing Strategy Guideline: A step-by-step process for producing a local housing strategy' (2018) and the 'Employment Land Strategy Guidelines Discussion Paper' 2021, both prepared by the Department of Planning and Environment.

Land Use strategies are forward looking documents that help to prioritise Council actions and funding as well as provide certainty for residents, tenants, business owners and workers alike.

From a policy perspective, The Cootamundra-Gundagai Council Local Strategic Planning Statement (LSPS), a foundational local government strategy written in 2020, outlined the need for an updated Gundagai Housing and Employment Land Strategy.

With an eye to the following twenty years, the Strategy is underpinned by the earlier completed background report, community and stakeholder consultation. The recommendations in it balance Gundagai as is now, the changes it has been undergoing, the challenges it faces and a vision for residential and employment land use in the future.

The vision for future housing and employment lands in Gundagai in this Strategy has been developed based on previous community consultation and strategic planning work undertaken by Council.

From a policy perspective, the Cootamundra-Gundagai Council Local Strategic Planning Statement (LSPS) is a foundational planning document for Council. The LSPS outlined the need for an updated Strategy specific to Gundagai.

The Strategy includes consideration of demographic factors, local housing supply and demand, and local land-use opportunities and constraints. The Strategy details where additional housing can be provided and how Council will ensure appropriate infrastructure provision.

The Strategy will also ensure that employment lands are provided in appropriate locations which are accessible, reflective of the needs for Gundagai and enable new business and employment to be established efficiently.

This Strategy aims to be an enabling document. It seeks to provide the strategic foundations and practical pathways for legislative and policy improvements changes to implement the vision for Gundagai.



Gundagai Housing and Employment Land Strategy

1.2. OBJECTIVES

Land use planning is one of the structures that underpins a thriving community. It encompasses strategic, regulatory and spatial frameworks for the way we interact with our living and built environment.

The objective of the Strategy is to build upon the recommendations of the Cootamundra-Gundagai and implement the relevant vision and directions for Housing and Employment Zoned land within the Gundagai area.

The Strategy will:

- Analyse residential land and housing diversity demand and supply and make recommendations to enable future opportunities
- Analyse development constraints and opportunities including growth drivers, hazards and biodiversity
- Consider infrastructure and servicing availability and requirements for future development
- Analyse Employment Zone land demand and supply analysis including industrial development types, trends and opportunities

This will be achieved by:

- Understanding and analysing the context of Gundagai's current planning framework.
- Identifying the key demographic themes to address.
- Identifying opportunities for future innovation and growth.
- Establishing the principles to guide a land use strategy and any future planning proposals.

1.3. POSITIONING AND CONTEXT

The Gundagai Land Use Strategy sits within a series of documents prepared by Council and can be contextualised with a 'line of sight'.

The outcomes of this Strategy are supported by and can be read in conjunction with the background report. As a high level document, it provides pathways forward to more detailed, qualitative work with a fine grained approach.





2.1. ADMINISTRATIVE HISTORY

Formed in 2016, The Cootamundra-Gundagai Regional Council (CGRC) is the amalgamated local government area of Cootamundra Shire Council and Gundagai Shire Council. CGRC has an area of 3,981 square kilometres and is the northern gateway to the Riverina District of New South Wales. It is home to a diverse landscape of steep hills and forestry in the east, lush Murrumbidgee valleys in the south and renowned, highly productive croplands to the North West. Interspersed between the scenic landscapes and natural beauty you will find historical towns, villages and rural communities, each unique in their own way.

— Cootamundra-Gundagai Regional Council LSPS

Prior to the amalgamation, Gundagai Shire itself was a result of an amalgamation, with the adjacent Adjungbilly Shire, in 1924

At the time of publication, CGRC Council is applying to 'de-merge' Cootamundra and Gundagai LGAs into their respective earlier iterations geographically and administratively. This Strategy will remain agnostic to that process, which should not affect the outcomes or recommendations of this document, which is focused on the township of Gundagai.

2.2. INDIGENOUS CONTEXT

Country that Gundagai sits on has a rich Aboriginal history, inhabited by the Wiradjuri people. The Wiradjuri is the largest Aboriginal nation in NSW, the "land of the three rivers", the Murrumbidgee, Gulari (Lachlan) and Womboy (Macquarie).

The Local Aboriginal Land Council is the Brungle Tumut Local Aboriginal Land Council (LALC).

As at the 2021 Census, 7.16% of the LGA identified as Aboriginal or Torres Strait Islander.

The floodplains of the Murrumbidgee were an important meeting place for the Wiradjuri, called Willeblumma (Possum Island), the area between the Murrumbidgee and Morley's Creek.

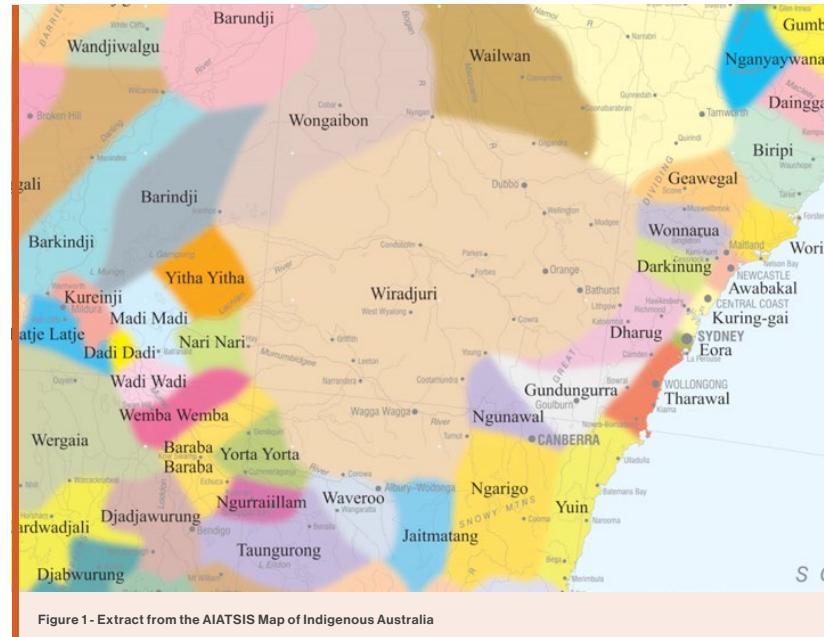


Figure 1- Extract from the AIATSIS Map of Indigenous Australia

2.3. EUROPEAN SETTLEMENT

Gundagai was gazetted in 1838, around 14 years after colonial exploration began in the area. It was the location of the crossing of the Murrumbidgee for people travelling between Sydney and Melbourne, a route set out by Hume and Hovell, though the location had been utilised by Sturt some years earlier.

Against the advice of the local Wiradjuri, the town was constructed on the flood plain between Morley's Creek and the Murrumbidgee River (Figure 2). It flooded several times, and culminating in 1852 Australia's deadliest flood (The Great Flood) destroyed the town and 80-100 people perished.

The town was moved further up Mount Parnassus, away from flood risk, where it exists today.

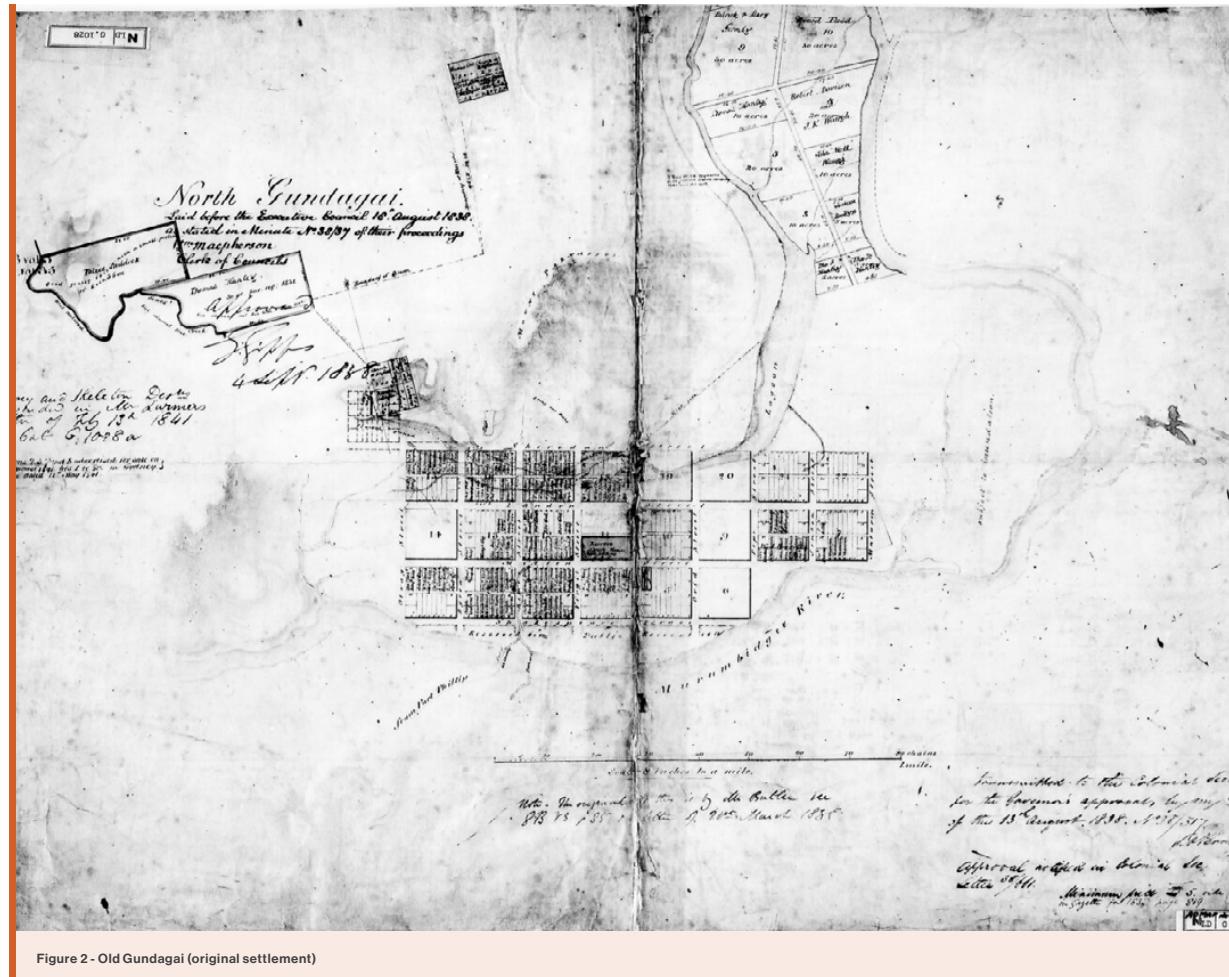


Figure 2 - Old Gundagai (original settlement)

2.4. KEY THEMES

The three foundational ideas upholding the Strategy encompass the results of the background research and community feedback process.

The themes will be comprehensively addressed in Section 6 of this document.

Strategic land use, encompassing where and how we live and work is complex topic and as such, an array of recommendations are made that each work towards the Strategy's themes and vision.



Capacity and Preparedness

- Identifying land use opportunities for diverse community aspirations
- Building community and infrastructure capacity, ensuring readiness for Gundagai future opportunities
- Understanding and mitigating environmental risk



Simplification

- Removing barriers to pave the way for preferred desired land use outcomes
- Enabling efficient land use and development outcomes, to take advantage of growth and investment opportunities



Diversity and Accessibility

- Reflect the diversity of the community in the types of housing and land uses available.
- Physical accessibility through universal design

2.5. STUDY AREA

The Strategy is focussed on the main urban area of Gundagai, and surrounding rural interfaces. Gundagai is the southernmost town in the Cootamundra-Gundagai Regional Council Local Government Area.

The urban area is approximately 9 square kilometres in area, situated on either side of the Murrumbidgee River and surrounding Mount Parnassus, a large foothill to the north-east of the town and the Hume Highway.

Gundagai is located approximately 166 kilometres north west of Canberra, 374 kilometres south west of Sydney and 500 kilometres north of Melbourne.

The closest regional centre to Gundagai is Wagga Wagga, which is located 80 kilometres west. Gundagai also has a number of strategic links, notably with Tumut in the south and Cootamundra in the north.

It is strategically located on the major Hume Freeway Corridor, which is the most significant road transport corridor linking Sydney and Melbourne. The Hume Freeway is one of Australia's busiest freight routes, supporting over 37,000 vehicles daily, including approximately 6,000 heavy freight vehicles.



2.5.1 Riverina Murray Region

For the purposes of land use planning and administration, Regional NSW is split into nine planning regions. Cootamundra-Gundagai Regional Council is situated in the Riverina Murray region of NSW.

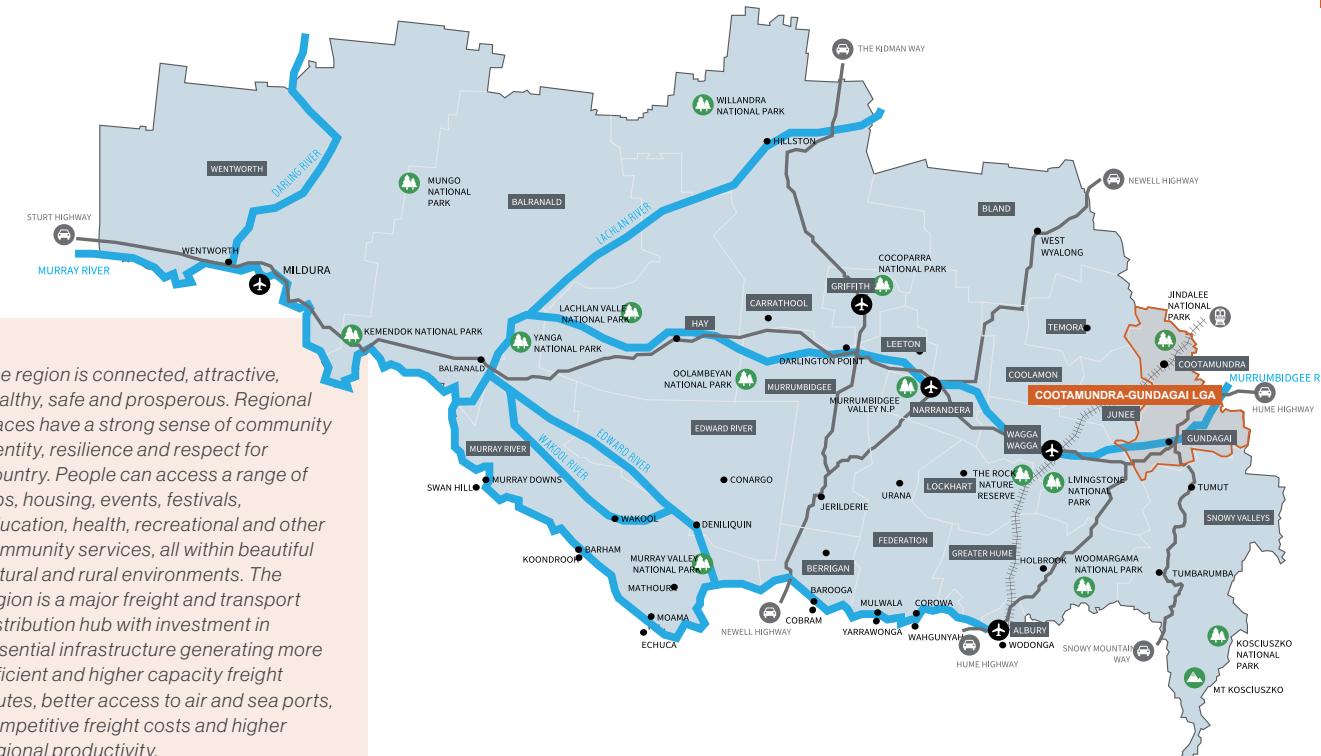
It includes the local government areas (LGAs) of Albury, Berrigan, Bland, Carrathool, Coolamon, Cootamundra-Gundagai, Edward River, Federation, Greater Hume, Griffith, Hay, Junee, Leeton, Lockhart, Murray River, Murrumbidgee, Narrandera, Snowy Valleys, Temora and Wagga Wagga.

A diversified economy founded on Australia's food bowl, iconic waterways and a network of vibrant connected communities.

The Riverina Murray's environment – including major rivers, waterways and wetlands – are protected and managed for the ongoing enjoyment of residents and visitors. Adaptation and resilience to a changing climate and natural hazards has made the region a renowned leader in sustainable and equitable water management for industries, communities and the environment.

— Murray Riverina Regional Plan 2041 – Vision

The Riverina Murray comprises diverse natural environments, bioregions and is defined by the extensive waterways and river systems, including the Lachlan, Murrumbidgee and Murray Rivers.



3

STATUTORY & STRATEGIC POLICY CONTEXT



3.1. THE GOVERNMENT IN CONTEXT

Local Government works most closely with members of the community in land use Strategy throughout Australia. When planning and advocating from a local level, it is important to recognize the three interrelated levels of government and their shared roles.

As a Local land use strategy, some actions (such as zoning or lot size minimums) will be most directly achieved via amendments to the LEP. Other broader policies such as taxation and social welfare are addressed at state and federal levels and will require strong advocacy to promote good regional land use outcomes.



The Federal Government's role includes:

- Policy and Funding Allocation
- Financial Assistance to states and territories
- Social housing programs and financial assistance
- Taxation policies
- National Housing and Homelessness Agreement.



The NSW State Government's role includes:

- Housing and land availability and supply
- Addressing homelessness and social housing
- Planning and Development legislation
- Major infrastructure provision and funding
- Regulatory protection (ie. tenancy laws and construction standards)
- State and regional strategy provision
- The State planning context is provided by way of legislation, policies, directions (both under the EP&A Act and at a more general level) as well as guidelines and practice notes.



Local government's role includes

- Urban planning and zoning, including the development, implementation and administration of Local Environmental Plans (LEP) and Development Control Plans (DCP).
- Local strategies (including housing, and community)
- Rate setting and infrastructure contributions
- Development assessment
- Cultural and built heritage
- Infrastructure provision
- Community engagement



At a state level, legislation and policies that guide land use include:**3.1.1. Legislation**

- The Environmental Planning and Assessment Act 1979 (EP&A Act)
- The Crown Land Management Act 2016 (NSW)
- The Biodiversity Conservation Act 2016 (the BC Act)
- The Local Land Services Act 2013 (LLS Act)
- Heritage Act 1977 (NSW)
- National Parks and Wildlife Act 1974 ("the NPW Act")
- Water Management Act 2000 ("the WMA Act")
- Fisheries Management Act 1994
- Protection of the Environment Operations Act 1997 (PEO Act)

3.1.2. Ministerial Directions

councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of draft LEPs

Whilst it is not mandatory to address these directions during preparation of strategic documentation, it is considered appropriate to ensure that any recommendations made throughout the project have proper consideration for the directions.

Any relevant Ministerial Directions will be addressed in detail at the time of preparation of recommendations for land use changes in Leeton Shire.

3.1.3. NSW State Environmental Planning Policy

State Environmental Planning Policies (SEPPs) are guidelines and controls relating to specific issues significant to the State. Commencing in March 2022, the 45 existing SEPPs were consolidated into 11 new "thematic" SEPPs. The following are applicable to the Leeton Shire.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Planning Systems) 2021

3.1.4. State Plans

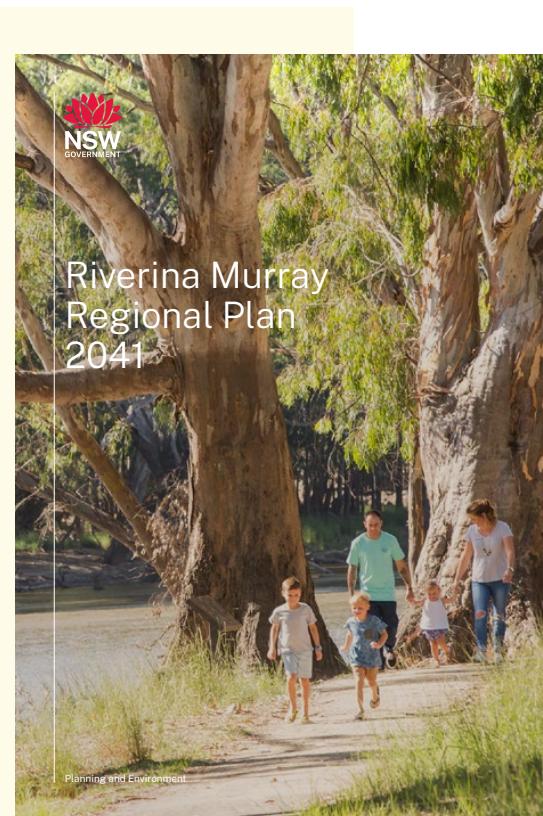
- NSW State Plan 2011-2021
- A 20 Year Economic Vision for Regional NSW (2018)
- The NSW Government has prepared the Future Transport 2056 Plan ("the Transport Plan")
- NSW Right To Farm Policy (2015)
- Better Placed
- The Urban Design Guide for Regional NSW
- Design Guide for Heritage
- Greener Places Guide
- Connecting With Country

3.1.5. Regional Plans

NSW is Cootamundra-Gundagai is covered by the Riverina-Murray Regional Plan 2041 ("the Regional Plan").

The Regional Plan is the overarching guide to land use planning in the area. Divided into three parts (Environment, Communities and Places, Economy), the Regional Plan contains 18 Objectives, related strategies and actions.

A breakdown of the Regional Plan's applicability is provided in the supporting background paper.



Riverina-Murray Regional Plan 2041

3.2. LOCAL STRATEGIC AND STATUTORY CONTEXT

Local land use planning in NSW is generally administered by Local Environmental Plans (LEPs) and supported by Development Control Plans (DCPs).



Gundagai Housing and Employment Land Strategy

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3.3. COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL LOCAL STRATEGIC PLANNING STATEMENT

As of 2018, all LGAs throughout NSW must prepare and endorse a Local Strategic Planning Statement (LSPS). The LSPS is a unifying strategic document that brings together the planning priorities and planned actions for a particular LGA. Importantly, the priorities and actions outlined in the CGRC LSPS help to shape the Strategy.

The LSPS sets out a 20 year vision for land use planning throughout CGRC-LGA. It seeks to balance the principles and objectives of the higher order regional strategies with local plans and provide a contextual future-driven approach to planning within the LGA.

A full analysis of the themes and relevant actions can be found in the supporting Background Paper. Those actions have land use requirements which this Strategy seeks to address.

LSPS Vision:

Opportunities through choice



Liveability

- Opportunities for a variety of housing choices
- Opportunities for to celebrate and protect heritage
- Opportunities for to express and engage with arts and culture



Sustainability

- Opportunities to protect and enhance agricultural land
- Opportunities to adapt to the changing climate
- Opportunities to be a leader in waste recover and contaminated land management



Productivity

- Opportunities to grow agricultural industries
- Opportunities to foster agritourism
- Opportunities to support the freight network



Technology

- Opportunities for future technologies
- Opportunities to be a centre of medical excellence
- Opportunities for micro manufacturing



Infrastructure and Planning

- Opportunities to promote active living
- Opportunities to create a flexible planning system
- Opportunities to provide access to quality water and sewer infrastructure

3.4. LOCAL ENVIRONMENTAL PLAN

A Local Environmental Plan is a type of Environmental planning instrument (EPI) and a statutory plan. It is one of primary planning tools for a Local Government Area (LGA) which sets out the planning regulations as well as the criteria to assess any proposed development. It is written in a standardised format, common to all LGAs across New South Wales.

The LEP is an instrument where strategic intent is applied and is informed by a range of planning strategies and seeks to provide quantifiable criteria the whole community can understand and apply to their individual circumstances.

Gundagai Local Environmental Plan 2011 (“the LEP”) was gazetted on 23 September 2011 and has not been merged with the Cootamundra LEP.

The LEP is based on the Standard Instrument Order 2006 and contains provisions that reflect the local nature of Gundagai, including controls for land use zoning and lot size, environmental and heritage protections.



Gundagai Housing and Employment Land Strategy

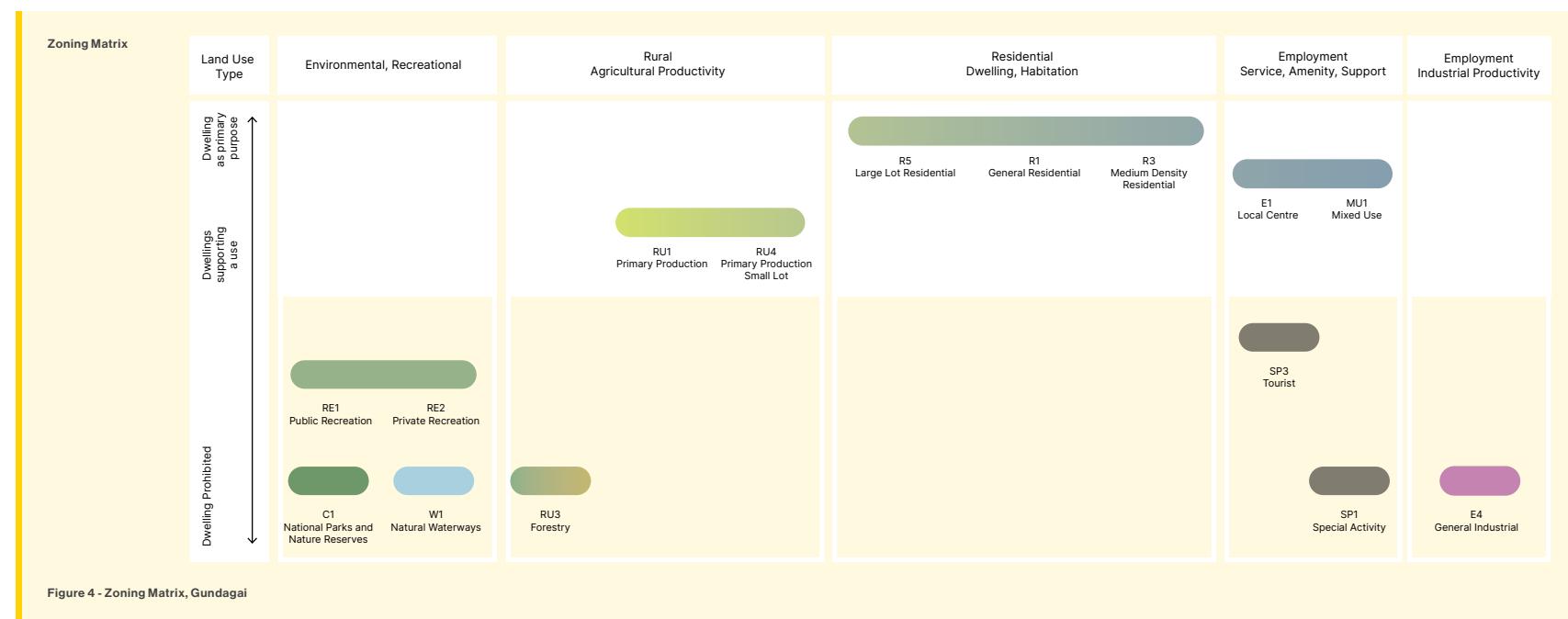
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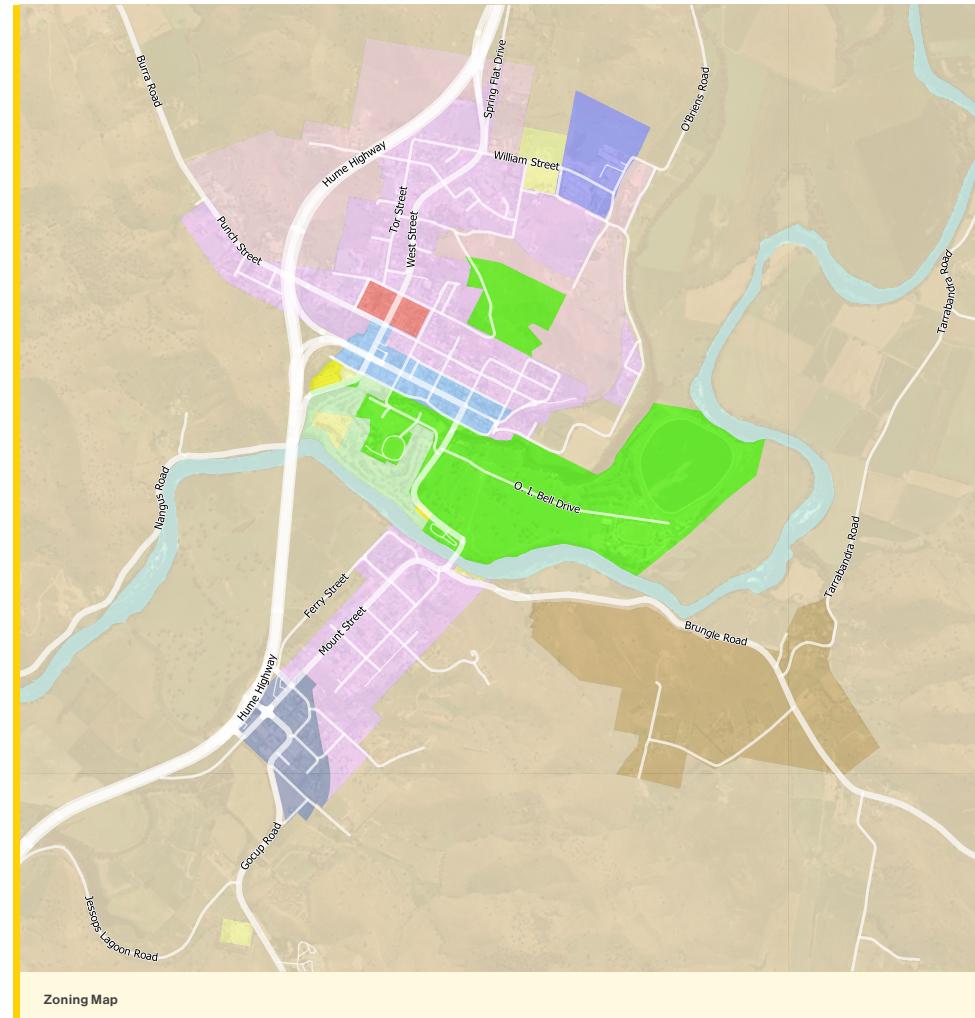
3.5. LAND USE ZONING

Land use zoning in New South Wales (NSW) is a regulatory framework that controls how land can be used and developed. It is primarily defined through the Gundagai LEP, which spatially organises land into different zones with specific permitted and prohibited uses, ensuring orderly development.

Zoning is crucial for sustainable urban growth, protecting community interests, and balancing economic, environmental, and social needs. It helps prevent land use conflicts, such as industrial activities near residential areas, and supports strategic planning goals, including housing supply, infrastructure provision, and environmental protection.

Effective zoning ensures efficient land use, safeguards heritage and environmental assets. It provides certainty for developers, businesses and residents. Additionally, it aligns local development with broader state and regional planning objectives, guiding future growth and seeking to improve community well-being.





Legend - Land Use Zone

- E1 - Local Centre
- MU1 - Mixed Use
- E4 - General Industrial
- R1 - General Residential
- R3 - Medium Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU1 - Primary Production
- RU4 - Primary Production Small Lots
- SP1 - Special Activities
- SP3 - Tourist
- W1 - Natural Waterways

3.6. RESIDENTIAL ZONES

The residential areas throughout Gundagai are assigned a range of zones depending on the density and types of dwellings encouraged.

The three zones which are imposed in Gundagai at present, comprise the following:

- R1 General Residential Zone
- R3 Medium Density Residential Zone
- R5 Large Lot Residential Zone

The nature of residential zones in Gundagai typically reflect the intended density and housing form for a particular area. The R1 zone is applied to majority of the 'urban' township and is the default residential zone. The R3 zone is applied in locations where a greater density of housing or renewal is encouraged, being central areas of the township. The R5 zone is applied to peripheral urban areas where a larger lot size and character is encouraged. Unlike the R1 and R3 zone, the R5 zone represents areas where wastewater disposal and water supply infrastructure is provided on site.

One of the major attractions of regional and rural living is the desire to live on more spacious lots. That demand in Gundagai also needs to be balanced with the physical limitations of future growth caused by topography, flooding and alignment of road infrastructure. Likewise, it must also ensure that primary production areas are maintained and not further fragmentated by urban use.



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3.6.1. R1 General Residential Zone

Zone Objectives

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

3.6.2. R3 Medium Density Residential Zone

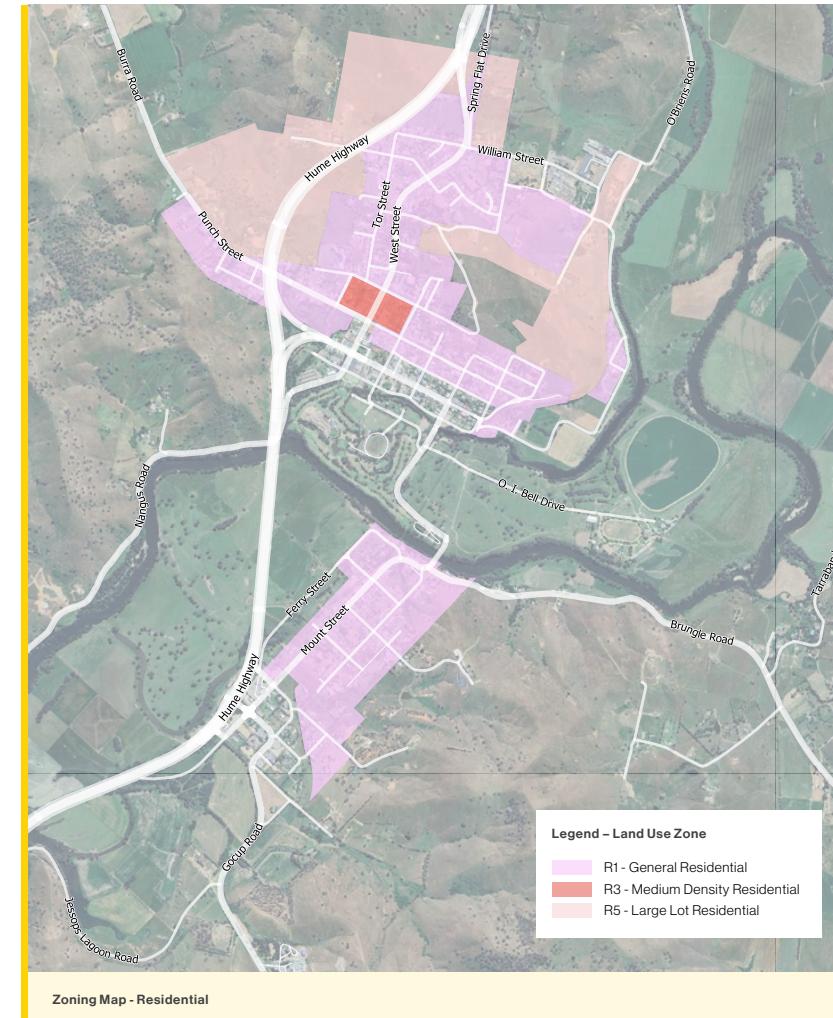
Zone Objectives

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

3.6.3. R5 Large Lot Residential Zone

Zone Objectives

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure development has appropriate access to water for domestic consumption and bushfire protection.
- To encourage development that enhances local visual amenity.
- To encourage the protection and management of remnant native vegetation.



3.7. EMPLOYMENT ZONES

Employment Zones in NSW are land use zones designed to support business, industry, and job creation. These zones promote economic growth, ensure jobs, amenity and services are strategically located relative to residential zones.

Industrial and Business zones have gone through a recent recategorization in NSW to form a broad range of Employment Zones which cover business and industrial uses. Employment Zones in NSW are land use zones designed to support business, and industry, and job creation. These zones promote economic growth, ensure jobs, amenity and services are strategically located relative to residential zones.

Employment Zones are generally categorised by the intensity of land use and the types of uses permissible in them.

In Gundagai, there are three employment zones in operation, being:

- MU1 Mixed Use Zone
- E1 Local Centre Zone
- E4 General Industrial Zone

The E4 General Industrial Zone is generally intended to accommodate a wide range of industrial and warehouse uses and includes 'general industry,' 'high technology industries,' 'industrial training facilities' and 'depots.' This zone is suitable where a council wishes to have a range of industrial land uses and other compatible land uses generally catered for in an industrial zone.

Industrial land should be suitably separated from other uses to avoid adversely affecting amenity. Conversely, industrial zones need to be protected from encroachment by other uses, such as housing, that may be vulnerable to the noise or hazards that come with industrial land use.

The E1 Local Centre Zone is used for the 'town centre', and covers Sheridan Street. Uses are skewed towards services, retail and amenity, with low impact on surrounding uses. Some housing is allowed as well, though in support of the other activities, rather than a primary use. In Gundagai, this includes 'shop-top housing'.

The MU1 Mixed Use Zone is located at the edge of South Gundagai and intended to support the area's proximity to the Hume Highway. While it encourages a mix of uses like the E1 Zone, it is generally not as geared towards high value urban design, vibrancy or heritage protection.

Each of the Employment Zones' applicability will be reviewed as part of this Strategy.

3.7.1. E1 Local Centre Zone

Zone Objectives

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.

- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

- To promote the enhancement and conservation of heritage items.

- To ensure new development occurs in a way that does not compromise the values of existing heritage items.

- To encourage high quality urban design.

3.7.2. MU1 Mixed Use Zone

Zone Objectives

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.

- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

- To promote appropriate development at South Gundagai having regard to its strategic relationship to the Hume Highway.

3.7.3. E4 General Industrial Zone

Zone Objectives

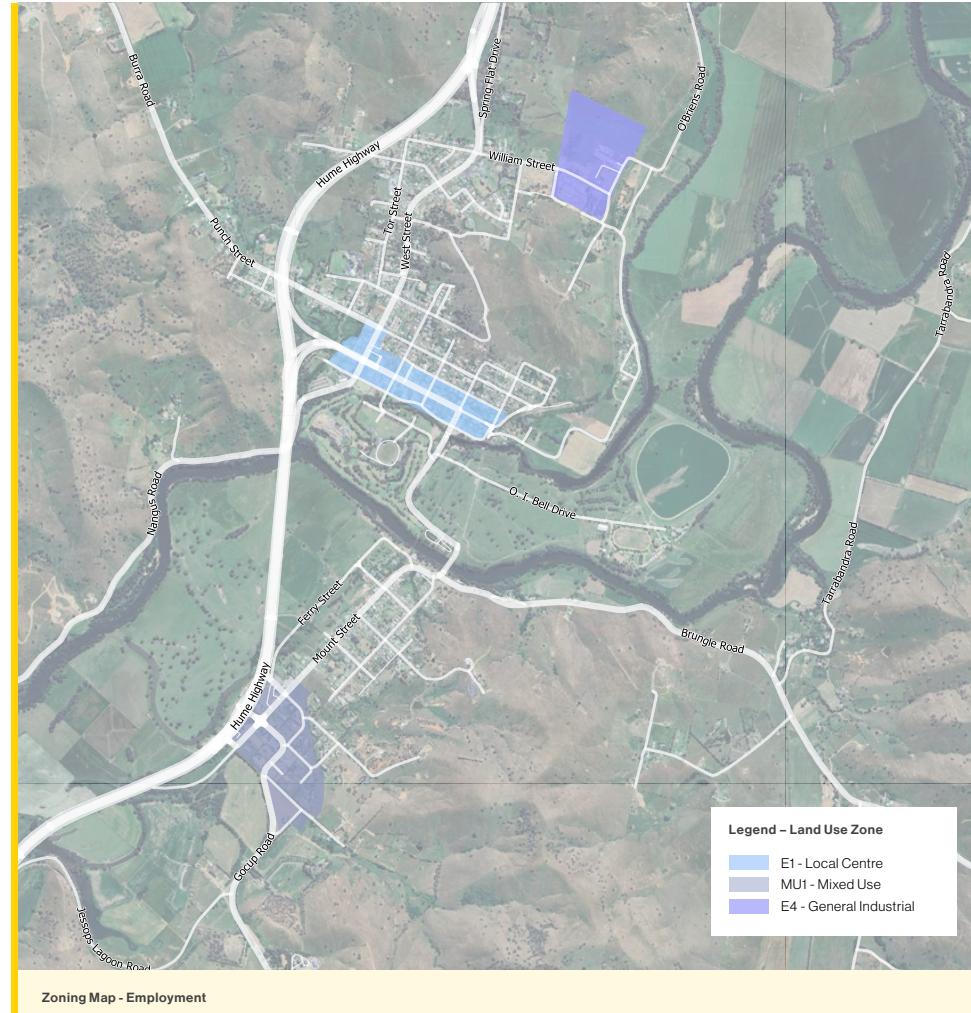
- To provide a range of industrial, warehouse, logistics and related land uses.

- To ensure the efficient and viable use of land for industrial uses.

- To minimise any adverse effect of industry on other land uses.

- To encourage employment opportunities.

- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.



3.8. RURAL ZONES

The Rural Zones area applied in areas where primary production is prioritised and protected. A number of rural zones allow flexibility in industry and employment that supports primary production. In limited circumstances, dwellings are permitted where it is essential for these to support primary production outcomes.

In Gundagai, there are two rural zones applied:

- RU1 Primary Production
- RU4 Primary Production Small Lots

The RU1 Primary Production zone represents the areas of the LGA which are intended for use as primary industry production, including extensive agriculture, intensive livestock and intensive plant agriculture, aquaculture, forestry, mining and extractive industries. The zone is aimed at utilising the natural resource base in a sustainable manner.

The RU1 zone is allocated to land where the principal function is primary production. The vast majority of this land is used for agriculture, which is also the largest economic driver in CGRC, underlining its importance for both land use and the local economy, employment.

The RU4 Primary Production Small Lot is generally intended to a productive zone where dwellings are allowed, though at a smaller scale than a RU1 Primary Production Zone. It is often used as a transitional zone between more urbanised areas and large scale agricultural production, hosting higher density and diversity of operations or hobby farm uses. Within Gundagai, the RU4 Zone is located at the eastern periphery of the town.

3.8.1. RU1 Primary Production Zone

Zone Objectives

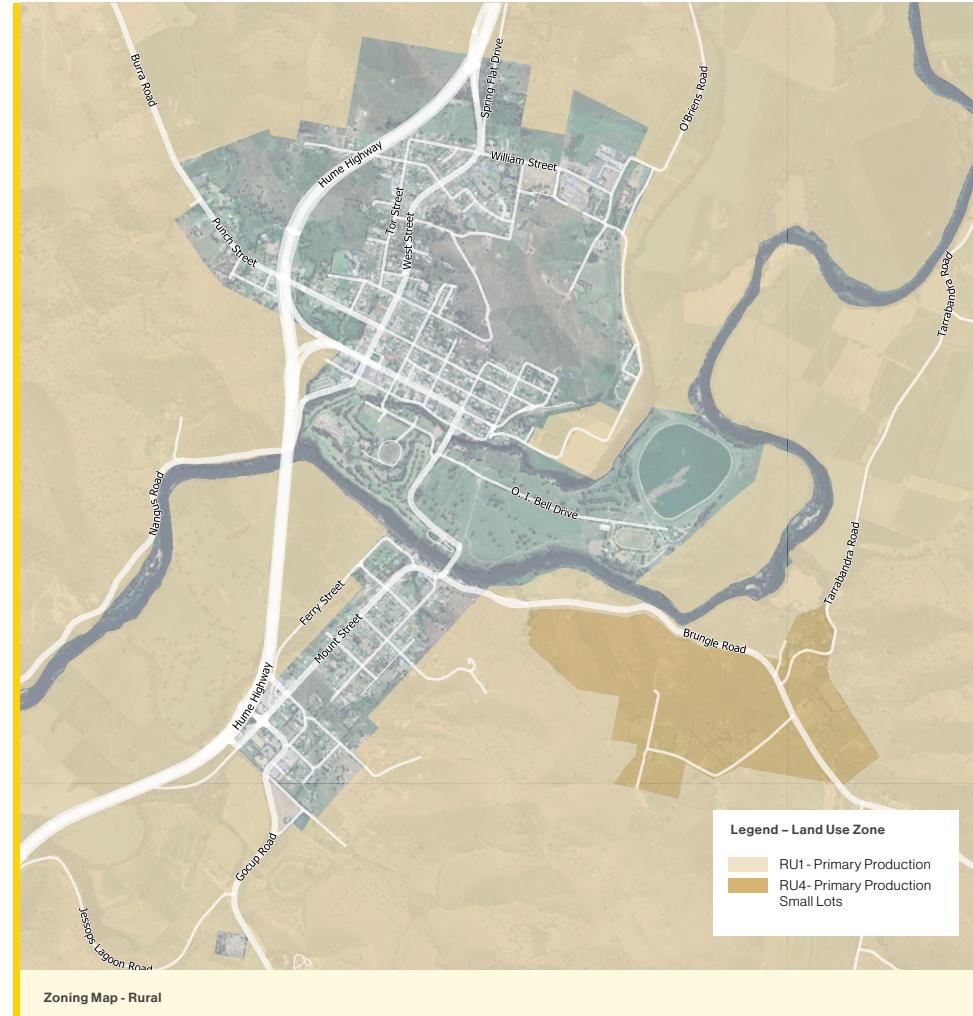
- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage the efficient use and conservation of water resources.
- To protect significant scenic landscapes.
- To encourage development that does not adversely impact nearby agricultural activities.

- To protect, enhance and conserve the natural environment, including native vegetation, wetlands and wildlife habitat.
- To ensure development prevents or mitigates land degradation.

3.8.2. RU4 Primary Production Small Lots

Zone Objectives

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage the protection and management of remnant native vegetation.



3.9. OTHER ZONES

The remaining zones used throughout Gundagai aren't as easily tied to residential or employment use and are categorised for supporting environmental, recreation, tourism and infrastructural purposes. The remaining zones applied throughout Gundagai are not as directly connected to residential or employment types and generally categorised for supporting environmental, recreation, tourism, and infrastructural purposes.

The remaining zones applied within Gundagai include:

- W1 Natural Waterways Zone
- SP1 Special Activities Zone
- SP3 Tourist Zone
- RE1 Public Recreation Zone
- RE2 Private Recreation Zone

The W1 waterway zone is applied throughout Gundagai is tied to the over the Murrumbidgee River alignment. It reflects the natural waterbody of the River and ensures its ongoing protection.

The SP1 Special Activities Zone is reserved for special uses that are not otherwise provided for in any other zones, or where a site may have individual and natural characteristic or special purpose.

Throughout Gundagai, the SP1 Zone covers water treatment and cemeteries.

The SP3 Tourist Zone covers the Gundagai Memorial Cairn (Site of Old Gundagai), Caravan and Tourist Park and the Dog on the Tuckerbox site, to the north of the township.

The RE1 Public Recreation zone covers much of Old Gundagai, which contains recreation areas, parks, showground and race course. This area typically does not contain dwellings or other habitable uses.

The RE2 Private Recreation zone is applied to areas which provide recreation functions and are owned or managed by private entities. In Gundagai, this zone covers the Gundagai Golf Course and Bowls Club.

3.9.1. W1 Natural Waterways Zone

Zone Objectives

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.
- 3.9.2. SP1 Special Activities Zone
- Zone Objectives
- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

3.9.3. SP3 Tourist Zone

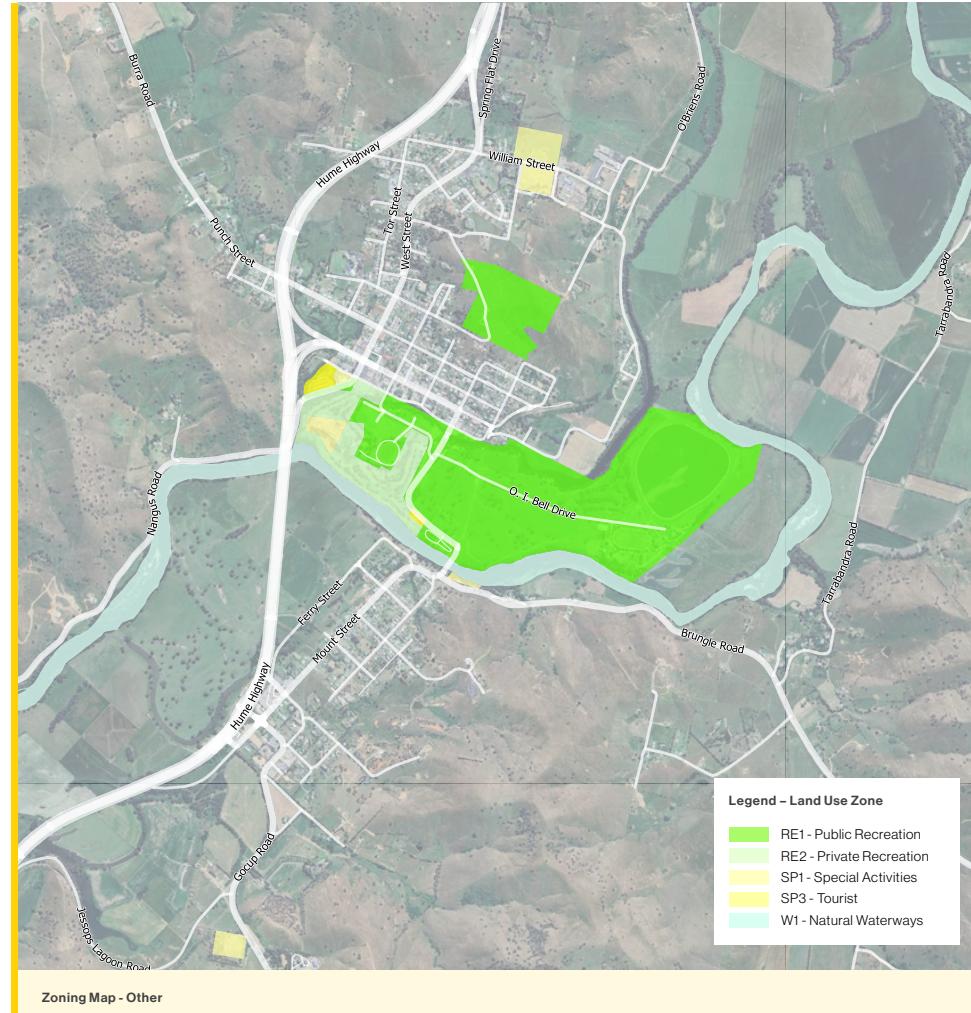
Zone Objectives

- To provide for a variety of tourist-oriented development and related uses.
- To recognise and promote the cultural significance of the "Dog on the Tuckerbox" installation at the Five Mile.
- 3.9.4. RE1 Public Recreation Zone
- Zone Objectives
- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

3.9.5. RE2 Private Recreation Zone

Zone Objectives

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.



3.10. MINIMUM LOT SIZE

The minimum lot size is an additional control that can affect the density, allowable development and resulting character of an area. Access to reticulated sewerage and water systems should be considered when determining appropriate minimum lot sizes. Lot sizes can be varied within the zone depending on the servicing availability and other factors such as topography, native vegetation characteristics and surrounding agricultural land uses.

Though with different outcomes and effects, it applies to RU1 Primary Production lots, where there is a 40 hectare minimum down to a 500m² minimum in the R3 Medium Density Residential Zone.

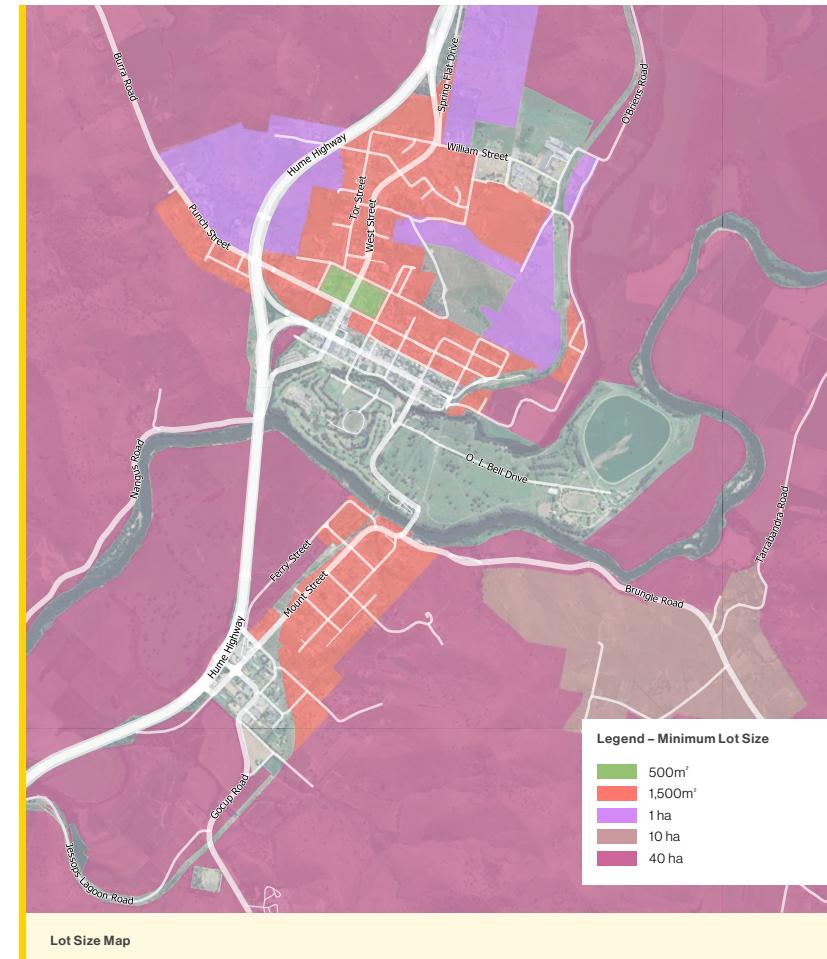
There is a 1,500m² lot size in the R1 General Residential Zone, which is relatively high even for a regional town, which can have the effect of sprawling development too far from centres of amenity and employment.

Consideration must be given to the "in-between" zones, which perform an important transitional purpose from the more urbanised town centres to productive, broadacre agricultural use.

The minimum lot size can effectively encourage or discourage development at a particular density and should be applied appropriately in conjunction with the particular land use zoning to facilitate the preferred outcome.

Where the zone permits, individual lot sizes can be effectively reduced through strata or community subdivisions.

To encourage infill development throughout Gundagai, a reduction or abolition of the minimum lot size in urban areas might be considered.



3.11. DEVELOPMENT CONTROL PLAN

The Development Control Plan (DCP) is a non-statutory document produced by each LGA that guides and facilitates development. The DCP contains local planning rules, developed by individual Councils, and assists in providing certainty on the aims and objectives set out in the EPIs.

It is a fundamental part of the suite of documents that inform land use planning in NSW at a local level, providing fine grained design and detailed guidance for built form and urban design.

Gundagai does not currently have a DCP in operation and therefore has no development control document that can be used in making planning decisions.

A small, separate DCP was prepared in 2007 for the 5 Mile precinct, including the Dog on the Tuckerbox site.

3.12. CONTRIBUTIONS PLANS

Local contributions plans levy new developments to contribute to infrastructure and planned community facilities. In Gundagai, this includes public toilet upgrades (Yarri Park), upgrades to the Old Gundagai Town Site and the continued implementation of the cycleway plan.

The GCRC Section 7.12 Development Consent Levy Contributions Plan 2018 applies to all development throughout the shire valued at over \$100,000. It was adopted by Council in 2018 with a projected ten year lifespan.

For future development, specific Contributions Plans can be tied to particular land use outcomes, including residential and industrial subdivisions and estates.



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3.13. HERITAGE

European and Indigenous heritage listings play a vital role in land use planning in Gundagai, ensuring the protection and recognition of historically and culturally significant sites. These listings, under the Heritage Act 1977 and Environmental Planning and Assessment Act 1979, help safeguard buildings, landscapes, and places with cultural, social, or architectural value.

For Indigenous heritage, listings preserve Aboriginal cultural sites, landscapes, and sacred places, maintaining connections to Country, identity, and traditions. Protecting these sites is crucial for cultural continuity and reconciliation.

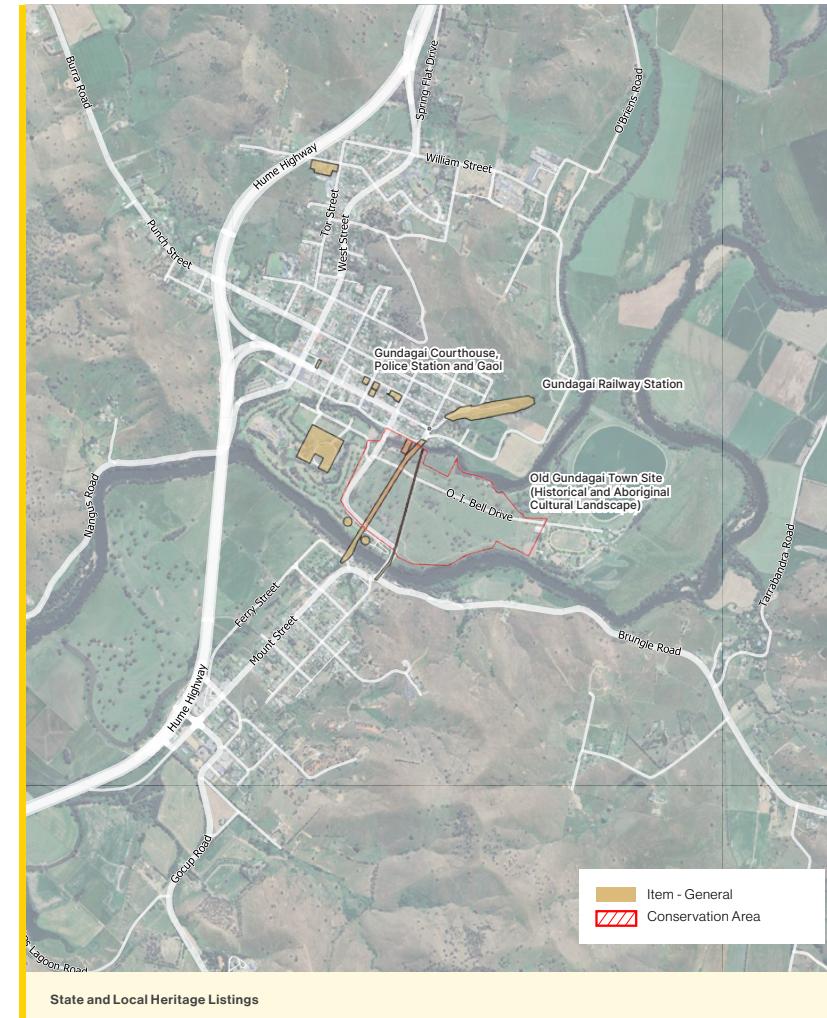
Listed sites of significant Aboriginal cultural importance within Gundagai include the Old Gundagai Town Site (Historical and Aboriginal Cultural Landscape).

An Aboriginal Cultural Heritage Study has not been completed for the area by Council, which may afford a less specific type of protection to the cultural landscapes, related artefacts and sites.

National Parks and Wildlife Act 1974 ("the NPW Act") and managed jointly by Heritage NSW and the Department of Planning and Environment (DPE). Part 6 of the NPW Act provides specific protection for Aboriginal objects and declared Aboriginal places by establishing offences of harm, which includes destroying, defacing or damaging an Aboriginal object or place, or moving an Aboriginal object from the land.

For European heritage, listings retain historical buildings, precincts, and industrial sites, fostering a sense of place and supporting tourism.

Listed site and buildings within Gundagai include the Old Gundagai Town Site, Railway Station, Courthouse, Police Station and Gaol.



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DEMOGRAPHICS



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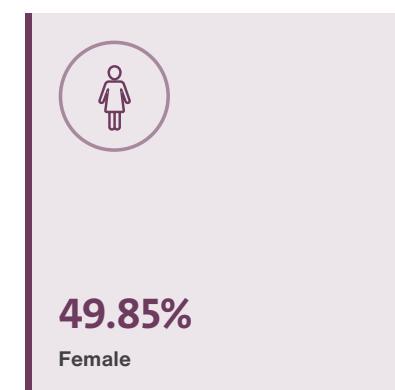
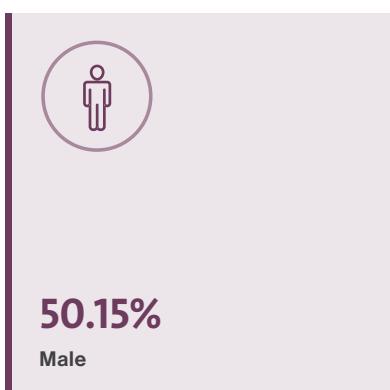
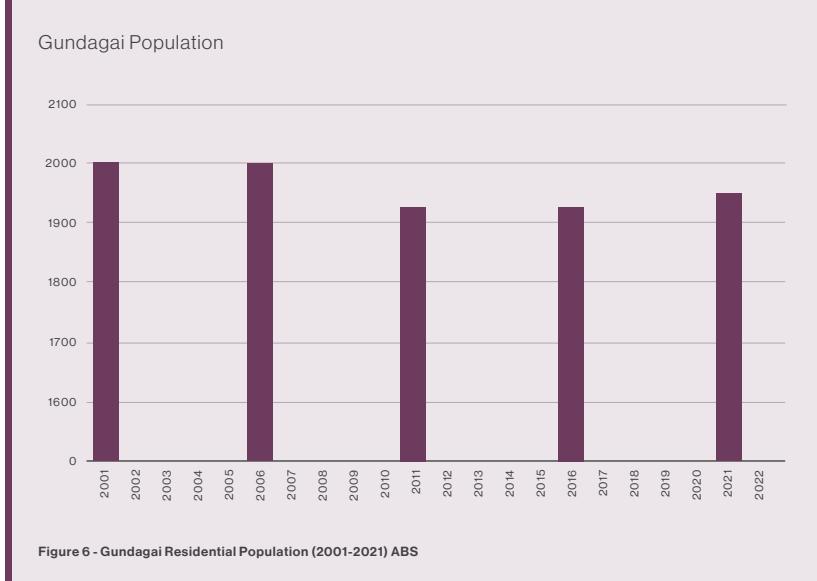
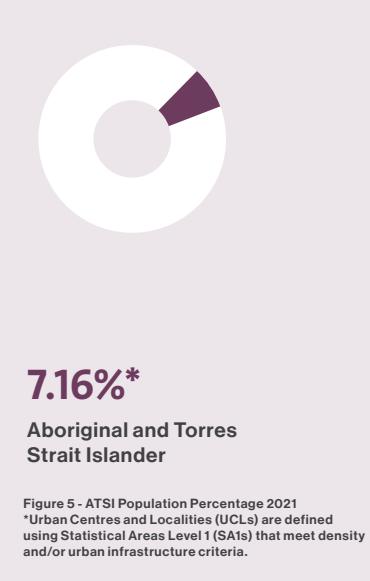
4.1 POPULATION

The Gundagai Urban Centre* supports an estimated residential population of 1970 persons (ABS, 2021) (based on usual place of residence), with an almost even split between males and females of 50.15% and 49.85% respectively. Of the total population, 7.16% of the LGA identified as Aboriginal and Torres Strait Islander.

The makeup and location of the population, their preferences and requirements will inform future land use and planning strategies.

While over the last twenty years, the population has been stable, its makeup and distribution has fluctuated.

Any future population change is not likely to be evenly distributed. Regionally, people are consolidating closer to urban centres for the lifestyle, employment, services, healthcare and amenity.

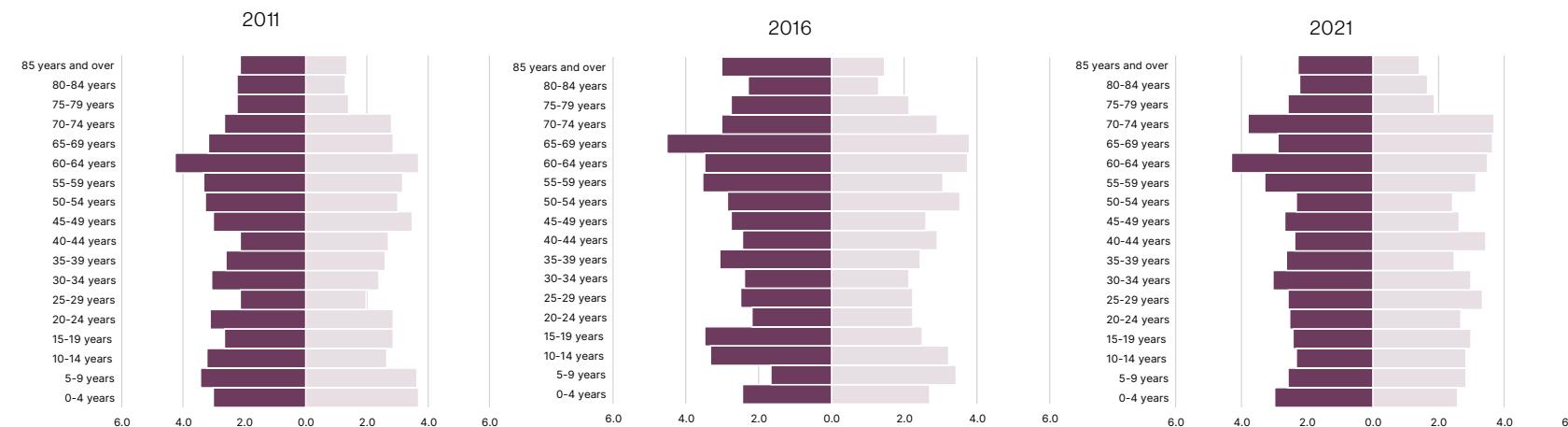
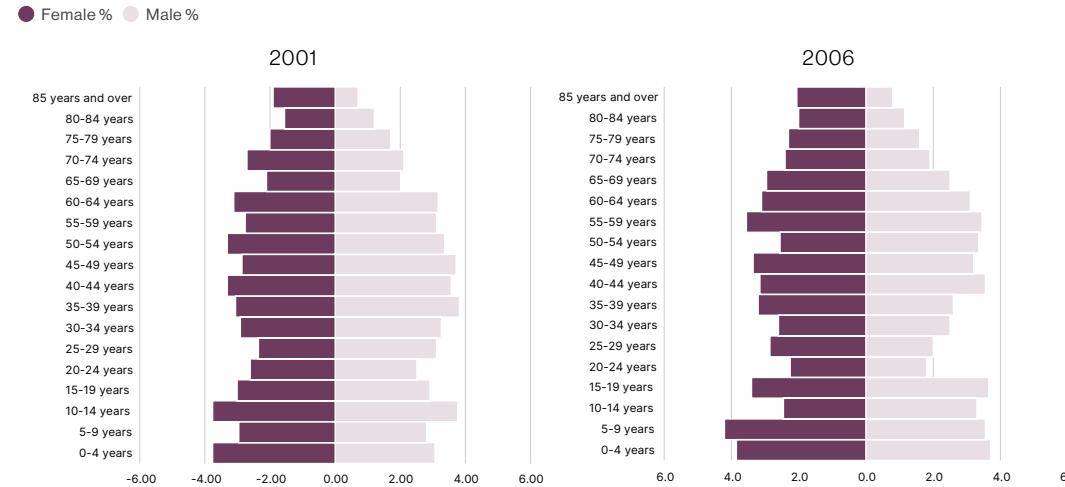


4.1.1. Population Changes and Distribution

Overall, Gundagai's population has been stable since the turn of the century, with a population of 2,207 at the 2021 census.

As well as the number, the profile of Gundagai is changing, particularly a shift toward an aging population, which is a trend fairly common to regional Australia.

As can be seen from the series of population pyramids spanning from 2001 to 2021, Gundagai has an aging population (quite high even for a regional town), which will affect community requirements for healthcare, amenity and land use planning.



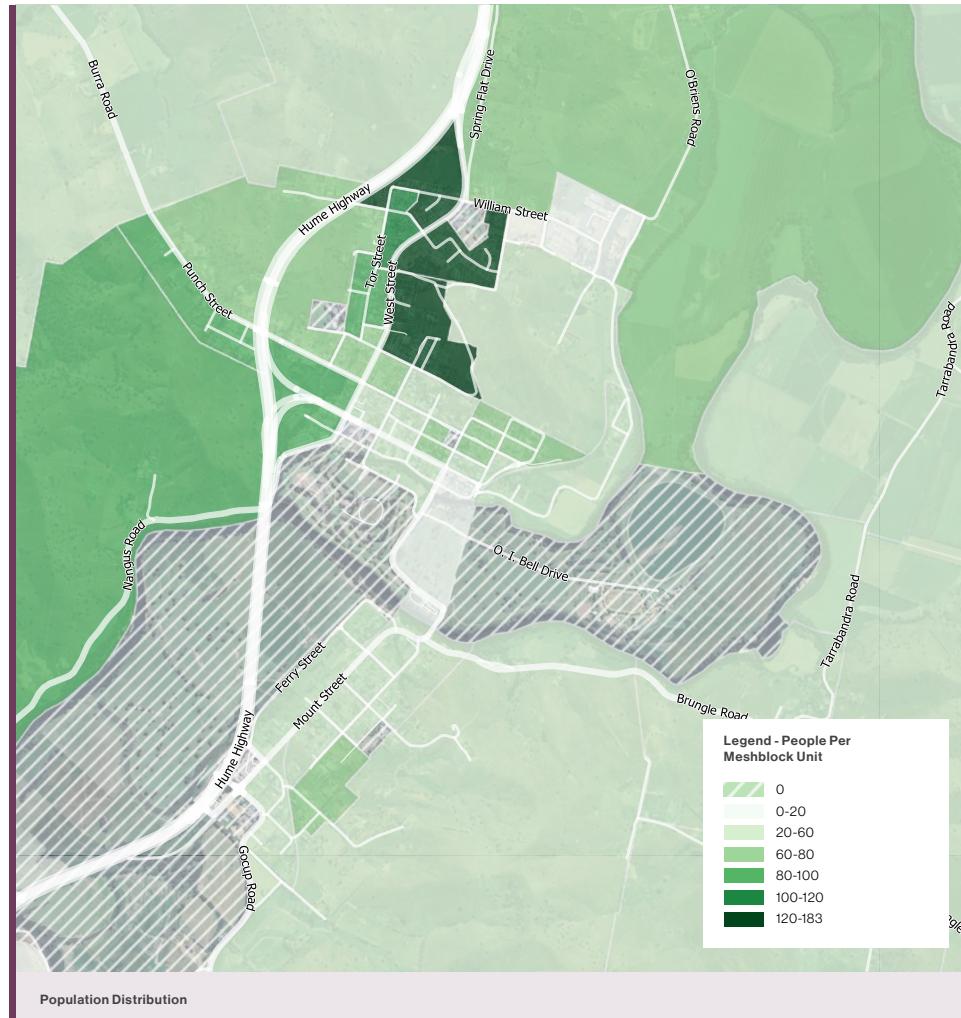
4.1.2. Population Distribution and Density

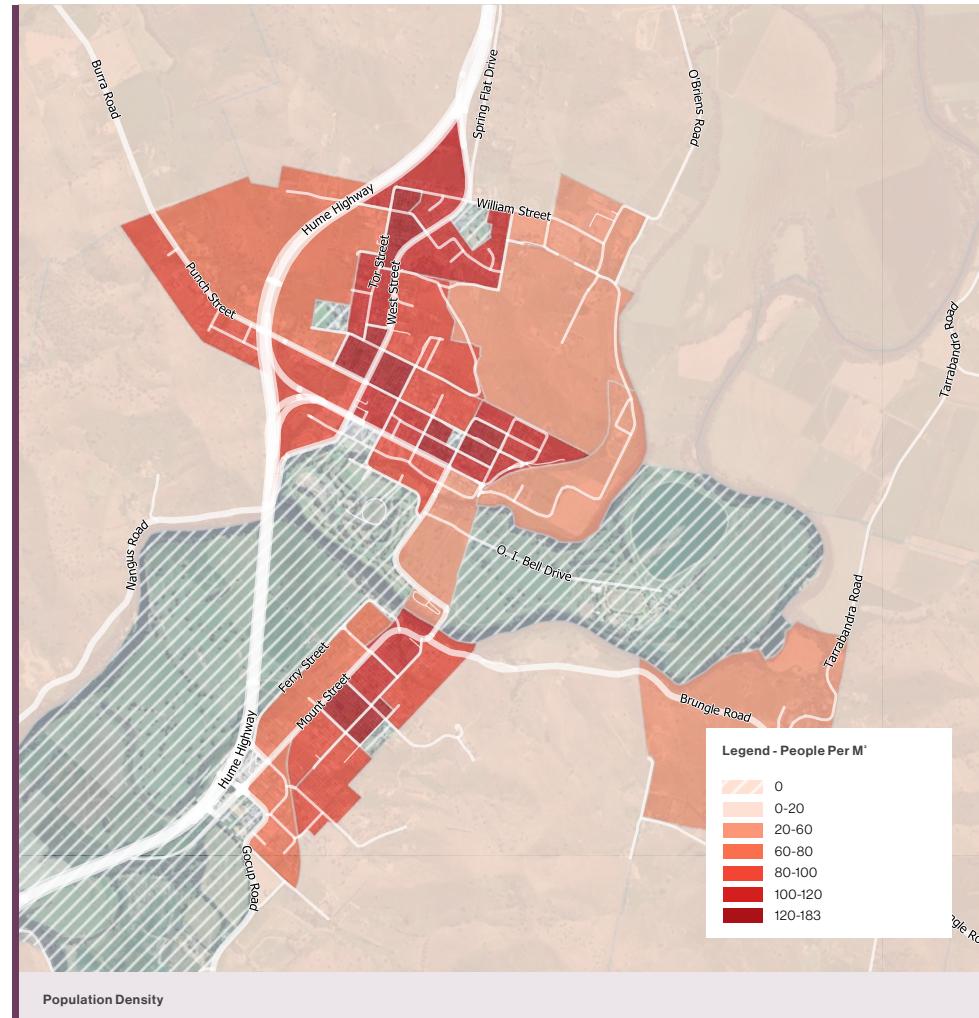
The population density for Cootamundra-Gundagai LGA varies between one to four people per square kilometre.

The average density for Regional NSW towns is 3.62 people per square kilometre, which puts Gundagai at the lower end of the spectrum. Gundagai's relative size and regional location also contribute to this.

While low density living is often part of the appeal of a regional lifestyle, and a reason for many who choose to live there, it is important to balance this with inefficient land uses, such as embedding car dependency due to long travel distances by maintaining that low density.

While the population density in and of itself may not prove insightful, understanding it in conjunction with other demographic categories such as age, migration or family groups can be useful.





4.1.3. Cultural Diversity

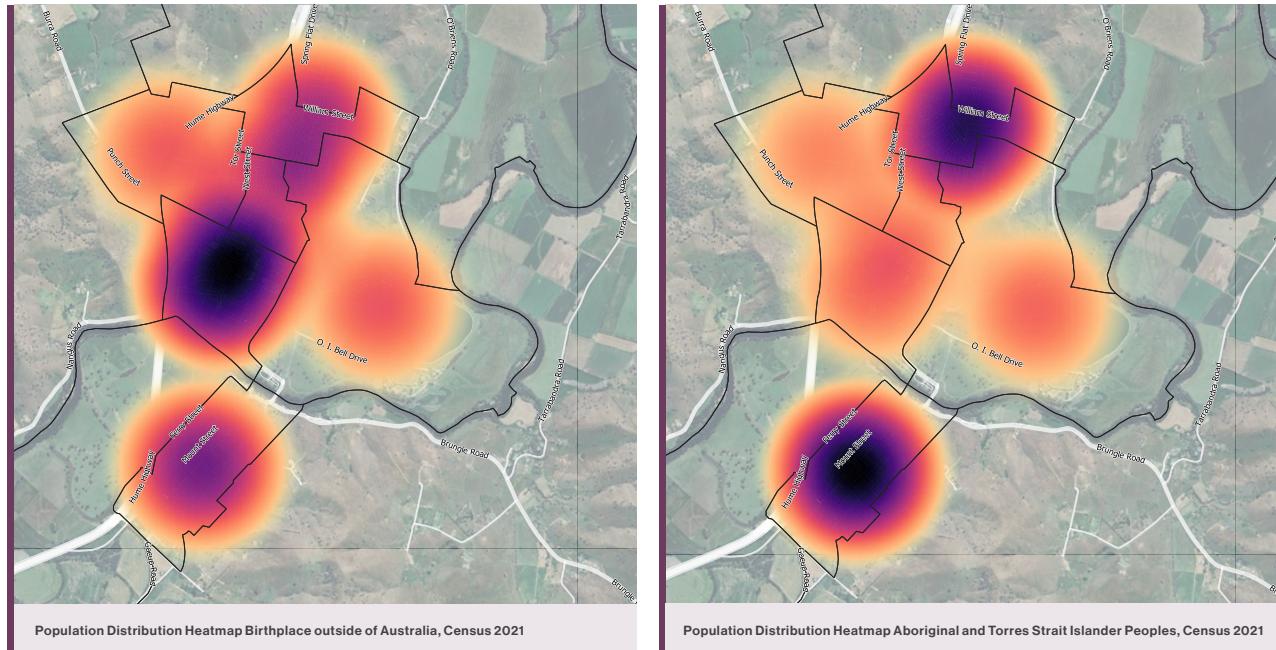
For a small regional LGA, Gundagai has a relatively small proportion of the population born outside of Australia (10.2%), less than the CGLGA (15.8%).

In the immediate region, LGAs with people of people born outside of Australia include Snowy Valleys (17.6%), Junee (15%), Wagga Wagga (17%) and Hilltops (15.8%).

ABS (Country of Birth by Person)

There is a concentration of migrants in Gundagai, a phenomenon that may be useful to unpack – the reasons for settlement, community, affordability and housing preferences can be investigated. (see following heatmap).

Likewise, there is a geographical spread of Aboriginal and Torres Strait Islander citizens throughout the Gundagai township. This data can be important for the provision of services, specific healthcare and preferred housing types.

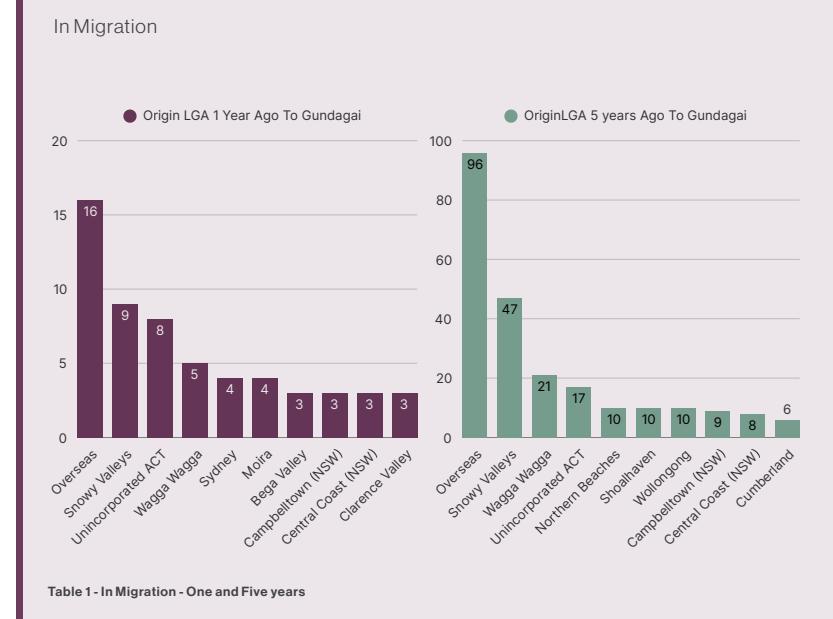


4.1.4. Population Migration

The largest cohorts of internal in-migrants come from fairly close origins, which is largely true for their location one year ago and five years ago.

The proportion of overseas migrants is also notable, though importantly this statistic does not cover temporary, seasonal or those on working visas, who may comprise a substantial group of workers.

The largest cohorts of internal (within Australia) out-migrants are also moving to relatively close LGAs, though the size of the locations people are migrating to might indicate people may be moving for employment or greater opportunity.

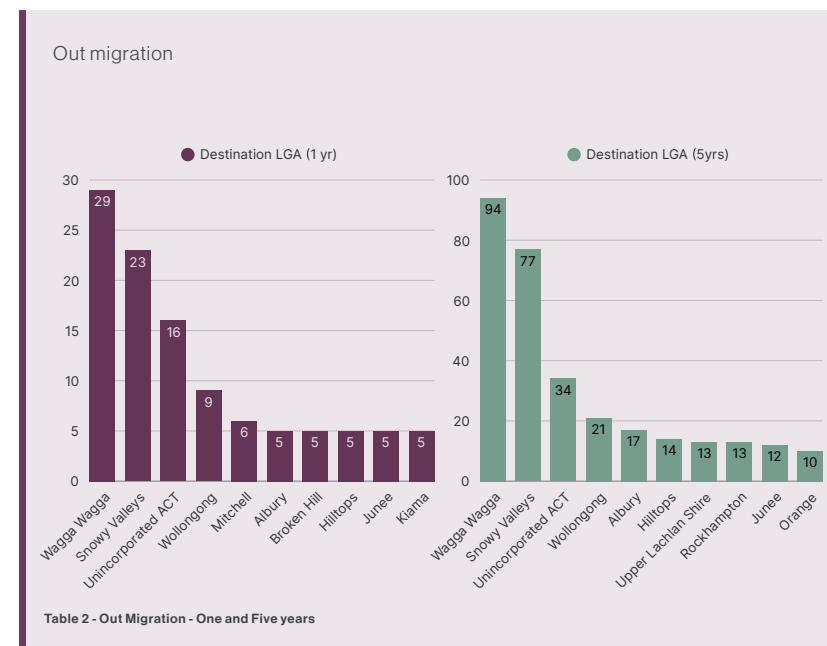


Local Population Movement

Movement to and from the neighbouring LGAs of Wagga Wagga, Snowy Valleys and the ACT is highest, indicating people moving around the region.

Migration by Age group

A loss of young adults and young families (18-24, 25-34 and 35-44 year old cohorts) is the most significant outward migration trend, which may reflect a lack of opportunity, employment or education.



4.2. HOUSING

Housing is one of the most influential factors in determining how the planning instruments should be framed for the future.

Housing activity is not necessarily a result of historical planning or decisions made by Council though is more likely linked to larger scale migration flows locally, regionally and nationally.

The changes to the makeup of the population will place significant demands on housing stock in the future, particularly;

- The capability of the existing dwelling types to cater to changing household types
- The rise of lone person households
- Smaller family units and one parent families
- Housing stock suitable for an aging population
- Appetite for development

At the 2021 Census, there were 758 occupied private dwellings recorded in Gundagai: 88.0% were separate houses, 0.8% were semi-detached, row or terrace house, townhouse etc, 9.1% were flats, units or apartments and 1.3% were other dwellings.



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4.2.1. Household composition

As at the 2021 census, there were 737 "households" throughout the LGA, comprised of groups outlined in Table 2.

Changes in household size (how many people occupy a dwelling) over the past fifteen years shows an increase of lone person households, and can be analysed in conjunction with the change in age groups (see Population pyramids).

For instance, it is a safe assumption to make that many of lone person households are older persons, who will have particular needs for housing.

The gradual decline in three and four person households usually indicate a decrease in family groups (also refer to change in household types, Figure 9)

The change in household type broadly aligns with the change in household size. The rise in one and two person household are reflected in the growth of couples without children and lone person households.

The decrease in 'Couples with children', and three/four person households (likely the same cohorts) may indicate people moving for access to schooling, or other employment opportunities.

A small rise in group households (usually groups of unrelated people) might indicate people living together for financial and social benefits.

Table 3 - Households, persons usually resident, ABS

Number of persons usually resident	Households
1 person	264
2 persons	267
3 persons	82
4 persons	81
5 persons	49
6 or more persons	16

Household Number Change (2006-2021)

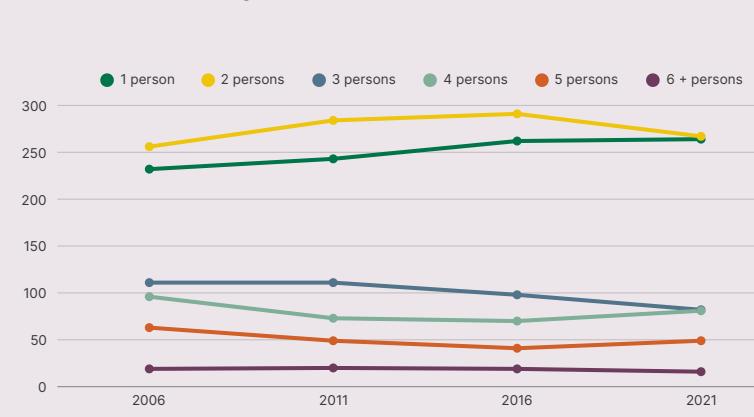


Figure 8 - Change in Household Number (ABS)

Household Structure Change (2006-2021)

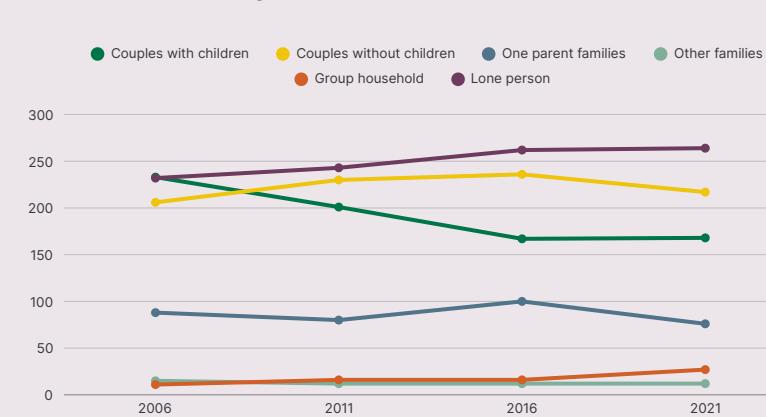


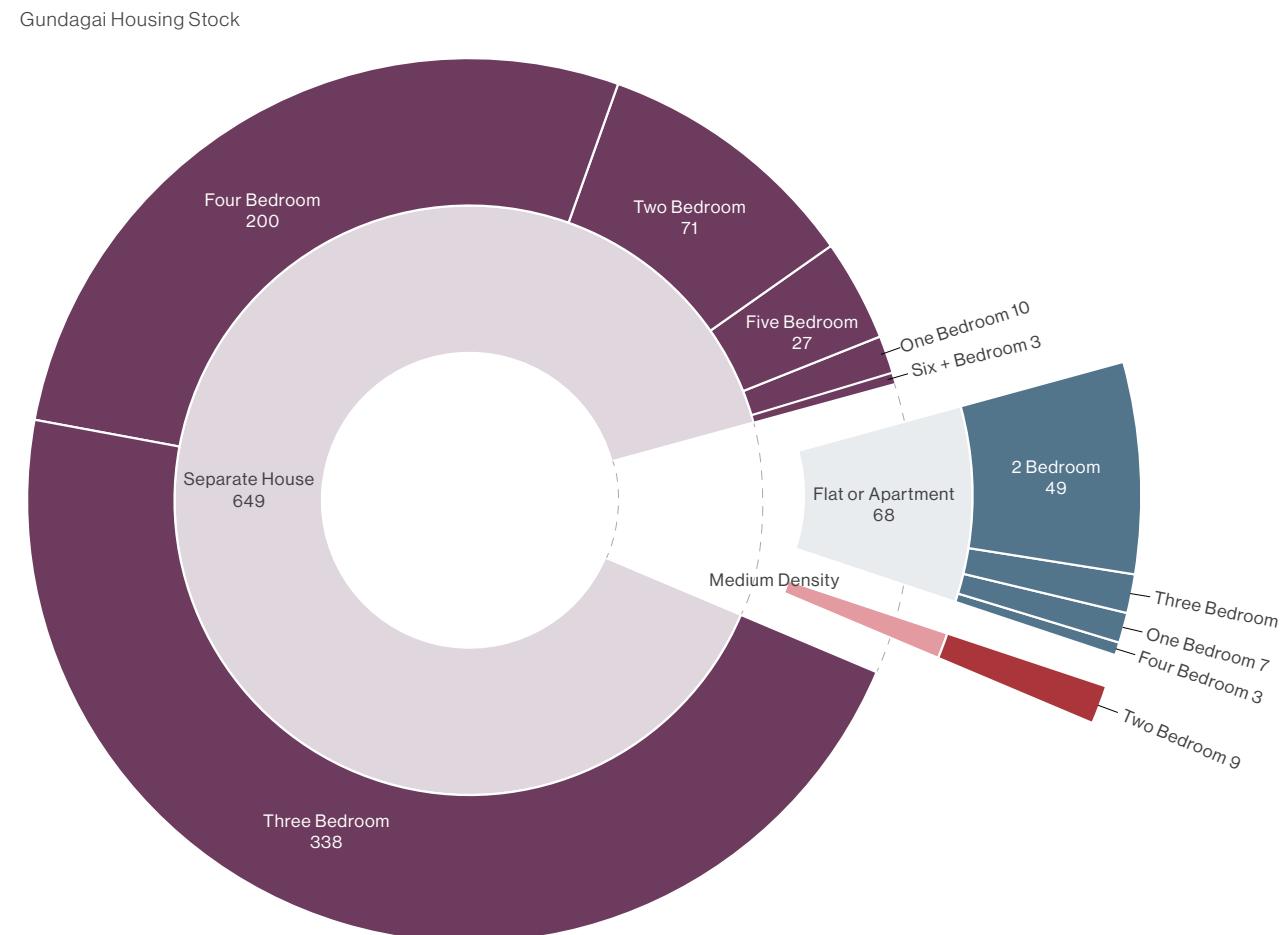
Figure 9 - Change in Household Type (ABS)

4.2.2. Dwelling Types

Throughout Gundagai, the dominant housing type is a detached three-bedroom dwelling. There is also a high proportion of four, five and over bedroom houses, and a small number of one and two bedroom dwellings, which is increasingly mismatching with the changing household compositions.

At the time of the 2021 census – there were 264 lone person households, 206 of whom are residing in separate dwellings.

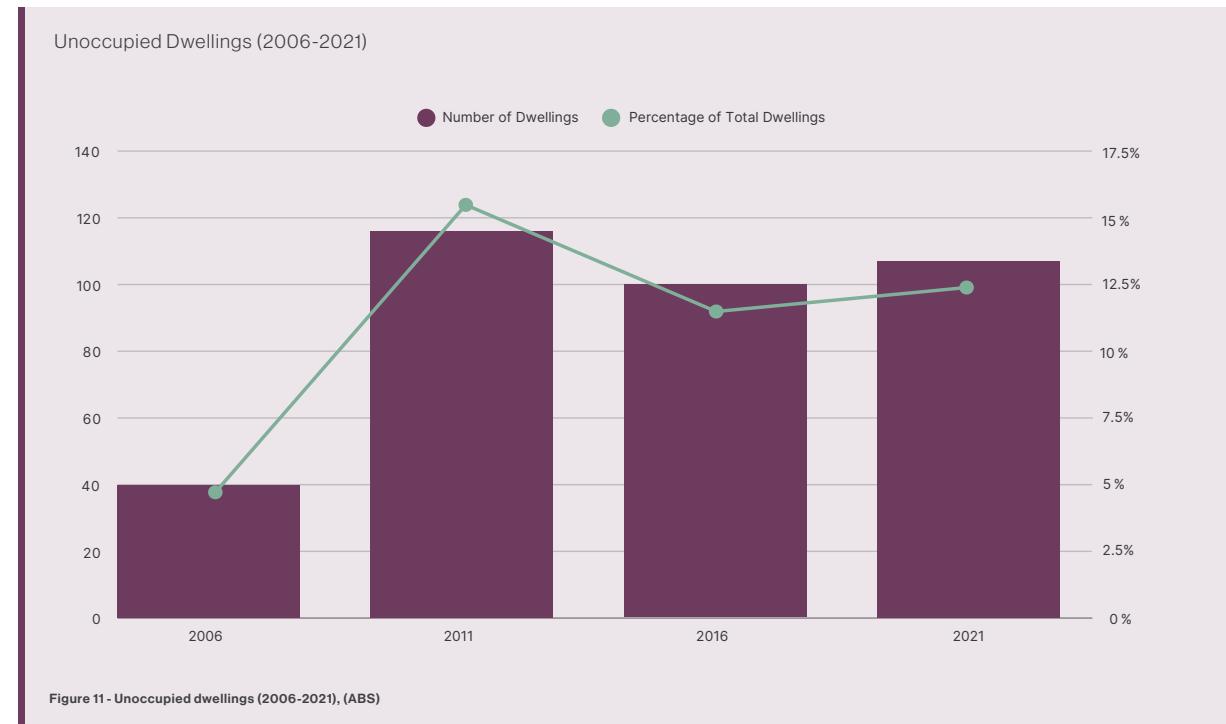
The majority of dwellings containing three bedrooms and over indicate there is an increasing mismatch between the housing stock, and the changing household makeups.



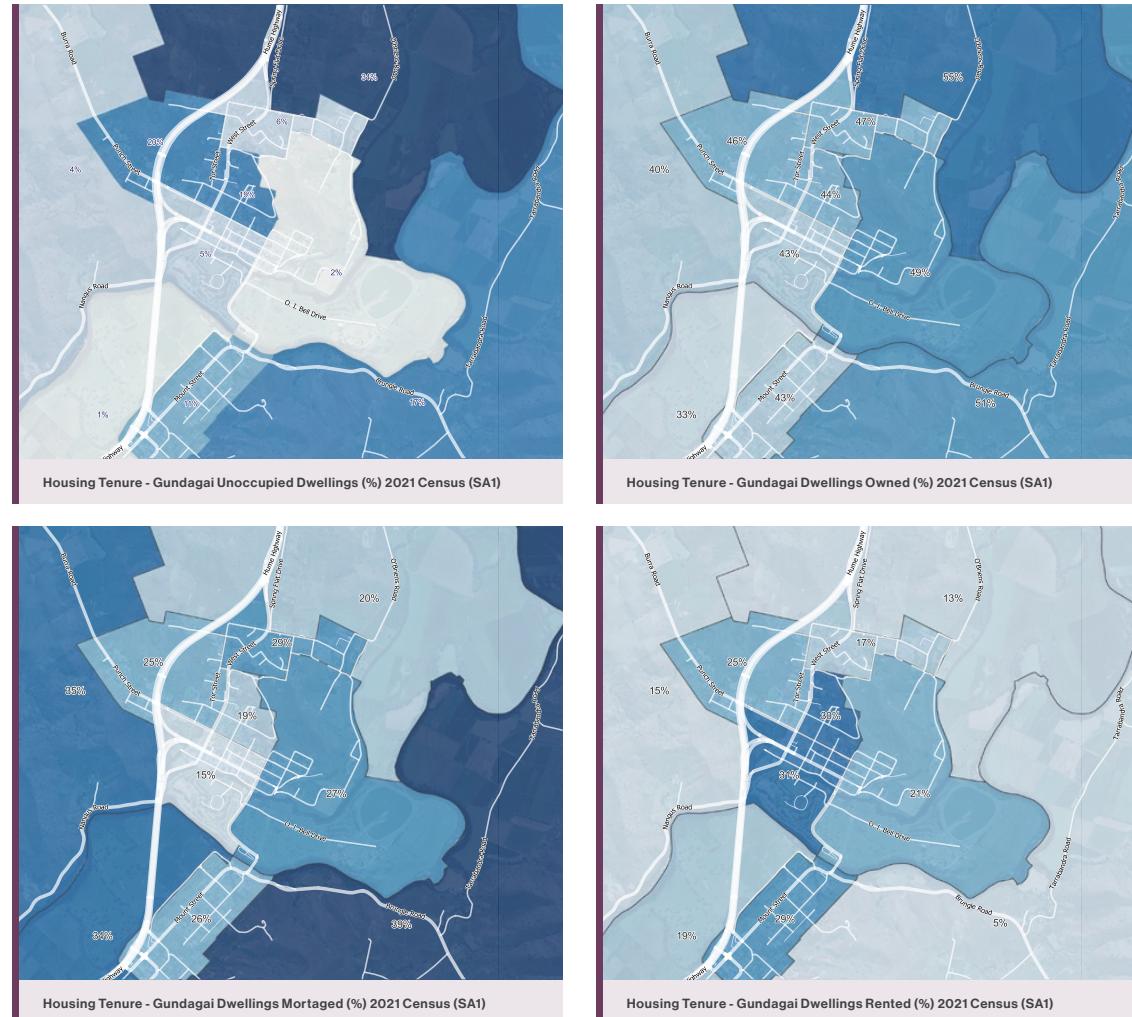
4.2.3. Unoccupied Dwellings

In 2021, of a total of 107 private dwellings were considered unoccupied – 12.4%, which represents around 130% of the Australian regional average.

This is a number that can be quite alarming during periods of scarce housing availability and rising costs of living, though is fairly consistent with national averages. Often this can be explained by people not being at home during a census, houses in the process of being sold or rented, or being used for short term rentals.



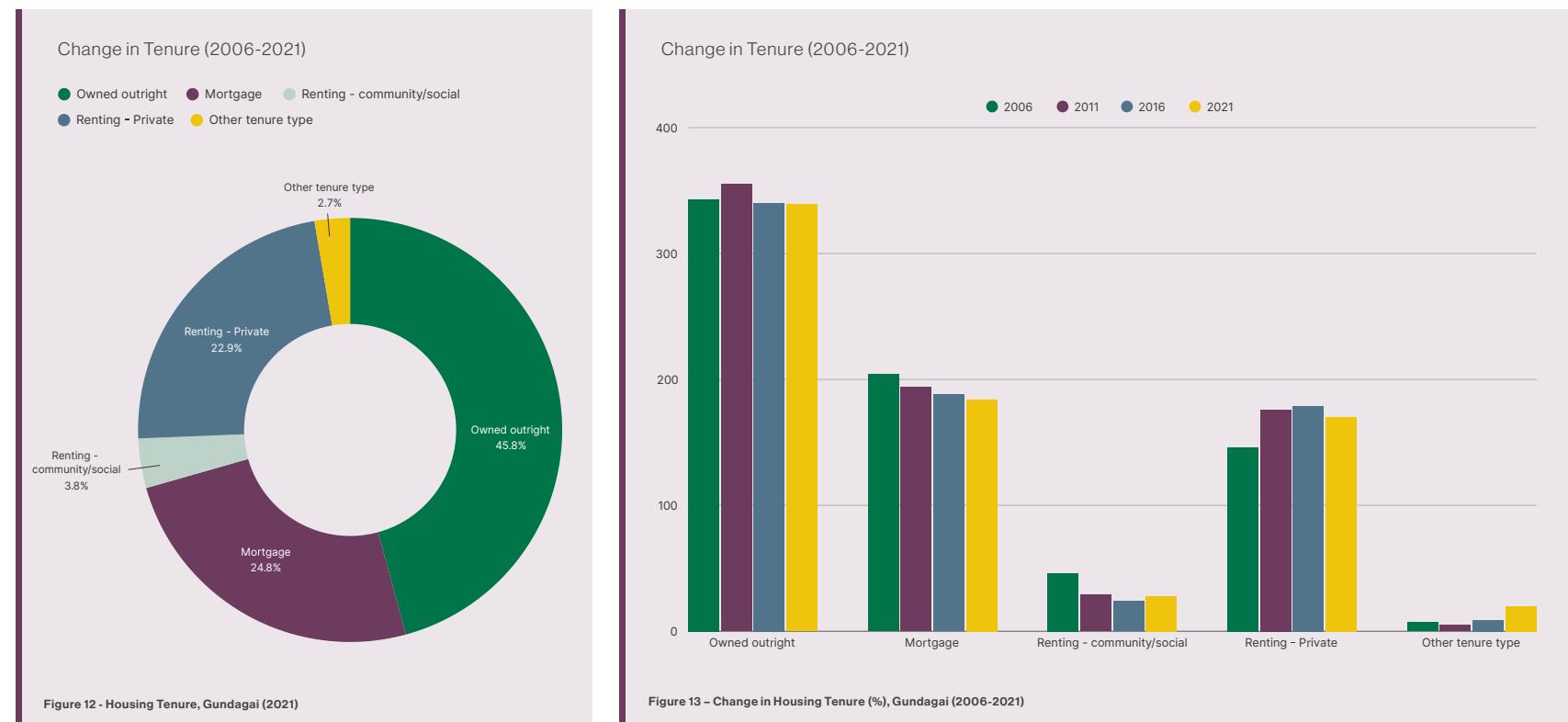
The following maps show the Housing Tenure Maps of unoccupied dwellings, which may be helpful in the context of Gundagai, particularly the above average numbers close to the centre of the town.



4.2.4. Housing Tenure

Due to the low population numbers, it can be hard to identify clear trends in housing tenure though it may be instructive to analyse them in conjunction with population dynamics.

Changes between 2006 and 2021 show the number of fully owned and mortgaged properties has decreased slightly and renting increased. Other tenure types, which often includes short term rentals and stays has increased slightly

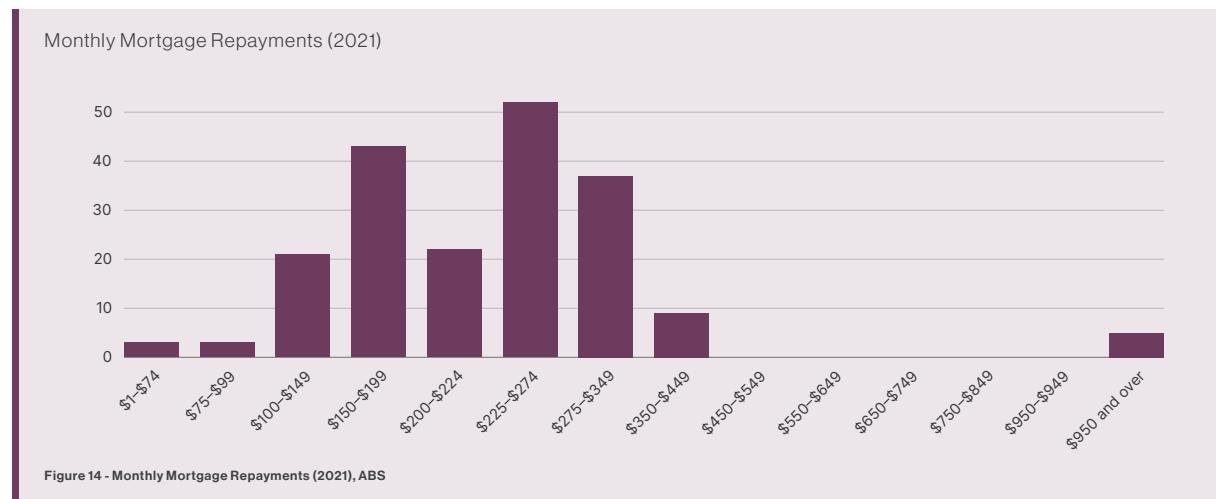
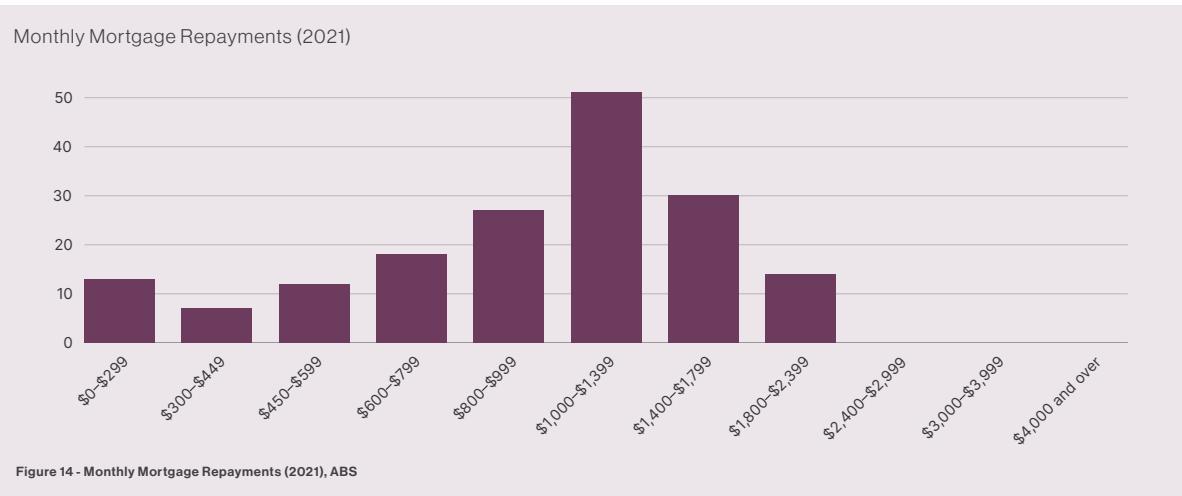


4.2.5. Housing Payments

Mortgage and Rental payments have been most recently reported at the 2021 census.

Of the 24.3% of households paying mortgages, the majority are paying between \$800 and \$1,800 per month. This has likely increased as interest rate rises have occurred since the census. There are also a notable number of households in the lowest bracket, which could indicate properties with very low mortgage balances, subsidised housing, or other unique financial arrangements.

While the Census figures may be slightly dated, data suggests that rental costs are still relatively low, with the majority of households paying less than \$350 per week, well below the NSW Regional median of \$540 for houses.



4.2.6. Housing and Land Sales

Access to affordable housing is perhaps as important culturally as it is economically, in Australian society. As a fundamental human right, housing is important for shelter as well as security. This often clashes with property's standing as asset class, due to its potential for capital gains.

Housing prices in regional Australia have increased quite dramatically following the COVID pandemic and Gundagai is no exception. Over the past ten years, recorded house prices have risen by almost 100%, and particularly since 2020.

Of interest is the increasing house sales within the E1 Local Centre Zone, rising from one dwelling in 2015, to nine in 2024. This may reflect a higher desire for residential properties closer to the town centre.

Table 4 - Average Residential Property Sales 2015-2025, CoreLogic

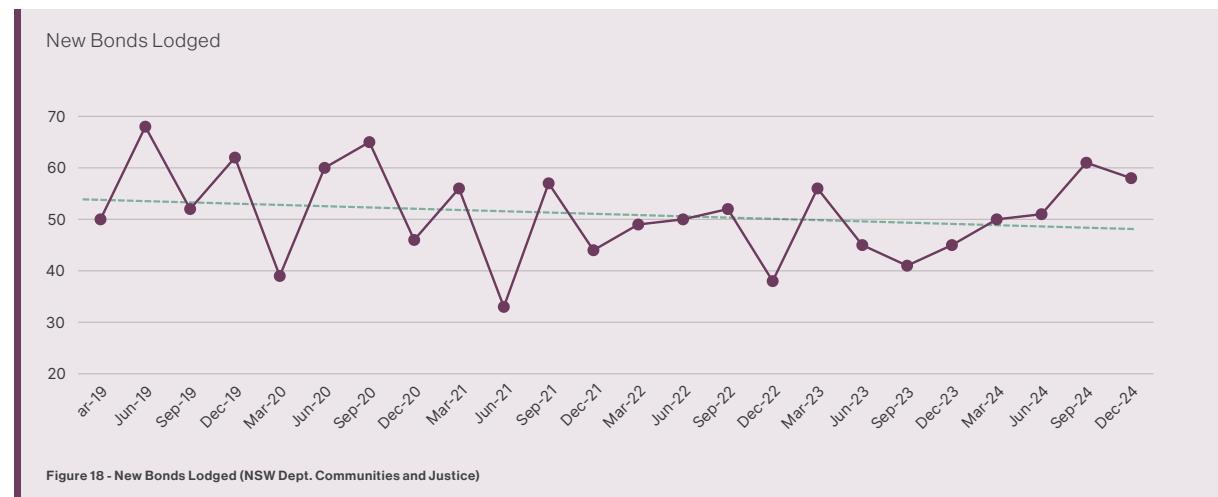
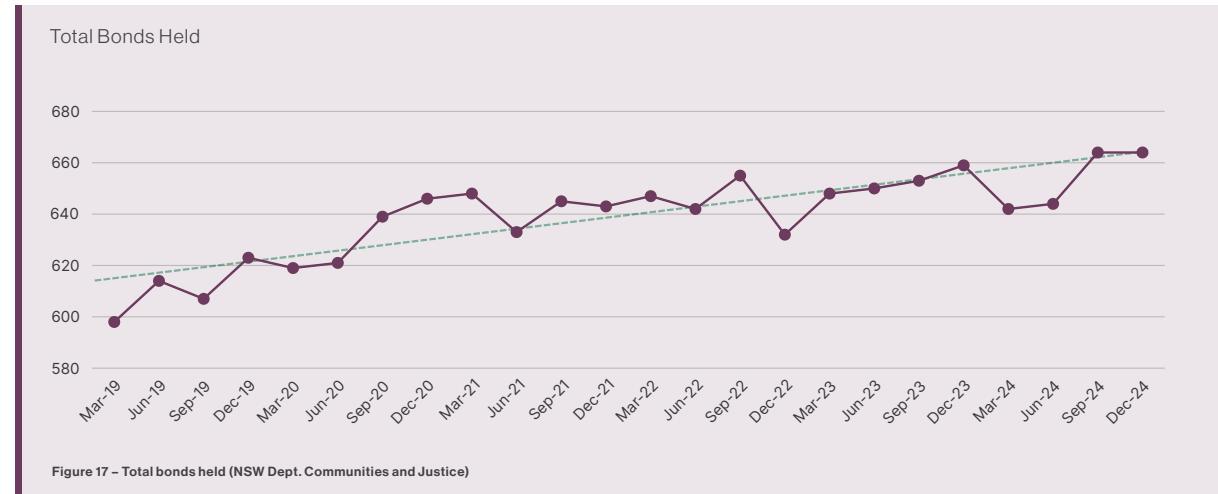
Year	Average Housing Sale Price	Average Land Sale Price
2024-25	\$426,021	\$155,375
2023	\$393,216	\$100,000
2022	\$320,836	\$169,200
2021	\$270,114	\$92,156
2020	\$221,779	\$141,800
2019	\$230,523	\$62,000
2018	\$241,788	\$147,100
2017	\$230,198	\$85,000
2016	\$224,760	\$82,500
2015	\$206,459	N/A



4.2.7. Rental Availability

Figures held by the NSW Dept of Communities and Justice show the number of bonds held are steadily increasing which indicates that people are staying in their rental properties longer and rental stock may be harder to source. This correlates with the increase in renting figures shown in the previous section as well as the decrease in new bonds lodged per quarter.

*Note the data shown in Figure 17 and Figure 18 are for the Cootamundra-Gundagai LGA



4.3. SOCIO-ECONOMIC PROFILE

4.3.1. Family Income

The relationship between income and housing costs is crucial because it directly impacts an individual's or household's financial stability, quality of life, and ability to meet other essential needs.

Figure 19 shows the most recent income figures by family type from the 2021 Census – Couples with and without children and one parent families.

As at the 2021 Census, most households in Gundagai are paying between \$800 and \$1,800 per month to service a mortgage, which is deemed manageable (up to 30% of income)

One-parent families are disproportionately represented in lower income brackets, which may indicate a need for targeted support to improve their financial stability and housing affordability.

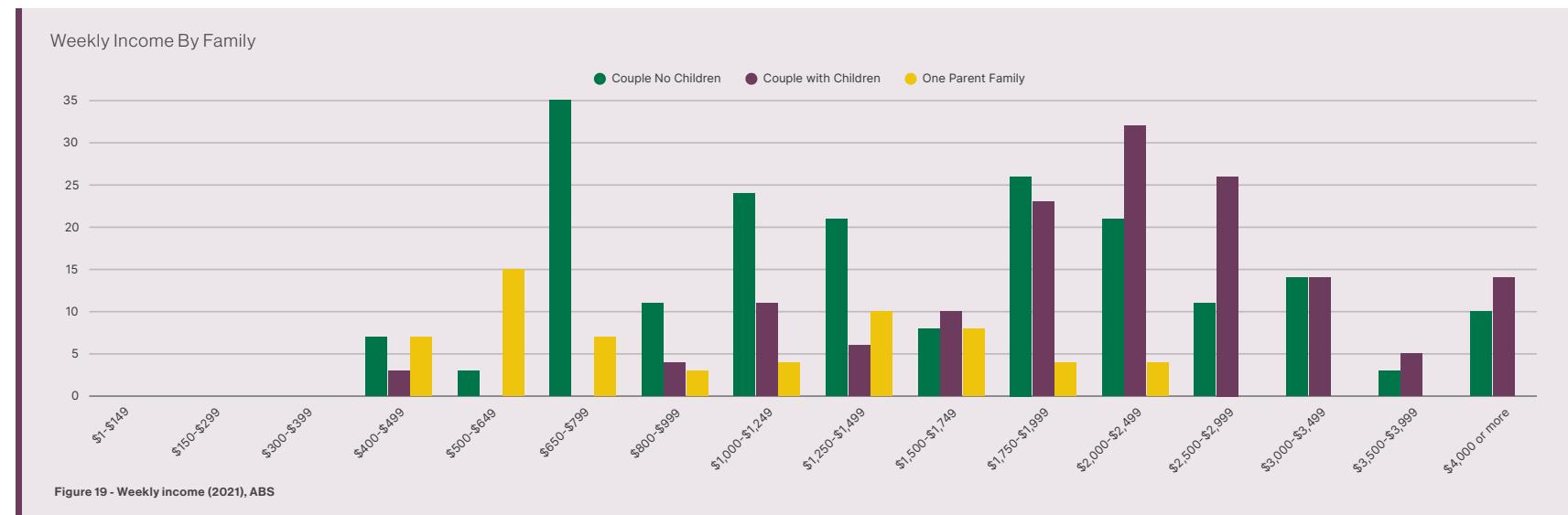
Couples with children have the highest representation in the **\$2,000 – \$2,499** weekly income bracket (32 households), indicating that many families with children fall into this middle-to-upper income range. They also have a significant presence in higher income brackets (e.g. **\$4,000 or more**), with 14 households earning this amount.

Couples without children are more evenly distributed across income brackets, with a notable concentration in the **\$650 – \$799** range (35 households).

They are also well-represented in higher income brackets, with 10 households earning **\$4,000 or more**.

One-parent families are concentrated in lower income brackets, with the highest number (11 households) in the **\$500 – \$649** range.

Very few one-parent families earn above **\$1,750 per week**, highlighting potential financial challenges for this cohort.

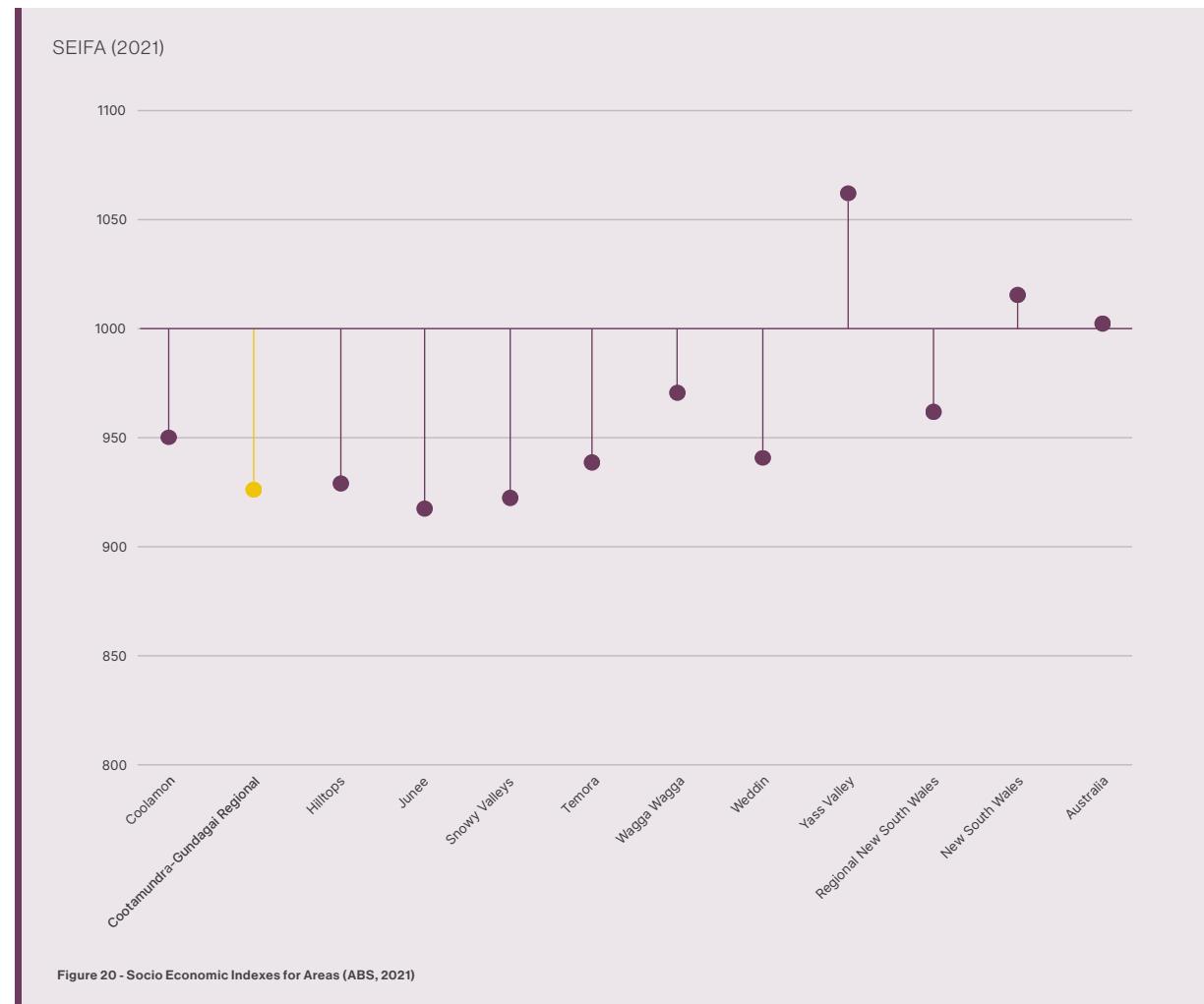


4.3.2. SEIFA

The Socio-Economic Indexes for Areas (SEIFA) is a measure of relative advantage and disadvantage. It's not an absolute figure and can be a good indicator of accessibility to employment, education, amenity, healthcare, higher order regional towns, or where funding might be required.

1000 is the national, median rating for the index where the further deviation from 1000 indicates the relative advantage or disadvantage.

Listed in the 30th percentile (where only 30% of the areas are considered more disadvantaged), Cootamundra-Gundagai LGA's rating for the 2021 index is 926.



4.3.3. Social Assistance and Housing

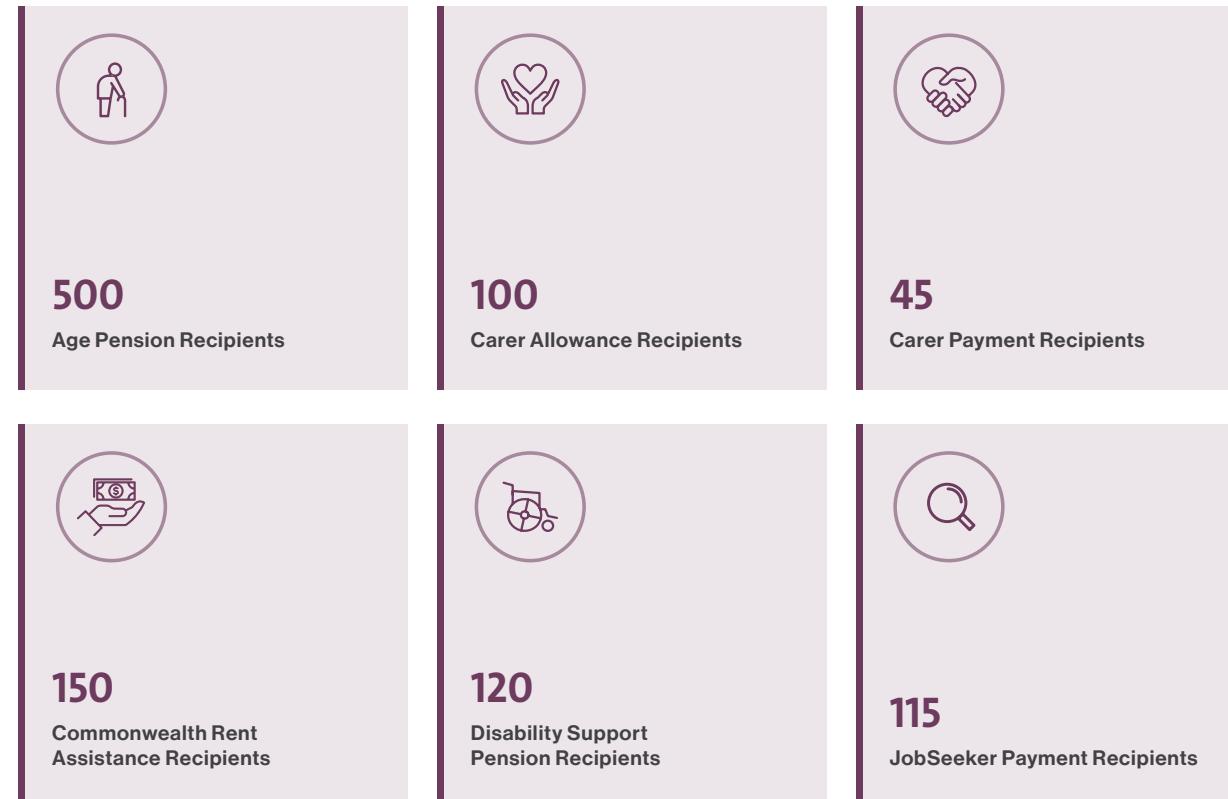
In Cootamundra-Gundadai LGA, there are 150 people receiving Commonwealth Rent Assistance (Australian Institute of Health and Welfare).

For social housing, there are less than five priority applicants and 17 general applicants in the Gundagai Allocation Zone in 2024. Though these numbers are relatively small, expected wait times are up to two years for properties with up to three bedrooms. (DCJ, 2024)

Much of the direct control for social housing sits outside of Council's remit, such as the rates of rent assistance and income support.

At a minimum, effective advocacy to all levels of government will be required from Council to support housing for vulnerable groups in the community.

Figure 21 - Assistance by LGA (Australian Dept. of Social Services)



4.3.5. Education

There are a number of public and private schools providing primary and options throughout Gundagai

Gundagai Preschool

Gundagai Public School

Gundagai South Public School

St Patrick's Catholic Primary School

Gundagai High School

Other secondary school locations particularly with boarding options are located in Wagga Wagga.

A Country Universities Centre is soon to be located in the nearby Tumut which provides a physical location for any enrolled tertiary student to access study spaces and internet. The CUC is government funded and provides an essential hub for students who may be studying externally, online and live in the area. In 2021, 64 students (12.2%) were undergoing tertiary education, and like secondary school students travel (locally) to Wagga Wagga for TAFE, Charles Sturt University and UNSW Rural Campus.



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4.3.6. Employment

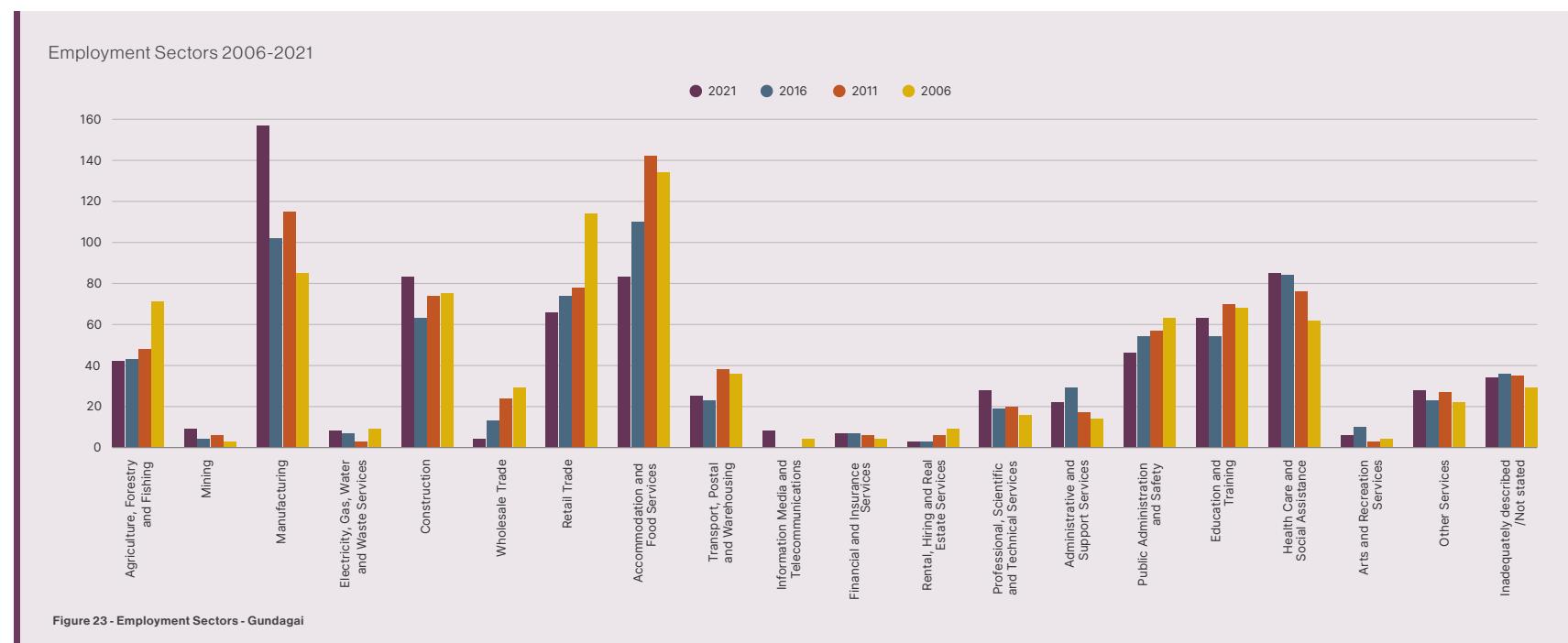
Over the past twenty years, the Manufacturing sector has been the most populous employers in Gundagai, and this number is increasing. The second largest cohort, and perhaps the one Gundagai is best known for is the Accommodation and Food Services sector. As a major stop on the Hume Highway for road travellers,

Gundagai's town centre is host to numerous motels. Accommodation availability is also under pressure as one hotel has been purchased by an employer for its workers, reducing the town's capacity.

There has been a small growth in other industry sectors, that aligns well to the aging population including Health Care and Social Services.

Where people are employed has an impact on land use planning. Emerging, service based industries benefit from co-location with other amenities and services in town centres, and within proximity to where the people are who require those services. Agriculture, however, is more dependent on the location of production and widespread.

There remains a level of uncertainty of the amount of workers in agriculture and horticulture throughout Australia and this may be contributing to some of the pressure felt for housing throughout Gundagai. Data around temporary and seasonal workforces, such as Pacific Australia Labour Mobility (PALM) is presented by the federal government at very broad levels.



4.3.7. Case Study – Gundagai Meat Processors

The Gundagai Meat Processors (GMP) was established in 1974; founders, the Barton family have worked in butchery in Gundagai since 1919. GMP processes a high volume of lamb each year and has invested significant capital in developing its capabilities and expanding meat export opportunities.

The company hires skilled and unskilled workers, training them for various roles throughout the facility.

GMP is the largest single site employer in Gundagai, choosing to remain in the area to leverage the location and access the strategic transport network of the Hume Highway. It is located at the southern periphery of Gundagai, 5km from the central Sheridan Street.

GMP hires a large number of migrant workers and understand the value in limiting employee turnover, working to be an employer of choice. Cohorts include lone persons, couples and family groups.

GMP assists workers with both housing and transport to and from the facility, where necessary.

In planning for the various cohorts of workers, it is worth considering migration pathways, which can be considered in a spectrum ranging from a single person, working a minimal 88 days in a regional centre to fulfil visa requirements through to a person worker who may come alone, to be joined by partners and families when secure employment, housing and residency/citizenship can be attained over a period of years.

To reflect that diversity, provision for a range of dwellings should be considered:

- Modular/Pre-fabricated dwellings, shared facilities
- Medium Density Dwellings
- Family Housing
- Multigenerational Family Housing

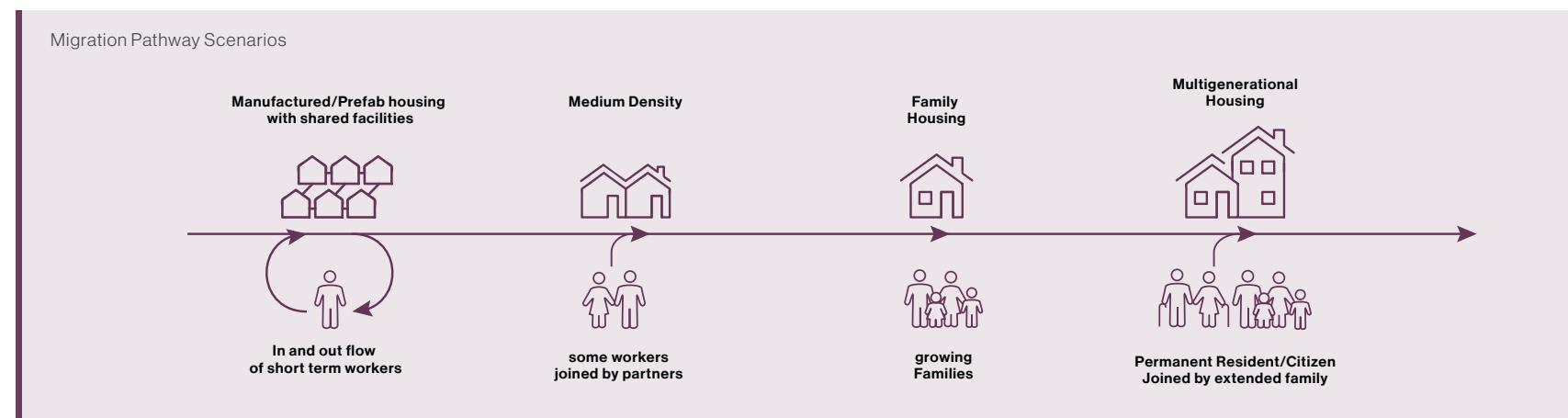
GMP has difficulties providing this range of housing options, including prohibited uses within Residential zones (Gundagai LEP, Housing SEPP), which restricts prefabricated, modular housing solutions, through to finding family size homes.

Worker accommodation

GMP has purchased an existing hotel in Gundagai and rent a number of dwellings on behalf of employees, guaranteeing rental income for owners.

As an accommodation shortage is prevalent throughout Gundagai, there is some resentment within the community (whether fairly characterised or not) as competition for housing is high.

Compounding issues include the cost of living, the rise in house and rental prices experienced since 2020 and COVID.



Opportunities:

There is a chance for Gundagai to embrace migration as an opportunity for renewal, rather than competition so there are mutually beneficial outcomes for employers and the community.

By working with the community, the largest employer and putting the right housing mechanisms in place, the town can:

- Ease accommodation pressures.
- Retain local spending power
- Boost local services and schools.
- Maintain its identity while evolving.

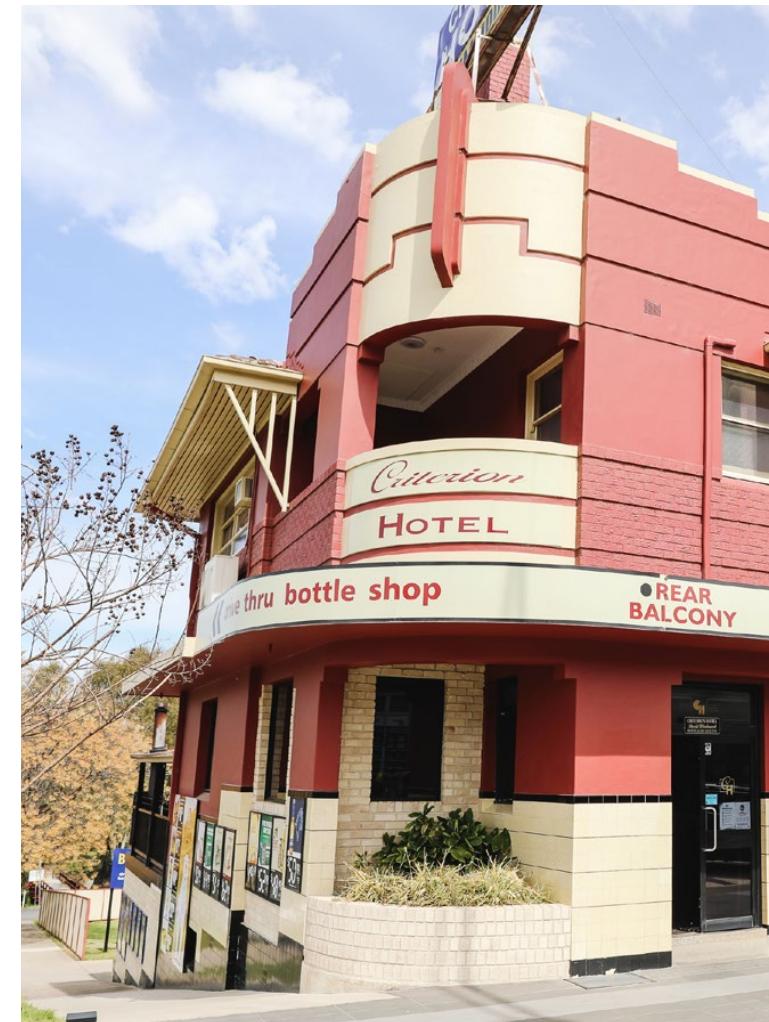
Success depends on leadership, clear messaging, and making sure the benefits are shared — by the people already here, and those who hope to join them.

See section 7.2.6 for relevant recommendations.

Recommendation

Ensure guidelines for Manufactured Home Estates are included in a Development Control Plan to ensure urban design outcomes, streetscape, landscape and amenity are enhanced

This recommendation will work in tandem with others throughout the Strategy which encourage an increase in density and capacity in residential zones.



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4.3.8. Unemployment

Cootamundra-Gundagai currently has a relatively low unemployment rate of 2.6%, well below the current national average of 4.1%, itself at twenty year lows.

In Australia, **unemployment** is defined by the **Australian Bureau of Statistics (ABS)** as a situation where a person meets the following three criteria:

1. Not Employed: The person did not work at all during the reference week (the week when the survey is conducted).

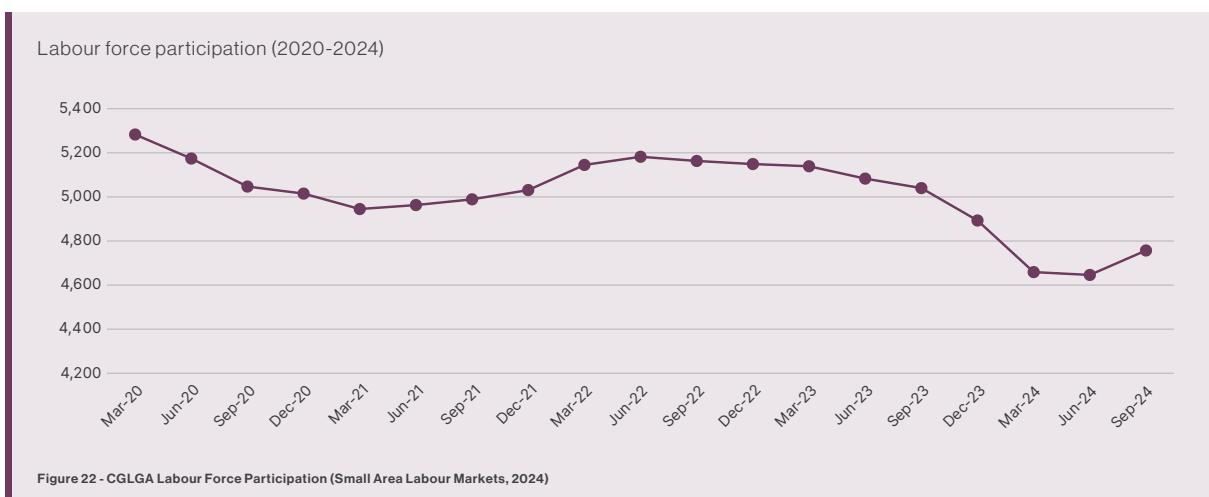
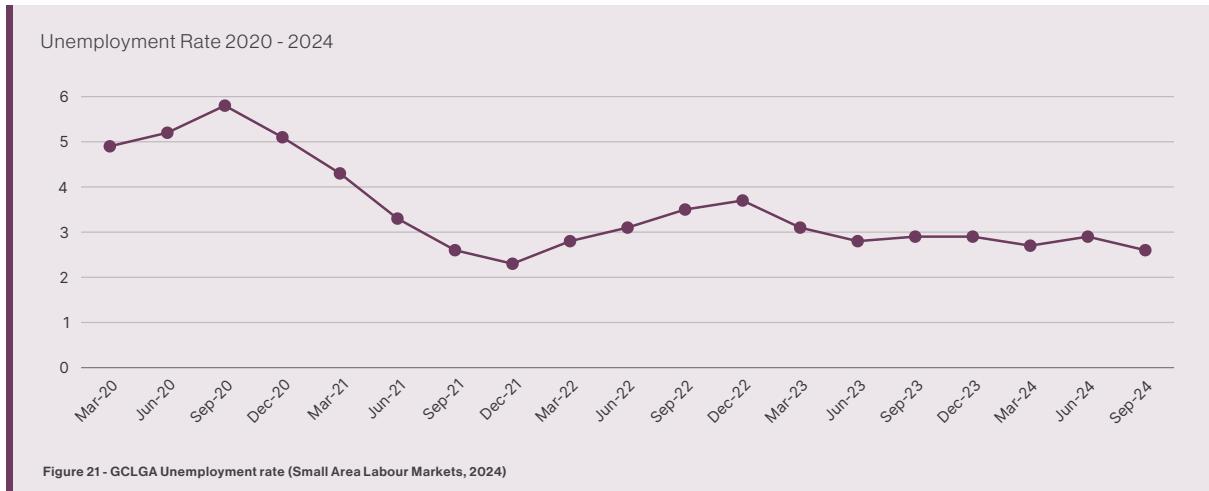
2. Actively Seeking Work: The person actively looked for work during the previous four weeks, such as by applying for jobs, contacting employers, or attending job interviews.

3. Available to Work: The person was available to start work during the reference week if a job had been offered.

The **Labour Force Participation Rate** is defined as the percentage of the working-age population (typically aged 15 and over) that is either employed or actively seeking work (unemployed). It is a key measure of the proportion of the population that is engaged in or available for the labour market.

A higher participation rate generally indicates a greater proportion of the population is contributing to or seeking to contribute to the economy.

The latest figure of 4757 people in the Cootamundra-Gundagai is a relatively high proportion of the working age population, though that number is declining.



4.3.9. Workforce and Economic Diversification

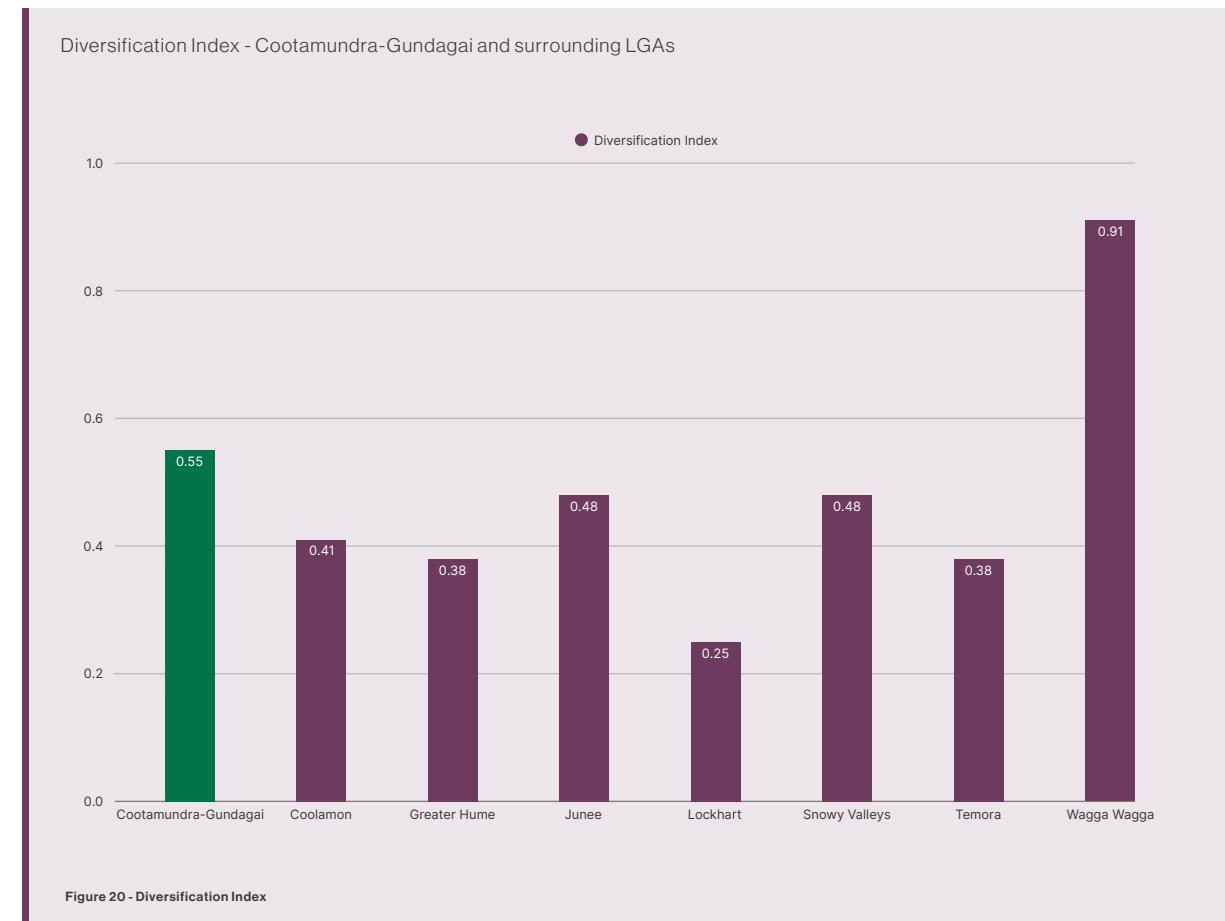
The Regional Australia Institute (RAI) classifies the diversification of Cootamundra-Gundagai Regional Council's economy as 0.55 (utilising the Hachman Index where zero indicates no diversity and one indicates a very diverse economy), relative to the rest of Australia.

As a small town, with a population under 5,000, RAI research generally encourages the pursuit of a diverse economic base which complements or supports main, service based industry – "related variety"

Related variety can benefit local economies that are dependent on service-based industries, such as tourism and education, that derive their demand from other sectors of the economy. Broadening the offer from these service industries can in turn enrich customer experiences and further broaden the customer base. (RAI)

Though a small town, Gundagai has leveraged its locational advantage to provide short stay and stopover type accommodation and related services for road travellers on the Hume Highway.

From a land use planning perspective – consideration of permitted uses, particularly within Employment, Local Centre and Tourism Zones should encourage this variety of supporting uses.



4.3.10. Journey to work

The spatial relationships between where people live and work are vital to land use planning structures. The geographic spread of both housing and employment lands, how far people travel and by what mode of transport all contribute to the urban and socio-economic structures.

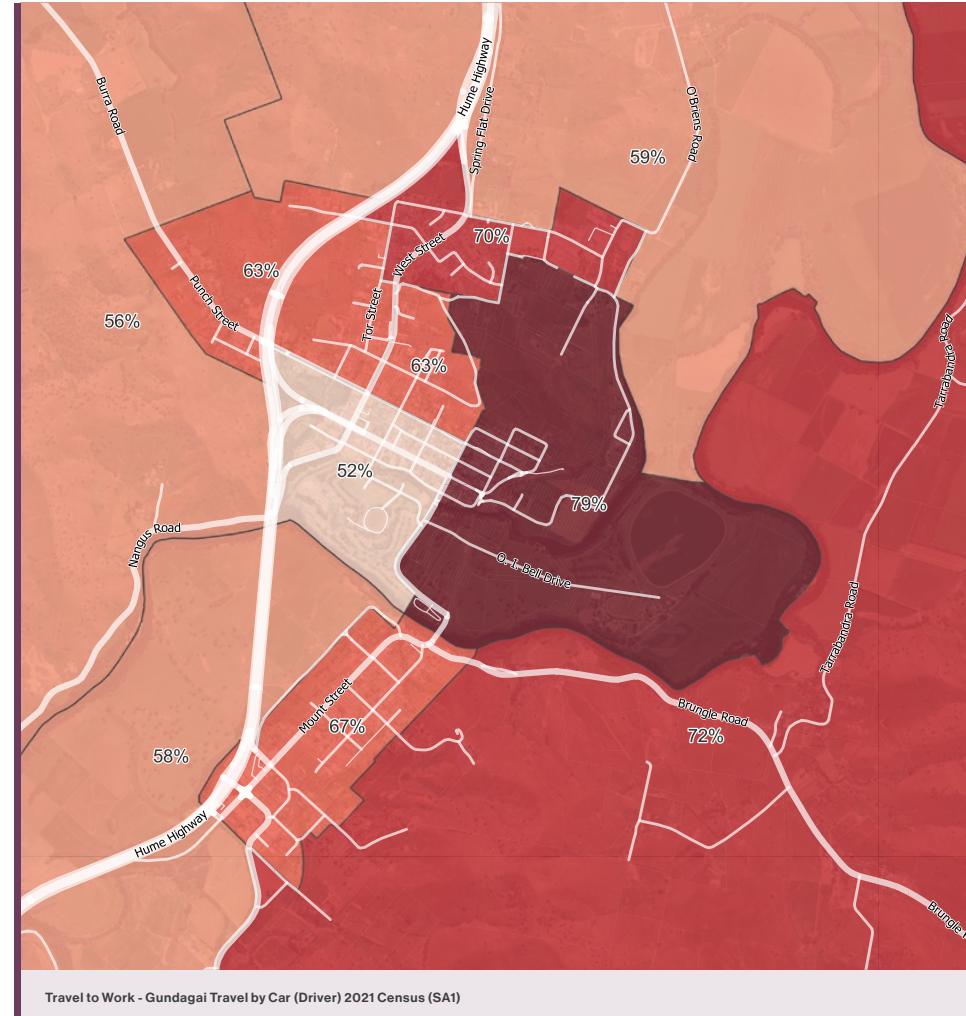
By far, the most dominant transport mode is the private car. Public transport is for all intents, non-existent and there is a small cohort of people who walk to work in Gundagai.

Post COVID, throughout regional Australia the prevalence of working from home has increased. This has implications for the spaces people live in, as well as those they work in. As a consequence, people may seek extra bedrooms in a dwelling for office or work space. As there is currently the combination of 3+ bedroom homes with shrinking family units, this is unlikely to create a substantial problem for housing supply in the short term.

At the 2021 Census, 611 people from Gundagai worked within the Cootamundra-Gundagai Regional Council area.

Those workers who travelled outside of the Cootamundra-Gundagai Regional Council area commuted to the nearby Snowy Valleys and Wagga Wagga LGAs

During the Census period, only 56 people (6.9%) worked from home.



4.4. KEY CONSIDERATIONS FOR DEMOGRAPHY AND LAND USE



Lone person households in Gundagai are increasing



The workforce population is declining and the population is ageing



Dwelling types are overwhelmingly three bedrooms and over, meaning there is a disproportionate balance between household size and dwelling size



Disproportionate typical lot size vs minimum lot size, which can impede gentle increases in density (for example, by subdividing a lot into two Torrens titled lots).



Gundagai has traditionally been relatively affordable, though house and rental prices have increased markedly since COVID.



The number of private renters is increasing.



The cost of developing and releasing green field land is high in comparison to undertaking infill development due to the cost of the cost of servicing.



There is limited availability of necessary services in Gundagai for the ageing population.



There is a need to identify and encourage new industry and employment generating uses to establish in Gundagai to retain and increase population

5 ENVIRONMENT



This section of the strategic review addresses the environmental aspects that will influence the preparation of a land use strategy.

Areas of analysis in this section include climate, vegetation, environmentally sensitive land, threatened species, flooding and bushfire hazards, air, noise, water, salinity, waste management, effluent disposal, land use conflict, heritage, local state of the environment reports as well as the implications and issues for planning.

The Cootamundra Gundagai Regional LSPS vision pays particular attention to the environment, climate drivers and mitigation. Sustainability is a cornerstone of the document.

The community values the inherent connection to the river systems, understanding its importance to Aboriginal and European cultural heritage values, connection to Country and an understanding of place.

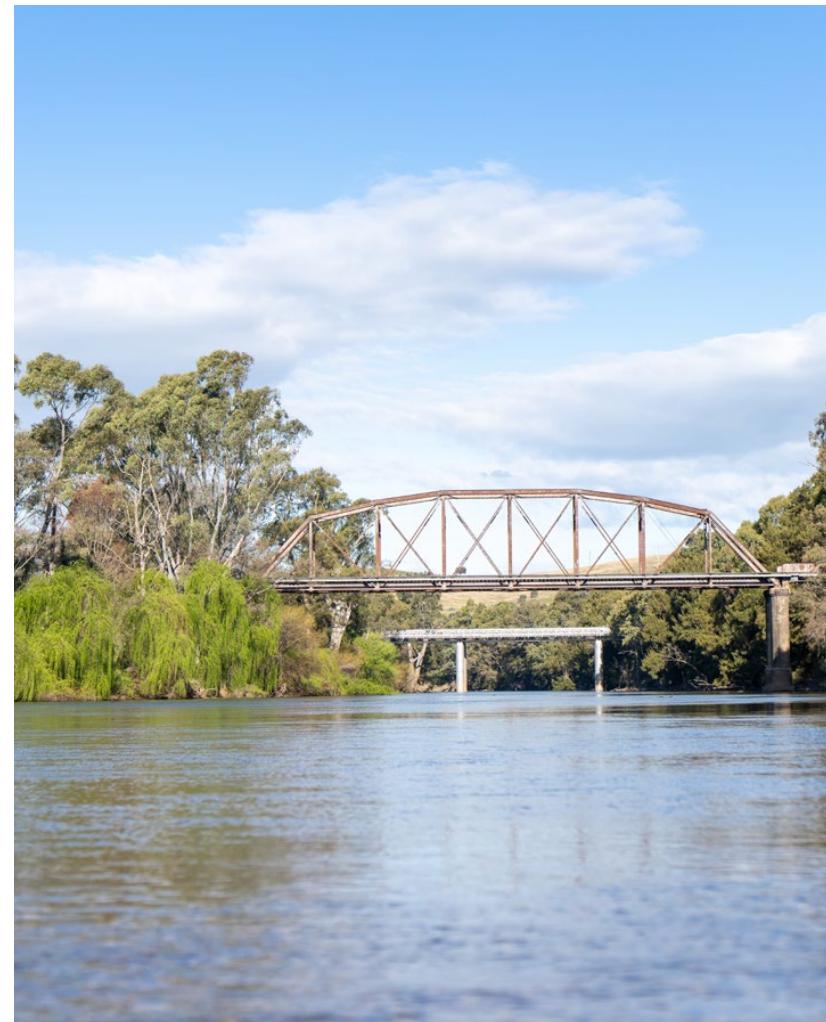
Council understands the health of the environment is directly connected to the health of Gundagai.

Gundagai is within the Southwestern Slopes Bioregion, an extensive area of foothills and isolated ranges comprising the lower inland slopes of the Great Dividing Range extending from north of Cowra through southern NSW into western Victoria.

This bioregion is dominated by a sub-humid climate characterised by hot summers and no dry season. A temperate climate, with warm summers, occurs at higher elevations along the eastern boundary of the bioregion.

Southwestern Slopes Bioregion, NSW DPE

Gundagai is also sited on an area of naturally occurring asbestos, which can present health and environmental risk, if disturbed. Council has an Model Asbestos Policy (2023) for dealing with risks due to natural and manufactured asbestos.



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5.1. CLIMATE

Climate modelling for the Riverina Murray Region is important for the Gundagai, especially as it relates to agriculture, water availability, bushfire risk, human, flora and fauna health. Projections include:

- Maximum and minimum temperatures are projected to increase.
- Number of hot days will increase.
- Number of cold nights will decrease.
- Forest Fire Danger Index (FFDI) - Average fire weather as well as severe fire weather days to increase in Spring and Summer.
- "Temperature is the most robust indicator of climate change. In NSW, 6 of the 10 warmest years on record since 1910 have occurred since 2013.

Riverina Murray Climate Change Snapshot

Heat related stress is the biggest environmental cause of hospitalisations and death in Australia. As the population in Gundagai ages, and the number of hotter days increases, the risk also increase.

"People aged 65 years and over are at increased risk of heat-related illnesses and need special care in hot weather.

Risk factors include living alone, chronic medical problems and certain medications."

Heat stress and older people – betterhealth.vic.gov.au



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The NSW and Australian Regional Climate Modelling (NARCLiM) project summarises projections for severe weather changes and models high and low-emissions scenarios.

As of 2024, high emissions scenarios are more likely, the Intergovernmental Panel on Climate Change (IPCC) has reported the first twelve month period of 1.5°C over pre-industrial levels. NSW and the ACT have both already warmed by 1.4°C since national records began in 1910.

Gundagai's agricultural, and tourist economies, community health, will likely be more at risk in the coming decades.

This will have effects on dwelling patterns, how and where people choose to live, and their relationships to the built and living environment.



5.2. Flooding and Water

The impacts of climate change will result in more extreme weather events. Flooding has the potential to be more devastating than previously modelled or planned for.

As the average temperature increases, so too does the atmosphere's capacity to hold water, and precipitate larger volumes.

Gundagai is downstream from the ungated Burrinjuck Dam and Blowering Dam (Tumut River), and is at risk from riverine flooding during major events.

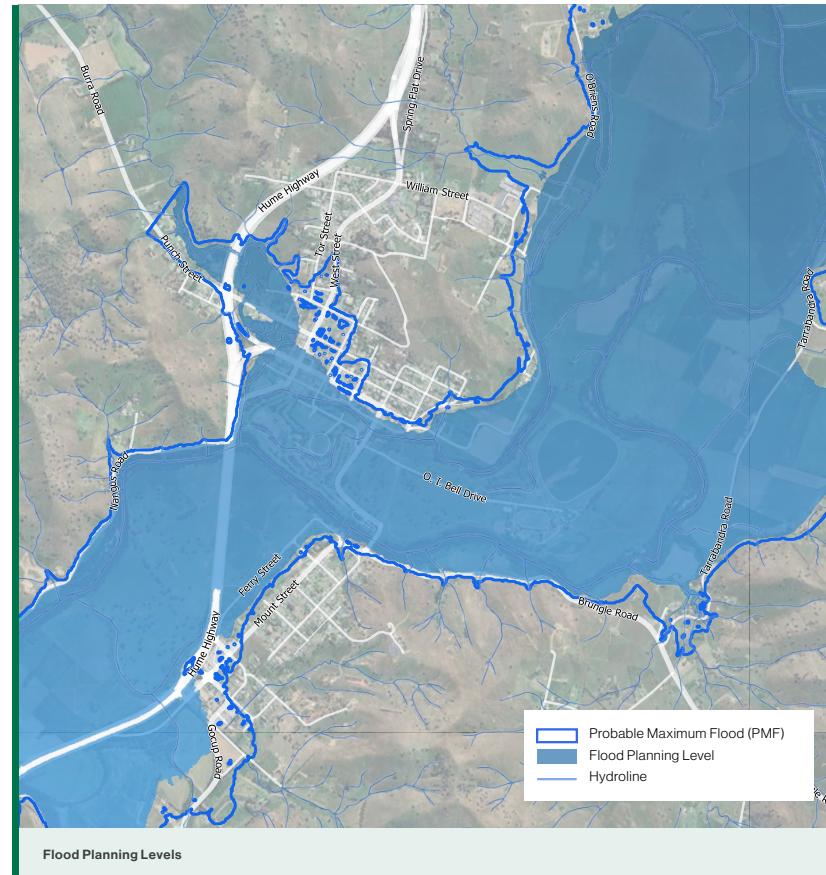
Flood risk is a key impact to consider when developing any land use strategy, when assessing land that may be suitable for development, or considering land that is becoming more flood prone as the effects of climate change are more readily felt.

In certain geographic areas, insurance premiums are already beginning to rise in accordance with the increased risk.

As of 2023, NSW Department of Planning, Housing and Infrastructure has amended the way it assesses flood risk, and considers not just the modelled 1% Annual Exceedance Probability (AEP) risk, but the Probable Maximum Flood (PMF) levels when assessing suitable places for land use, inhabitation, dwelling and infrastructure.

The Gundagai Floodplain Risk Management Study and Plan was completed in 2018 and has set out the required flood planning area, probable maximum flood level and risk categories.

As part of that process a number of buildings have been identified for voluntary house raising and/or voluntary buyback due to the flood risk, deep, fast-flowing water and with a shorter warning and evacuation time. State government funding is available as part of the Resilient Homes Program.



5.3. Bushfire

Council is responsible for bushfire mapping, which is then reviewed by the Rural Fire Service before certification by the commissioner. Bushfire mapping is a key input into the development of a housing strategy, particularly when assessing land that may be suitable for development.

Bushfire prone vegetation maps are separated into three categories and a buffer zone, which currently apply to Cootamundra-Gundagai LGA.

Category 1

Vegetation Category 1 is considered to be the highest risk for bush fire. It is represented as red on the bush fire prone land map and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production. Vegetation Category 1 consists of:

- Areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations

Category 2

Vegetation Category 2 is considered to be a lower bush fire risk than Category 1 and Category 3 but higher than any excluded areas.

It is represented as light orange on a bush fire prone land map and is given a 30 metre buffer.

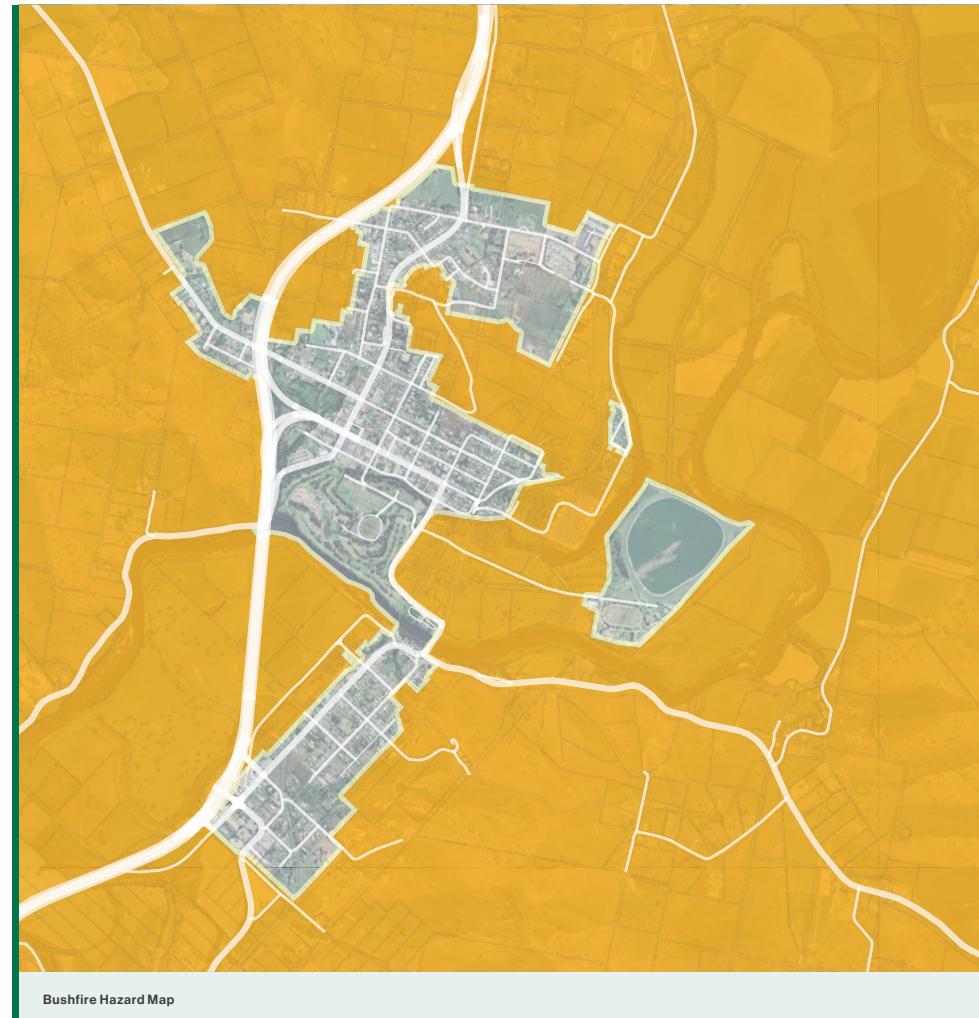
This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices. Vegetation Category 2 consists of:

- Rainforests.
- Lower risk vegetation parcels. These vegetation parcels represent a lower bush fire risk to surrounding development and consist of:
- Remnant vegetation;
- Land with ongoing land management practices that actively reduces bush fire risk. These areas must be subject to a plan of management or similar that demonstrates that the risk of bush fire is offset by strategies that reduce bush fire risk; AND include:
- Discrete urban reserve/s;
- Parcels that are isolated from larger uninterrupted tracts of vegetation and known fire paths;
- Shapes and topographies which do not permit significant upslope fire runs towards development;
- Suitable access and adequate infrastructure to support suppression by firefighters;
- Vegetation that represents a lower likelihood of ignitions because the vegetation is surrounded by development in such a way that an ignition in any part of the vegetation has a higher likelihood of detection.

Category 3

The recently introduced Category 3 (grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands) have a broadscale applicability at the perimeter of urban Gundagai, and are widely applied, reflecting the threat posed by grasslands and the undulating geography.

The Category 3 bush fire hazard partially affects the key investigation sites and can be taken be taken into account at a development application stage, depending on the scale and type of development; and accommodating suitable Asset Protection Zones and Bushfire Attack Level ratings for new construction.



Legend - Bush Fire Hazard Category

- Buffer
- Category 1
- Category 2

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CONSULTATION



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A multi-faceted approach has been taken to consultation with the community and stakeholders in order to meet people where they were most comfortable contributing to the Strategy.

Councillor Workshop

Councillors were presented with the breadth of background analysis and community feedback up to that point in the development of the Strategy and given the opportunity to consider the project and seek clarification on important issues.

Community Sessions:

Attendees were presented with information gathered through the research and background phase and their experiences of that were sought through structured conversation as well as being encouraged to consider the future of land use throughout Gundagai.

Dotmocracy A participatory voting exercise for people to consider the balance of housing types.

Future planning exercise Attendees were presented questions asking them to:

- Consider a vision for Gundagai in 2045 and the types of decisions the community would need to make now, to achieve that.
- Consider the advantages and disadvantages of implementing different densities, maintaining character, and housing diversity

Targeted Interviews

Interviews with stakeholders sought to understand housing and employment land use throughout Gundagai. The varied perspectives of the participants, including employers, real estate and Council staff helped to consolidate the Strategy's aims and offer specialised viewpoints to uncover unreported data and refine the approach.

Online survey

An online survey was conducted and sent out to the community. An encouraging 63 responses were received.

Respondents were asked about their relationship to Gundagai, living and employment statuses and what, if any, changes they would like to see in the future.



Gundagai Housing and Employment Land Strategy

6.1 Consultation outcomes

Throughout the consultation process, there were some consistent themes and trends that arose, around why people chose Gundagai and what they felt needed to be addressed through the Strategy.

“Gundagai offers a strong sense of community, a beautiful natural setting, and a relaxed pace of life — all while being located on a major transport route.”

People choose to live in Gundagai because of:



Family and Community



Location



Environment



Affordability



Key Themes

 A need for housing diversity	 Housing options to support an ageing population										
<p>“Ultimately, matching housing supply to the needs of workers at different life stages will ensure Gundagai remains a viable and appealing place to live and work.”</p>	<p>“Elderly are staying in their homes as there is nowhere for them to downsize to”</p>										
 Affordability and availability of suitable business premises.	 Employees are hard to secure and retain due to a lack of housing availability										
<p>Barriers to securing the right premises for your business in Gundagai</p>  <table border="1"><thead><tr><th>Barrier</th><th>Percentage</th></tr></thead><tbody><tr><td>Affordability</td><td>15%</td></tr><tr><td>Availability</td><td>32%</td></tr><tr><td>Land or Building Type</td><td>18%</td></tr><tr><td>Other</td><td>31%</td></tr></tbody></table>	Barrier	Percentage	Affordability	15%	Availability	32%	Land or Building Type	18%	Other	31%	<p>“More units for workers and other accommodation for singles.”</p>
Barrier	Percentage										
Affordability	15%										
Availability	32%										
Land or Building Type	18%										
Other	31%										

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THEMES, STRATEGIES AND ACTIONS



The Strategy is founded on three, interconnected themes, with supporting strategies and practical actions.

The three themes upholding the Strategy encompass the results of the background research and community feedback process.

Strategic land use, encompassing where and how we live and work is complex topic and as such, an array of recommendations are made that each work towards the Strategy's themes and vision.



Theme:
Capacity and Preparedness

Strategies:

- Identifying land use opportunities for diverse community aspirations
- Building capacity within the community in readiness for future opportunities
- Understanding and mitigating environmental risk



Theme:
Simplification

Strategies:

- Removing planning barriers to pave the way for desired land use outcomes
- Identifying land suitable for desired uses and planning for its development



Theme:
Diversity and Accessibility

Strategies:

- Reflecting the diversity of the community in the types of housing, employment and land uses available.
- Physical accessibility through universal design

7.1. CAPACITY AND PREPAREDNESS

7.1.1. Identifying land use opportunities for diverse community aspirations – Key Housing and Employment Investigation Sites

Key investigation sites have been nominated in this Strategy which can provide further land for brownfield and greenfield development opportunities within the already residentially zoned areas of Gundagai. Rezoning more land at the periphery or "spreading out" is not an efficient use of land nor is it cost effective for the community, despite its perceived expedience.

There are a number of factors to consider when determining the most appropriate land for future development. Gundagai's environmental constraints and geography are key considerations:

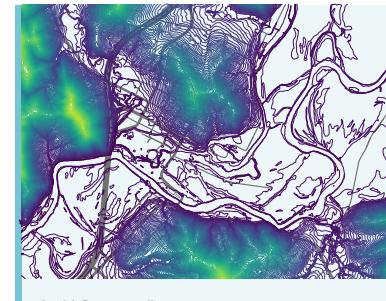
- Flood risk – can come from different sources and intensify depending on the extend of development in an area. Impermeable surfaces (roads, infrastructure, dwellings) can alter flood behaviour and decrease the capacity for land to adequately drain during a flood event.
- Land gradient – some of the land throughout Gundagai is steep, which can present increase the expense to construct buildings, as well to service the lots with reticulated water and sewer.

- Environmental Significance – land that may be host to ecologically important species or habitats to flora and fauna should also be avoided.

Other infrastructure considerations include proximity to existing services and transport networks, the cost to augment reticulated systems and to collect adequate contributions.

There is a plentiful supply of land within the key investigation sites, and a relatively slow rate of development, which will allow the time for Council to consider a well-designed outcome.

Criteria for Key Investigation Sites



Avoid: Steep gradients



Prioritise: Proximity to amenity and services



Avoid: Areas of environmental significance



Prioritise: Serviced areas (infrastructure)



Avoid: Flood risk



Prioritise: Already zoned areas

7.1.2. Key Residential Investigation Site 1

Key Residential Investigation Site 1 is located at the north western edge of Gundagai in land currently zoned for General Residential and Large Lot Residential Use.

It has proximity to West Street, the major north-south collector road in Gundagai.

To the south, flood risk emanates from Jones creek. This has been modelled and mapped in the Flood Risk Management Study and Plan, a master plan can be considered for the site that avoids this risk.

The site sits at the edge of the current sewer catchment area and is serviced with water – investigation into network augmentation can be undertaken as part of any further planning.

Section 7.1.1 looked generally at the criteria for areas prioritise and to avoid. Within this investigation site, Section A represents the least constrained opportunity and should be considered first.

Section B, particularly the eastern and northern edges are adjacent to the Gundagai Hospital and Uralba Hostel – the provision of aged care services, retirement village style development may be suitable.

The land is bordered by the Hume Highway and noise may be a consideration in any future development.

	Section A	Section B
Site Area	49,972m ²	74,718m ²
Developable area	74,876m ²	
Preferred Land Use Zone	R1 General Residential	
Lot Size m²	450m ²	
Potential Lot Yield	166 lots	
Years' Supply (Common Growth Scenario)	33 years	
Years' Supply (High Growth Scenario)	20 years	
Timeframe	Medium	Long

*Note: Dwelling construction in Gundagai averages about five new dwellings per year, but annual activity varies widely, with some years seeing no new homes and others more than a dozen. This volatility makes it difficult to apply standard absorption rates or forecast years of supply with confidence. Lot yield estimates should therefore be considered indicative only.



Figure 21 - Key Residential Investigation Site 1

7.1.3. Key Residential Investigation Site 2

Key Residential Investigation Site 2 is on the northern side of Mount Parnassus. It represents the most unconstrained greenfield residential sites in Gundagai.

Travel to central Gundagai is slightly further, the road network encourages residents drive around Mount Parnassus.

It is at the edge of the current sewer catchment area and is well serviced with water supply. Due to its location, connection to the sewer network (and necessary pumping) may be cost prohibitive for some parts of the site which may dictate the lot size and yield, should sewage need to be treated on site.

It avoids flood risk, sited well above the Probable Maximum Flood level.

While it is further away from the Hume Highway, the land is steeper than in Site 1, which may increase construction costs for dwellings built there in the future.

While this land is already zoned for residential development, master planning and inclusion in the DCP (see section 7.2.2) will provide useful guidance.

In addition to the site selection criteria, landowner sentiment and willingness to develop (or not), will play a part in the sequencing.

	Section A	Section B	Section C	Section D
Site Area	11,578m ²	54,793m ²	119,077m ²	68,291m ²
Preferred Land Use Zone	General Residential	Large Lot Residential	General Residential/ Large Lot Residential	General Residential
Lot Size m²	450m ²	5,000m ²	450m ² / 5000m ²	450m ²
Potential Lot Yield	18 lots	9 lots	185 lots/23 lots	67 lots
Years' Supply (Common Growth Scenario)	4 years	2 years	37 years/ 4 years	20 years
Years' Supply (High Growth Scenario)	2 years	1 year	23 years/ 3 years	13 years
Timeframe	Short	Short	Medium	Short



Figure 22 - Key Residential Investigation Site 2

*Note: Dwelling construction in Gundagai averages about five new dwellings per year, but annual activity varies widely, with some years seeing no new homes and others more than a dozen. This volatility makes it difficult to apply standard absorption rates or forecast years of supply with confidence. Lot yield estimates should therefore be considered indicative only.

Section C has capacity for both general residential and large lot residential outcomes. This flexibility introduces greater variability in yield estimates and servicing assumptions, particularly where on-site wastewater treatment may be required.

7.1.4. Key General Industrial Investigation Site

The General Industrial Investigation Site represents an opportunity for larger scale industrial use.

Due to flood risk and gradient, the north-eastern third of the E4 General Industrial Zone is deemed unsuitable for further industrial development.

The northern portion of the subject site is currently occupied by the Saleyards and the southern portion by a Council depot.

While both sites represent a brownfield development, the location and proximity to a road network, zoned land, water network, the opportunity a larger scale industrial investment (within a short timeframe) might present to the local economy warrants an investigation into the possible relocation of either use.

As a matter of possible sequencing, the Saleyards are used infrequently enough to investigate initially, before considering consolidating Council functions.

Other than limited existing development, Gundagai does not have any large lot industrial land and it isn't developed regularly within the town. Working to make land available would represent an incremental approach designed to gauge demand. Assumptions about future supply and take-up cannot be reliably made, as there is insufficient local context to support evidence-based projections.

Site Area	Saleyards 49,916m ²
	Depot 36,214m ²
Developable area	Saleyards 34,941m ²
Preferred Land Use Zone	E4 General Industrial
Lot Size m²	5,000m ² +
Timeframe	Medium (pending investigation of alternative sites for current uses)



Figure 23 - Key General Industrial Site

7.1.5. Key Productivity Support Investigation Site

The Key Productivity Support Investigation Sites represent small scale opportunities in the current MU1 Mixed Use Zone in South Gundagai, which is also proposed to be rezoned to E3 Productivity Support Zone to better reflect the opportunities the site presents for what is essentially light industrial use.

While the available sites are more fragmented than the General Industrial opportunities at the north of Gundagai, they can better serve small commercial/industrial uses that may not be suitable for the Sheridan St E1 Local Centre Zone, which has a retail/service/amenity/residential focus.

Strategy feedback has indicated there is a desire for developed, ready-to-go small industrial lots which this area has great potential for.

It enjoys access to reticulated water and sewerage networks, which ideally will lessen the upfront cost of developing these lots for this use.

Industrial and commercial development in Gundagai has been limited for many years, with very little recent activity to guide reliable forecasts. Because there is no consistent pattern of land release or take-up, it is not possible to make meaningful assumptions about future supply or growth. Estimates such as lot yield, absorption rates or years of available land would be highly speculative. At this stage, the main value in identifying available land is to create opportunities, planning and development pathways and observe real demand, rather than to project long-term supply figures.

Site Area	Variable – from 2,000m ² to 28,000m ²
Developable area	89,057m ²
Preferred Land Use Zone	E3 Productivity Support (refer section 7.2.1)
Lot Size m²	Variable
Potential Lot Yield	Variable
Timeframe	Short-Medium



Figure 24 - Key Productivity Support Investigation Site

7.1.6. Building community capacity – readiness for future opportunities

Unused building and land register

In the 2021 Census, 107 private dwellings were listed as unoccupied in Gundagai.

This may be for a range of reasons including absent owners, dwellings for sale, homes are rentals, but not occupied, or are newly completed and yet to be occupied. As these are privately owned, utilising the stock may present difficult negotiations.

Brownfield sites may present more readily available opportunities.

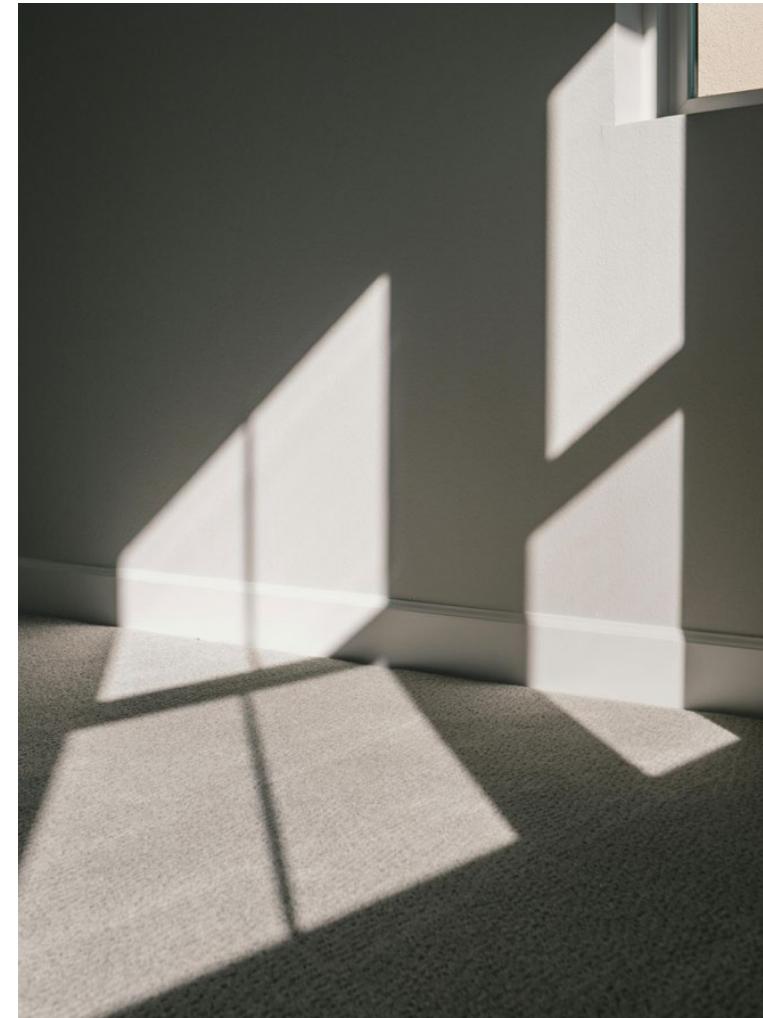
The Housing Australia Future Fund, and any other State or Federal housing grants, will prioritise projects that are ready to commence. Knowing sites that are potentially ready to develop will be an important first step towards that readiness.

Short Term Rentals operated through online platforms such as Airbnb are increasingly scarce as the private rental market tightens, which can be exacerbated by the increase of temporary and seasonal workers. Council could facilitate a short term rental register to audit and understand the extent of the perceived problem.

Within employment zones and key investigation sites, this Strategy recommends investigation of building and land use to identify opportunities for utilisation and development of infill sites.

Actions:

Undertake a comprehensive land and building audit.



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7.1.7. Council as developer - an affordable housing portfolio.

The appetite for risk amongst developers within the region is understandably low, especially where it involves exploring new housing types.

Where Council acts as the developer, success can be measured in ways other than financial gain and the outcomes can be designed to be both flexible and specific e.g. medium density developments designed and constructed with universal design principles. Developments could be managed by community housing providers and made to approved residents or key workers.

It may benefit the community for Council to act as a developer for pilot projects, to explore, educate and promote new types of development for underserved members of the community.

Similarly, Council may wish to investigate the development of small infill sites within the new E3 Productivity Support Zone to build a portfolio of turnkey business properties and serviced lots.

The factors that define a community driven project, rather than a developer led project are vastly different.

- Increased control over development: Local governments can directly shape housing within their area, ensuring it aligns with community needs and planning objectives. This could include factors like housing type, affordability, and sustainability.
- Addressing specific housing needs: Local governments have a deep understanding of their community's housing needs, allowing them to tailor development projects to address specific gaps, like affordable housing for key workers or seniors.
- Potential for cost savings: By eliminating the profit margin of private developers, local governments could offer more affordable housing and industry options.
- Community engagement and ownership: Local government involvement can foster a sense of community ownership and participation in the development process, potentially leading to better outcomes.
- Innovation and experimentation: Local governments could experiment with innovative models and construction methods, potentially leading to better and more sustainable housing solutions.

The specific risks and benefits would likely vary depending on the scale and scope of the local government's involvement, from smaller projects to large-scale developments. Council will need to consider potential for financial risk, conflict of interest and ensure strong public support and community engagement.

Actions:

Explore options for modest pilot projects to demonstrate alternative housing models required by the community.

Work with land and building audit to explore options for acquiring and developing small serviced lots within employment zones.

7.1.8. Understanding and Mitigating Environmental Risk

As part of completed the Flood Risk Management Study and Plan (2018), a number of buildings have been identified for voluntary house raising and/or voluntary buyback due to the flood risk, deep, fast-flowing water and with a shorter warning and evacuation time. State government funding is available as part of the Resilient Homes Program.

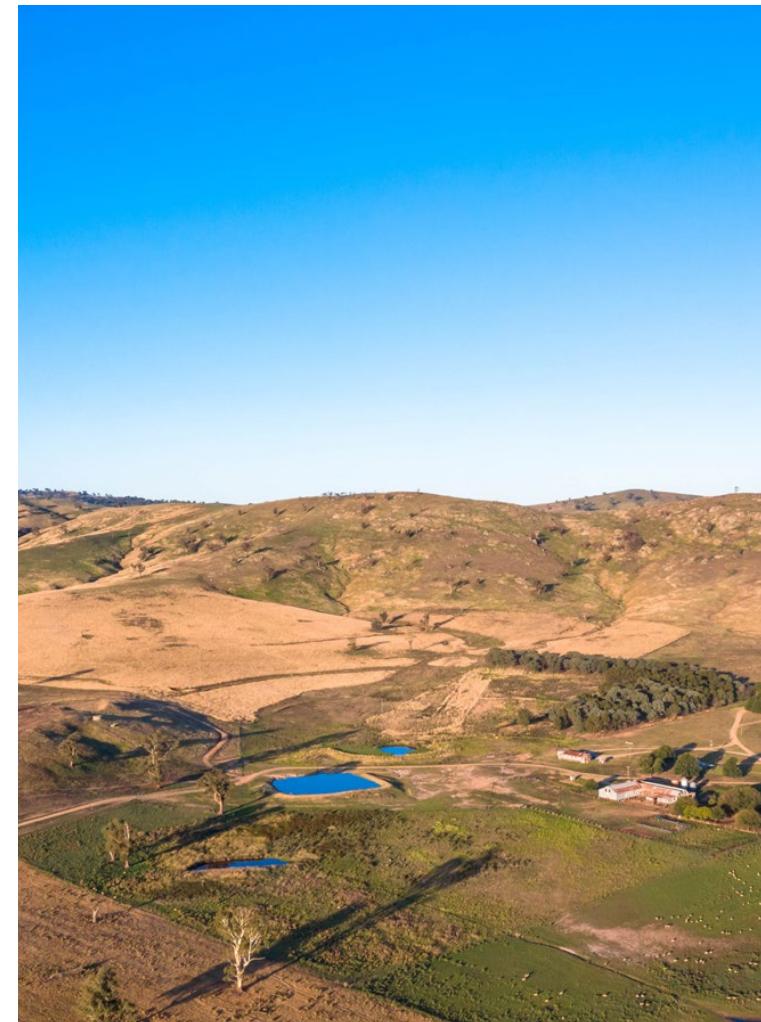
Bushfire hazard mapping has been updated and endorsed by Council in 2025.

More generally, flooding and bushfire can be considered symptomatic of broader climate change effects. While land use planning can consider these and seek to lessen those risks, it also has a role to play in effectively reducing that risk by addressing the drivers.

This Strategy has sought to implement its actions within the bounds of its current urban zones.

Actions:

- Implementation of local options for Resilient Homes Program through community consultation and engaging residents
- Implement appropriate development controls regarding hazards and risk to urban development within a DCP for Gundagai



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7.2. SIMPLIFYING PLANNING AND LAND USE

7.2.1. Land Use Zoning Amendments

Land Use Zoning throughout Gundagai is generally considered to appropriately reflect the general intention of developments across particular areas of the township and is suitable for the type of development Council.

The Strategy recommends rezoning the current MU1 Mixed Use Zone in South Gundagai to E3 Productivity Support to encourage a light industrial and business focussed outcome in this location. This amendment seeks to provide more certainty in the area for businesses, developers and the community seeking light industrial opportunities and take advantage of South Gundagai's proximity to the Hume Highway.

Feedback has indicated a desire within the community for small business and light industry use which isn't suited to the Sheridan Street precinct of retail, service and amenity. This change also aligns with actions set out in the LSPS.

The objectives of the E3 Productivity Support Zone include:

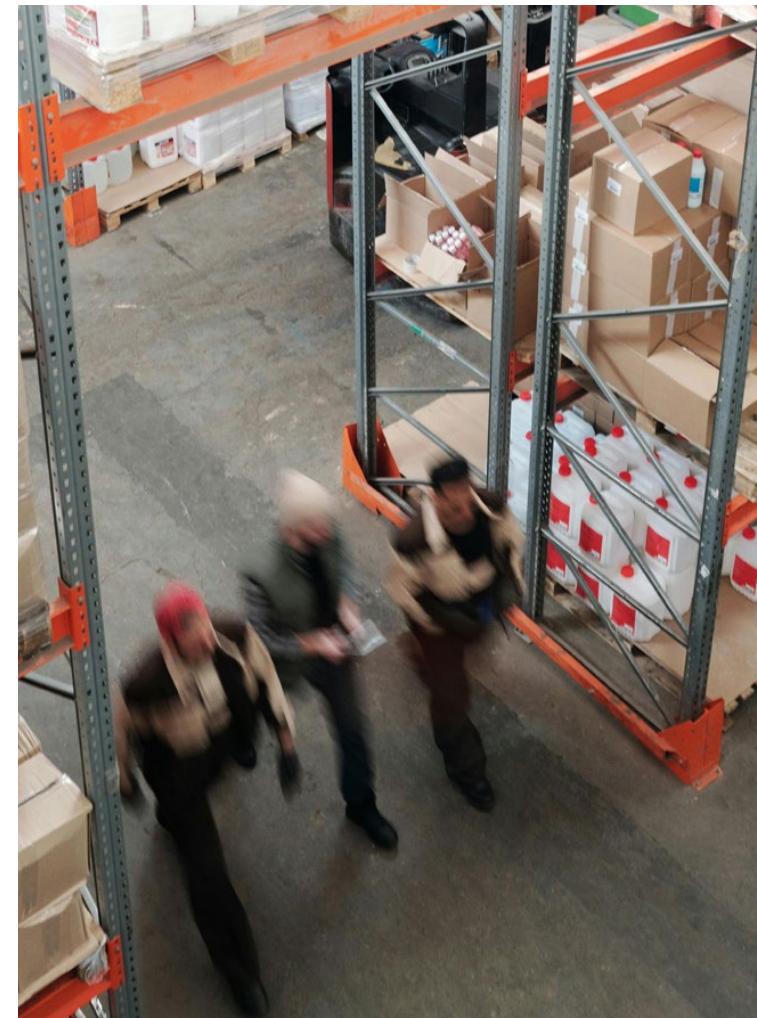
- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.

- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

Importantly, all property owners will retain existing use rights though the area will not be considered for further residential development

Action:

Rezone MU1 Mixed Use Zone to E3 Productivity Support Zone.



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7.2.2. Master Planning and Contributions for Key Investigation Sites

Gundagai already has a supply of zoned urban land for both primary urban land (R1 and R3 zone) and lifestyle properties (R5 zone). It is largely recommended that these existing urban areas be prioritised for future housing outcomes to accommodate further growth.

In addition, the Strategy has identified key investigation sites which are considered capable of accommodating proposed for Gundagai within the Strategy and their inclusion within the DCP the long term growth of Gundagai and ensuring the town is able to efficiently take advantage of growth opportunities.

A key challenge for the efficient growth of Gundagai will be the release of urban land and provision of enabling infrastructure. It can be useful to consider areas that are planned for future growth and provide a clear vision for the community's housing plans. The Strategy recommends that future master planning and supporting infrastructure planning be undertaken for the investigation sites to appropriately plan for their release.

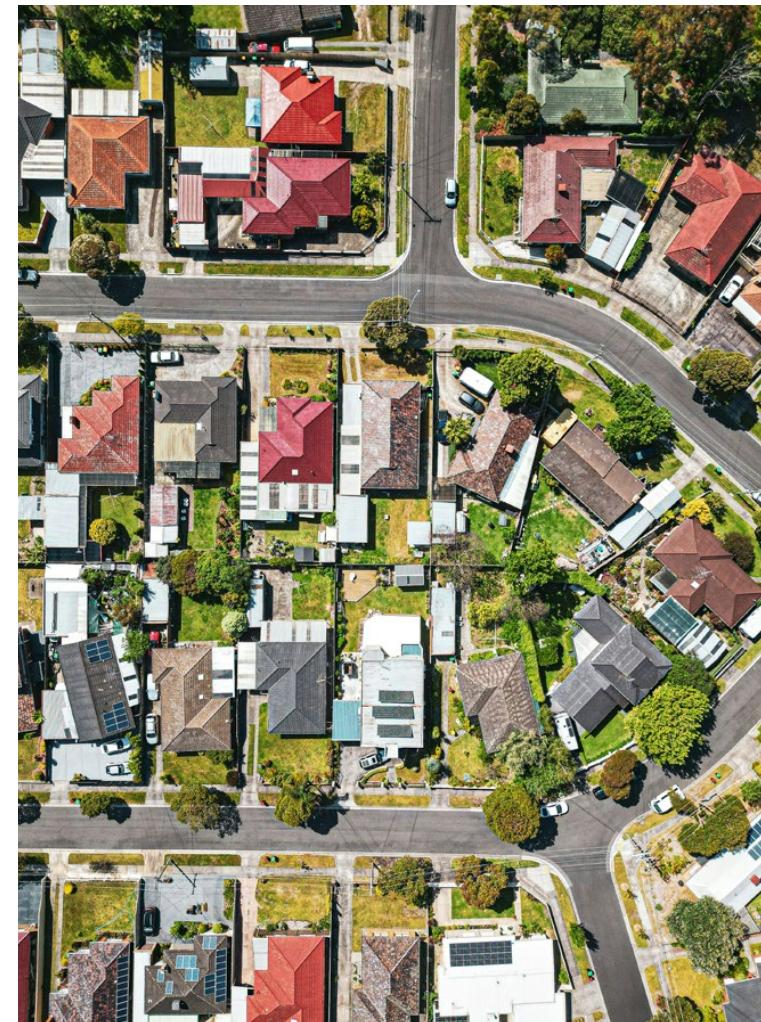
Master planning and consideration of the growth areas should consider:

- Understanding site context and existing uses
- Developing key planning goals for the area
- Land Use Mix
- Sequencing
- Infrastructure and contributions
- Open space and urban design
- Specific plans for lot layout, densities
- Sustainability initiatives

A fundamental component of future master planning work would be a contribution plan that enables equitable delivery of infrastructure and services for the new urban areas. This ensures that key infrastructure to service growth areas can be made available at the right time and in the right sequence.

Action:

Develop master plans for key investigation sites and include in DCP. Incorporate infrastructure and contributions for future developments.



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7.2.3. Incentivising Infill Housing

With traditionally larger lots and a restrictive lot size minimum, Gundagai has significant potential for infill development of existing urban land.

Infill development refers to the process of developing vacant or underutilised land within existing urban areas, as opposed to expanding outward into undeveloped or greenfield areas, which historically has been the accepted and preferred way to create housing opportunities in Gundagai.

Infill development maximises the use of existing urban infrastructure, services, and amenities. It allows for more efficient use of land within established communities, and leverages existing infrastructure, reducing the need for additional expansion and maintenance. It can also be used to enable growth in the township while infrastructure to develop greenfield areas are further planned, funded and developed.

Infill development is often located near existing transportation and road networks, reducing barriers to varied and more sustainable transport modes, such as public transport, cycling and walking.

It can contribute to the revitalisation of existing areas by bringing new life, attracting new residents, businesses, and investments. It also increases the catchment for businesses seeking to attract investment and a stable employment base.

Infill development helps to slow the spread of inefficient land use by utilising available space within existing residential zones. It can help to avoid the fragmentation and erosion of prime agricultural land, and environmentally significant spaces in the surrounding areas (such as the Murrumbidgee River).

Infill development allows for the creation of a variety of housing options, including multi-family dwellings, townhouses, and mixed-use developments. This diversity contributes to a more inclusive and resilient housing market that can meet the needs of different demographic groups, one of the changes occurring within the Gundagai community.

Actions:

- Consider removing subclause 3A from Clause 4.1 of the Gundagai LEP to simplify the development of primary urban land
- Consider removing the R3 Medium Density Zone and associated minimum lot size and zoning this land R1 General Residential
- Consider applying a standard minimum lot size across the R1 zoned land of 450m²
- Implement an 'Exceptions to minimum lot sizes for certain residential development' clause in the Gundagai LEP as per the Standard Instrument, which would enable concurrent subdivision and construction of 1 or 2 dwellings on lot sizes of 300m²

7.2.4. Infill Opportunities – Secondary Dwellings

Secondary dwelling, often known as Granny Flats, present an opportunity to provide extra accommodation throughout Gundagai.

As a default they're allowed within the R1 General Residential Zone and from a planning perspective, are enabled by the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

A secondary dwelling can be built with consent or as a complying development where it meets the requirements set in the Housing SEPP.

Privately constructed secondary dwellings may offer alternatives to addressing some accommodation shortages:

- Key worker housing
- Migrant working housing
- Tourist accommodation
- Ageing in place

Some advantages of secondary dwellings are that extra carparking provisions are not mandatory.

Secondary dwellings can also be considered in the rural zones. Clause 5.5 of LEP (an opt-in clause), can be adopted by Council to allow them within a certain distance of primary dwellings and limited to a certain floor area, whether that is a square metreage or a percentage of the primary dwelling.

Exceptions to Clause 5.5 are not allowed under via clause 4.6 (Exceptions to development standards), which can help to ensure consistent application and delivery of secondary dwellings.

Recommendation:

Introduce Clause 5.5 to the Gundagai LEP to provide certainty for secondary dwellings in the RU4 Primary Production Zone Small Lots Zone and RU1 Primary Production Zone.

Recommendation:

Include guidelines for Secondary Dwellings in the Development Control Plan



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7.2.5. Development Control Plan

The implementation of a Development Control Plan (DCP) is the most important recommendation of this Strategy. Gundagai does not have a DCP, the risks of which have been analysed earlier in the Strategy.

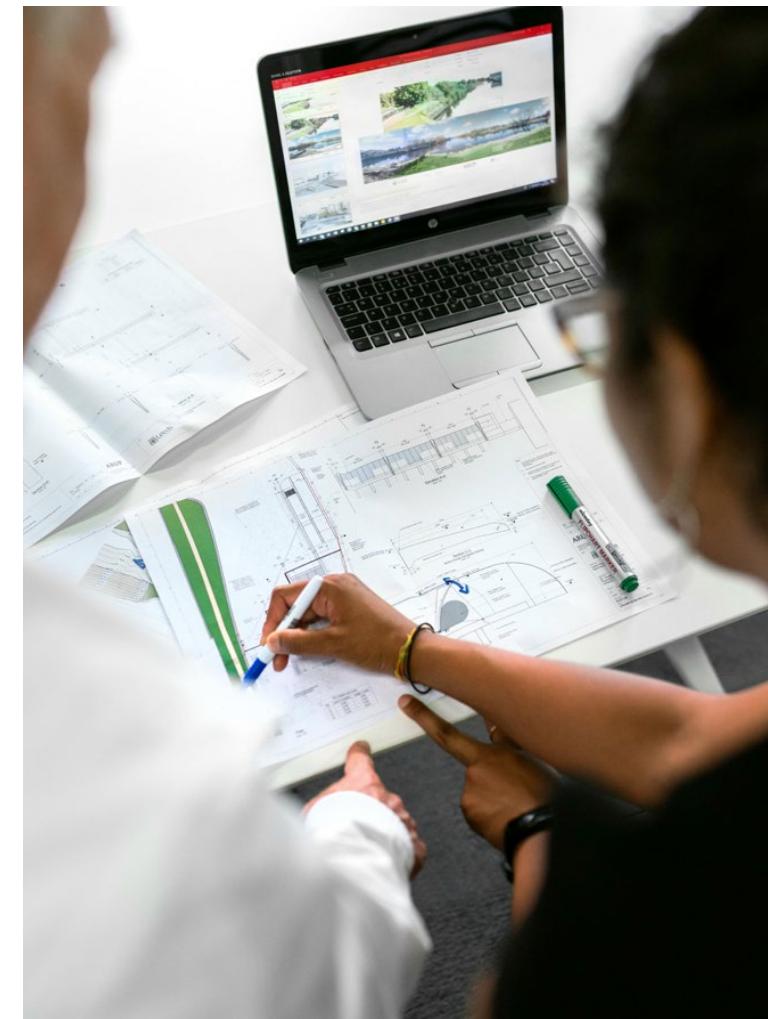
The DCP is a key planning tool, providing detailed design and planning guidelines to support the broader controls of the LEP, particularly

- Built form and urban design
- Environmental Sustainability
- Heritage and Local Character
- Access, Parking and Transport
- Subdivision and Lot Design
- Infrastructure provision
- Signage and Advertising

In the context of this Strategy, the DCP is also recommended to include master plans with controls outlining the above themes for key investigation sites. This provides certainty for landowners and developers as well as Council and the community when considering future development in preferred locations.

Action:

Council to prepare a comprehensive Development Control Plan for Gundagai.



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7.2.6 Regional Accommodation and Housing

Regional employers (such as GMP, highlighted in the Strategy's case study) can be reliant on migrant, seasonal or transitional workforces often require permanent buildings with flexible occupancy, rather than traditional caravan parks or short-stay tourist accommodation formats. These models can house cohorts ranging from single workers to families, and can be structured to support settlement pathways over multiple years.

Under the Housing SEPP, options such as co-living housing, multi-dwelling housing co-housing/boarding houses with shared facilities, and modular/prefabricated dwellings can provide an intermediate form of accommodation: permanent in construction, but suited to temporary or variable tenures.

These arrangements can offer private rooms or small units supported by shared amenities (kitchens, laundries, living spaces) and can be managed under a single tenancy or operator. They have been successfully adopted in other regional LGAs for seniors, lone workers, and key-worker groups, and may be appropriate for longer-term seasonal and migrant workers in Gundagai.

For Gundagai, these options can help address diverse housing needs across a migration spectrum from individuals completing short-stay employment requirements, through to workers settling locally with partners and families. However, current planning settings in Gundagai (LEP and Housing SEPP classifications) constrain delivery, particularly for modular and prefabricated housing in residential zones.

In compiling the planning options to support workers and broader workforce needs, a suite of contemporary housing mechanisms should be considered:

1. Co-Living Housing (Housing SEPP)

- Permanent build form; flexible tenure.
- Scales well for singles and couples.
- Avoids stigma associated with boarding houses.
- Does not rely on "caravan park" permissibility.

2. Multi-Unit Modular / Prefabricated Housing with Shared Facilities

- High-quality, permanent structures assembled offsite.
- Works on small land parcels and can scale to demand.
- Allows mix of private studios, 1-2 bedroom units, and shared amenities.

3. Manufactured Home Estate (MHE)-style Developments

- Can deliver stand-alone dwellings with good amenity.
- Should be guided through a DCP to ensure streetscape, landscape quality and integration with neighbourhood character.
- Should be clearly separated from "tourist caravan park" definitions.

Providing flexible, permanent worker accommodation reduces pressure on the existing rental market, mitigates community resentment, and supports local spending, school enrolments and long-term population renewal. A broader, more contemporary housing toolkit creates clear benefits for employers, residents and Council, while avoiding unintended consequences tied to outdated or overly narrow land-use definitions.

Noting Gundagai's LEP Land Use Tables are generally classified as "open", adding new definitions helps to signal Council's intent for this type of housing to be developed.

Given impending changes to the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Amendment Regulation 2023, Council can prepare for a more refined set of definitions

Action:

Add co-living housing, boarding houses to R1 General Residential, R3 Medium Density Residential, and E1 Local Centre Zones.

Introducing DCP provisions for non-tourist manufactured housing, including design, landscape, servicing, and management standards.

7.3. DIVERSITY AND ACCESSIBILITY

7.3.1. Physical Accessibility through Universal Design

Universal design is a vital concept for buildings because it promotes the creation of spaces that are accessible, inclusive, and accommodating to people of all ages, abilities, and backgrounds. The concept of universal design goes beyond just meeting the needs of individuals with disabilities; it strives to create environments that enhance usability and comfort for everyone. In Gundagai, where there is an unusually large ageing population these concepts can be integrated into a Development Control Plan and incentives considered in a Contributions Plan.

1. Inclusivity: Universal design ensures that housing is inclusive, catering to individuals with diverse abilities and characteristics. This includes people with disabilities, elderly individuals, families with young children, and others. By designing with inclusivity in mind, housing becomes more welcoming to a broader range of residents.

2. Aging in Place: As the population ages, there is a growing desire for individuals to age in place—remain in their homes and communities as they get older. Universal design features, such as no-step entries, wider doorways, and accessible bathrooms, enable older adults to live independently and safely in their homes for a more extended period.

3. Flexibility: Universal design emphasizes flexibility in the layout and features of a home. This flexibility allows spaces to adapt to the changing needs of occupants over time. For example, a home designed with adjustable countertops and easily modifiable spaces can accommodate individuals with different mobility requirements.

4. Increased Safety: Universal design promotes safety by minimizing obstacles and hazards. Features such as slip-resistant flooring, well-lit pathways, and grab bars in bathrooms enhance the safety of the living environment for all residents, reducing the risk of accidents and injuries.

5. Market Appeal: Universally designed homes have broader market appeal, as they cater to a wide range of potential buyers or renters. This can be especially relevant in a diverse and aging population where the demand for accessible and adaptable housing options is increasing.

6. Cost-Effectiveness: Incorporating universal design principles during the initial construction or renovation phase can be cost-effective in the long run. It eliminates the need for costly retrofits or modifications later on, making housing more sustainable and accommodating over time.

7. Compliance with Regulations: Many regions have regulations and building codes that require certain accessibility standards in housing, especially in new constructions. Universal design ensures compliance with these standards, helping developers and homeowners meet legal requirements.

8. Enhanced Quality of Life: Universal design contributes to an improved quality of life for residents. By removing barriers and making spaces more functional for everyone, it fosters a sense of independence, dignity, and well-being among all occupants.

9. Social Integration: Accessible and inclusive housing fosters social integration by allowing people with different abilities to live in the same communities. This promotes diversity and strengthens social bonds within neighbourhoods.

Actions:

- Develop Universal design guidelines, integrate into Development Control Plan.
- Investigate potential for incentivising dwellings that incorporate Universal Design principles via contributions schemes.

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CONCLUSION



8.1. SUMMARY OF KEY ACTIONS

Recommendation	Responsibility	Timeframe
Key Investigation Sites		
Residential Zones	Council	Short to Medium
General Industrial Zone	Council	Medium
Productivity Support Zone	Council	Short
Develop master plans for key investigation sites and incorporate into Development Control Plan	Council	Short-Medium
Undertake a comprehensive land and building audit	Council	Short-Medium
Explore options for modest pilot projects to demonstrate alternative housing models required by the community.	Council	Short-Medium
Work with land and building audit to explore options for acquiring and developing small serviced lots within employment zones.	Council	Medium-Long
Implementation of local options for Resilient Homes Program through community consultation and engaging residents	Council	Short-Medium
Rezone MU1 Mixed Use Zone to E3 Productivity Support Zone.	Council	Short
LEP Specific Recommendations		
Consider removing subclause 3A from Clause 4.1 of the Gundagai LEP to simplify the development of primary urban land	Council	Short
Consider removing the R3 Medium Density Zone and associated minimum lot size and zoning this land R1 General Residential OR abolishing minimum lot size.	Council	Short
Consider applying a standard minimum lot size across the R1 zoned land of 450m ²	Council	Short
Implement an 'Exceptions to minimum lot sizes for certain residential development' clause in the Gundagai LEP as per the Standard Instrument, which would enable concurrent subdivision and construction of 1 or 2 dwellings on lot sizes of 300m ²	Council	Short
Introduce Clause 5.5 to the Gundagai LEP to provide certainty for secondary dwellings in the RU4 Primary Production Zone Small Lots Zone and RU1 Primary Production Zone.		
Council to prepare a comprehensive Development Control Plan for Gundagai.	Council	Short
Develop Universal design guidelines- and integrate into Development Control Plan.		
Investigate potential for incentivising dwellings that incorporate Universal Design Principles via contributions schemes.	Council	Short
Implement appropriate development controls regarding hazards and risk to urban development within a DCP for Gundagai	Council	Concurrent with DCP
Recommendation: Include guidelines for Secondary Dwellings in the Development Control Plan	Council	Concurrent with DCP

8.2. MONITORING AND EVALUATION

Council will undertake regular monitoring and reporting of this Strategy as follows:

Annual reviews of housing delivery and supply against the implementation and delivery plan to ensure that the Strategy and the LEP are delivering the Strategy's objectives

Five-yearly reviews of the evidence base and housing stock against the broader aims of the policy environment to ensure that the Strategy is aligned with the housing needs; and

Ten-year review of the Strategy to ensure the, the evidence base and the strategic and planning contexts are aligned with the goals of the community, the broader aims of the policy environment, Strategy implementation and delivery plan.



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8.4.3 COOTAMUNDRA HOUSING & EMPLOYMENT LANDS STRATEGY

DOCUMENT NUMBER	450528
REPORTING OFFICER	Lauren Dawes, Acting Manager Sustainable Development
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>2. A region for the future</p> <p>2.3 A region that can accommodate and support strategic growth</p>
FINANCIAL IMPLICATIONS	There is no adverse financial implication associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

That Council notes the report and resolves to support the preparation of a Cootamundra Housing & Employment Lands Strategy.

Introduction

Council's Sustainable Development Team have received approval from the Office of Local Government to proceed with a change of scope and extension of time to undertake a Cootamundra Housing & Employment Lands Strategy under NCIF 2 grant funding for a Local Environmental Plan Development Project subject to finalisation of project timeframes currently underway, acknowledging passage of time since the change in scope and proposed project timeframe was requested/supplied.

The NCIF 2 grant was awarded post-merger and included \$200,000 for the preparation of a consolidated Local Environmental Plan or preliminary works/studies which would assist in the preparation of a consolidated LEP. The fund remained unspent for a significant period noting the ongoing status of the demerger and uncertainty. Recently the funding has been utilised and allocated for the purpose of:-

- Preparation of the Gundagai Housing and Land Use Strategy; and
- To supplement other funding for the Preparation of the Gundagai Villages Flood Study currently underway.

Previously uncommitted remaining NCIF 2 funds will now be allocated to the preparation of a Cootamundra Housing & Employment Lands Strategy (the Strategy). The purpose of this report is to inform Council of the project and seek support for the project to be undertaken.

Discussion

Purpose of the Strategy

The purpose of the Strategy is to guide land use planning and future amendments to the Cootamundra Local Environmental Plan (LEP). The Strategy will outline recommendation for Council's next steps in enhancing housing and employment development opportunities in Cootamundra, providing clear direction for both Council and staff as they move forward.

With Council proceeding towards demerger, allocation of the NCIF 2 funding for the preparation of a consolidated Local Environmental Plan is not appropriate, however the Strategy will provide direction and support for future amendments to the LEP consistent with the grant objectives.

Benefits of the Strategy

Completion of the Strategy is anticipated to enhance Council's capacity to leverage grant opportunities that will support the execution of the recommendations and support any subsequent Planning Proposals seeking amendment of the LEP, demonstrating a thorough and strategic plan and methodology for such proposals.

The current Cootamundra 2050 Strategy was adopted in 2019 and presently outlines recommended strategic planning direction for Cootamundra, however, the Cootamundra 2050 Strategy has a broader focus area and while setting objectives relating to encouraging housing and business development, it does not provide direction for how the LEP may be amended to facilitate these objectives. It is also recognised that the matters impacting the Cootamundra community have changed since the adoption of the Cootamundra 2050 Strategy, preparation of a Cootamundra Housing and Employment Lands Strategy will provide more focused and clear direction and take into consideration more recent changes and pressures the community is experiencing.

Timing

The Office of Local Government are seeking that all NCIF 2 funding be acquitted by the end of the financial 2025/26 financial year. Council has just completed the process of having the Gundagai Housing and Employment Land Strategy prepared, preparation of the Strategy for Cootamundra is expected to be able to be completed within this timeframe noting familiarity with the process.

Financial

NCIF 2 grant funding will cover the majority of the project cost. Additional cost of approximately \$25,000.00 will be incurred by Council and covered within the Sustainable Development Department's budget. No variation or increase to the department's budget is required or sought to cover the remaining project cost.

OLG 23a Guideline consideration

Does not conflict with guidelines.

8.4.4 DA2025/122 - PROPOSED RESIDENTIAL DWELLING HOUSE WITH ATTACHED ANCILLARY GARAGE - 6 GILMORE PLACE, GUNDAGAI

DOCUMENT NUMBER	450596
REPORTING OFFICER	Craig Perrin, Town Planner
AUTHORISING OFFICER	Lauren Dawes, Acting Manager Sustainable Development
RELEVANCE TO COMMUNITY STRATEGIC PLAN	2. A region for the future 2.2 A thriving region that attracts people to live, work and visit
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Draft Notice of Determination Download 2. Plans Download 3. Assessment Report Download

RECOMMENDATION

That Council approves DA2025/122 subject to conditions of consent as outlined in the accompanying Draft Notice of Determination and authorise minor amendments to correct any errors as required prior to issuing the final determination.

Introduction

The subject development application seeks consent to construct a residential dwelling house with attached ancillary garage, with associated earthworks and retaining walls, at 6 Gilmore Place, Gundagai – legally identified as Lot 505 DP1225995.

The subject property is subject to several *Restrictions as to User* imposed by Council as the developer at the time of subdivision. The proposed development is generally consistent with the requirements of the 88B instrument, with the exception of the front setback. The restriction requires a minimum 8.0 metre setback to the primary street frontage, whereas the proposal provides a 6.0 metre setback. The applicant seeks the setback variation due to the shape to the lot's frontage and cross-fall of the block.

Under Clause 1.9A(2)(a) of the *Gundagai Local Environmental Plan (LEP) 2011*, which prevents the suspension of covenants imposed by Council, the proposal cannot be approved under delegated authority. Accordingly, the application must be referred to Council for determination.

Discussion
Summary of Departure from Instrument

The proposed development does not comply with Restriction 2(c) in Deposited Plan (DP) 1110255 (carried forward to Lots 504 & 505 DP1225995), which requires an 8.0 metre setback.

The relevant term, identified as *Part 2 (Terms) – Terms of Restriction as to User Fifthly Referred to* – provides:

“(c) that no main building and any building ancillary to such main building shall be built or erected on any part of the lot a distance of 8.0 metres from the street frontage boundary of the Lot PROVIDED THAT nothing in this covenant shall preclude or prohibit the erection of such main building or ancillary building on any part of the Lot a distance of 4.0 metres from the street frontage boundary where such Lot has more than one street frontage.”

The subject lot has a single primary frontage to Gilmore Place, therefore, the 8.0 metre requirement applies.

Clause 1.9A Suspension of covenants, agreements and instruments (Standard Instrument LEP)

Clause 1.9A of the Standard Instrument LEP ordinarily enables consent authorities to set aside private covenants and similar instruments that would otherwise restrict permissible development. This allows flexibility where such covenants conflict with LEP or DCP controls.

However, subclause (2)(a) stipulates that Clause 1.9A does not apply to covenants imposed by, or required to be imposed by, Council. As the subject restriction was imposed by Council in its capacity as developer, Clause 1.9A cannot be used to suspend or set aside the covenant for this development

Legal Advice Obtained

Notwithstanding that Clause 1.9A cannot be used to suspend the covenant, legal advice previously obtained advises that while the clause does not permit the suspension or setting aside of the covenant, it also does not expressly require compliance with the instrument. Furthermore, no provisions within the *Environmental Planning and Assessment Act 1979* (the Act) mandate compliance with the instrument or the Conveyancing Act 1919 as part of the development application assessment process.

Accordingly, the existence of the covenant must instead be considered under Section 4.15 Evaluation of the Act, particularly in relation to the public interest.

Consideration of Public Interest

When assessing the public interest, it is necessary to consider the appropriateness of approving a development that does not comply with a Council-imposed 88B instrument. This instrument forms part of the contract of sale documents for land within the area and is therefore available to all landowners and any mortgagee.

No written record has been found detailing the reasons for imposing these restrictions. However, it is presumed that the intent was to establish a residential area with a high standard of aesthetic appeal, thereby maintaining property values. The restriction in question seeks to apply setback requirements applying building line requirements where none otherwise apply noting that the former Gundagai Shire Council never adopted a Development Control Plan nor has Cootamundra-Gundagai Regional Council for the former Gundagai Shire Council area.

In determining whether approval of the proposed dwelling, contrary to the instrument, aligns with the public interest, it is important to consider any potential impact on the value or visual appeal of surrounding properties. In this instance, the proposed 6.0 metre setback to Gilmore Place is considered acceptable. The reduced setback provides for a more efficient building footprint and enables a rear setback of 2.69 metres, resulting in a modest increase in private open space. The variation is minor in nature and will not result in adverse impacts to the streetscape or adjoining

properties. The difference is unlikely to be apparent when the development is viewed in the context of the surrounding area and is not regarded as contrary to the public interest.

In addition, the subject development was neighbour notified in accordance with the Cootamundra-Gundagai Regional Council Community Participation Plan 2019, with no submissions received.

Given these factors, the departure from the covenant is not considered contrary to the public interest.

Conclusion

As the provisions of the *Environmental Planning & Assessment Act 1979* do not mandate compliance with the covenant or the *Conveyancing Act 1919* as part of the development application assessment process. Based on the assessment, the proposed variation to the instrument is acceptable and does not result in adverse or conflict with the public interest.

It is therefore considered appropriate that the application be approved by council subject to conditions.

Financial

Nil

OLG 23a Guideline consideration

Does not conflict with Guidelines.



COOTAMUNDRA -
GUNDAGAI
REGIONAL
COUNCIL

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Gundagai Office:
255 Sheridan Street,
Gundagai NSW 2722
Ph: 02 6944 0200 Fax: 02 6940 2127

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA 2025/122 PAN-582749
Applicant	Nikita Browne 38 HAMMOND AVENUE EAST WAGGA WAGGA 2650
Description of development	Residential Dwelling House with attached ancillary garage
Property	6 GILMORE PLACE GUNDAGAI 2722 505/-/DP1225995
Determination	Approved Consent Authority - Council
Date of determination	9/12/25
Date from which the consent operates	9/12/25
Date on which the consent lapses	9/12/30

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Reasons for approval

- the proposed development is not inconsistent with the objectives of the zone,
- the proposed development is permitted in the zone,
- the proposed development does not compromise the relevant Environmental Planning Instruments,
- the proposal will be compatible with the built form and character, established by existing developments in the area,
- any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards;
- the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments,
- the proposal will have an acceptable environmental impact, and
- the proposal is consistent with the zone and desired future character of the area.

Right of appeal / review of determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Craig Perrin
Town Planner
Person on behalf of the consent authority

Terms and Reasons for Conditions

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

General Conditions

1	<p>Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989</p>
	<ol style="list-style-type: none"> 1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. 4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply— <ol style="list-style-type: none"> a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. <p>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
2	<p>Erection of signs</p> <ol style="list-style-type: none"> 1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—

	<ul style="list-style-type: none"> a. showing the name, address and telephone number of the principal certifier for the work, and b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and c. stating that unauthorised entry to the work site is prohibited. <p>3. The sign must be—</p> <ul style="list-style-type: none"> a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. <p>4. This section does not apply in relation to—</p> <ul style="list-style-type: none"> a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.
	<p>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
3	<p>Fulfilment of BASIX commitments</p> <p>It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled—</p> <ul style="list-style-type: none"> 1. BASIX development, 2. BASIX optional development, if the development application was accompanied by a BASIX certificate. <p>Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.</p>
4	<p>Notification of Home Building Act 1989 requirements</p> <ul style="list-style-type: none"> 1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council. 2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following— <ul style="list-style-type: none"> a. for work that requires a principal contractor to be appointed— <ul style="list-style-type: none"> i. the name and licence number of the principal contractor, and ii. the name of the insurer of the work under the Home Building Act 1989, Part 6, b. for work to be carried out by an owner-builder— <ul style="list-style-type: none"> i. the name of the owner-builder, and ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.

	<p>3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</p> <p>4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p>																																													
	Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.																																													
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	<p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>
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Building Work

Before issue of a construction certificate

6	<p>138 Approval for New Access Works</p> <p>Prior to the issue of a construction certificate the proponent is required to obtain approval under Section 138 of the Roads Act 1993 for works within the road reserve relating to the proposed new access.</p> <p>Condition reason: To ensure that adequate vehicle access is achieved and maintained for the safety of road users and occupants/users of the development.</p>
7	<p>Long service levy</p> <p>Before the issue of the relevant construction certificate, the applicable long service levy, must be paid to the Long Service Corporation or Council in accordance with section 34 of the Building and Construction Industry Long Service Payments Act 1986. Evidence of the payment is to be provided to the certifier.</p> <p>Advisory Note: Cootamundra-Gundagai Regional Council is a authorised agent under the Building and Construction Industry Long Service Payments Act 1986 for the collection of long service levies.</p> <p>Condition reason: To ensure the long service levy is paid.</p>
8	<p>Plumbing and Drainage Works</p> <p>Approval shall be obtained under Section 68 of the Local Government Act 1993 for proposed water, sewerage and stormwater works prior to the issue of a Construction Certificate.</p> <p>Condition reason: Statutory compliance with the Local Government Act 1993</p>
9	<p>Section 7.12 Contributions</p> <p>1. In accordance with Section 4.17(1) of the Environmental Planning and Assessment Act 1979 and the Cootamundra-Gundagai Regional Council Section 7.12 Fixed Development Consent Levy Contributions Plan 2018, \$6,430.00 must be paid</p>

	<p>towards the provision, extension or augmentation of public amenities or public services, based on development costs of \$643,078.00.</p> <p>2. The value of this contribution is current as of the date of determination of this Development Consent. If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Cootamundra-Gundagai Regional Council Section 7.12 Fixed Development Consent Levy Contributions Plan 2018 and the amount payable will be calculated at the time of payment in the following manner:</p> <table border="1" data-bbox="389 617 944 696"> <tr> <td>IDC</td><td>=</td><td>ODC</td><td>X</td><td>CP2</td></tr> <tr> <td></td><td></td><td></td><td></td><td>CP1</td></tr> </table> <p>Where:</p> <p>IDC is the indexed development cost</p> <p>ODC is the original development cost determined by the Council</p> <p>CP2 is the Consumer Price Index, All Groups Sydney, as published by the ABS in respect of the quarter ending immediately prior to the date of payment.</p> <p>CP1 is the Consumer Price Index, All Groups Sydney, as published by the ABS in respect of the quarter ending immediately prior to the date of the consent</p> <p>The monetary contributions shall be paid to Council:</p> <p>3. Prior to the issue of the first Construction Certificate where the development is for building work.</p> <p>Note: It is the professional responsibility of the Principal Certifier to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.</p> <p>Note: Cootamundra-Gundagai Regional Council Section 7.12 Fixed Development Consent Levy Contributions Plan 2018 may be viewed at https://www.cgrc.nsw.gov.au/developer-contributions-plans/ or a copy may be inspected at Council's Offices during normal business hours.</p> <p>Note: To arrange a Payment Advice for the monetary contributions, please contact Council's Sustainable Development Team on 1300 459 689</p> <p>Condition reason: To ensure Section 7.12 Developer Contributions are paid in accordance with Council's Section 7.12 policy as adopted 2018.</p>	IDC	=	ODC	X	CP2					CP1
IDC	=	ODC	X	CP2							
				CP1							
10	<p>Water Connection Approval</p> <p>Approval must be obtained from Council for the connection to mains water infrastructure prior to the issue of a Construction Certificate. All associated fees and charges must be paid in full before approval is granted.</p> <p>Condition reason: To ensure appropriate connection to Council's water infrastructure and to secure payment of applicable fees.</p>										

Before building work commences

11	<p>Appointment of a Principal Certifier</p> <p>Prior to the commencement of any construction works, the person having benefit of this Development Consent must appoint a Principal Certifier.</p> <p>Condition reason: To ensure legislative requirements are met.</p>
12	<p>Construction Certificate</p> <p>A Construction Certificate must be submitted and approved by a nominated Certifier prior to any building works taking place on the subject site. The Construction Certificate must be lodged via the NSW Planning Portal.</p> <p>Condition reason: To ensure compliance with the requirements of the Environmental Planning and Assessment Regulation 2021.</p>
13	<p>Erosion and sediment controls in place</p> <p>Before any site work commences, the Principal Certifier, must be satisfied that erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time).</p> <p>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</p>
14	<p>Notice of intention to commence building work</p> <p>The proponent must give the Principal Certifier at least 2 days notice of their intention to commence building works. The notice of intention to commence building works must be lodged on the NSW Planning Portal in accordance with Section 6.6 of Environmental Planning and Assessment Act 1979 and Section 59 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.</p> <p>Condition reason: To ensure legislative requirements are met</p>
15	<p>Underground Services</p> <p>The proponent shall locate and identify all existing underground services prior to commencement of works and ensure there shall be no conflict between the proposed development and existing infrastructure including areas external to the development site where works are proposed.</p> <p>Condition reason: To ensure the utility services are protected and satisfactory for the proposed development.</p>

During building work

16	<p>Soil management</p> <p>While site work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. All excavated material removed from the site must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise lawfully managed, and the classification, and the volume of material removed, and the receipt facility's details must be reported to the principal certifier. 2. All fill material imported to the site must be: <Delete as required> <ol style="list-style-type: none"> a. Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997; or b. a material identified as being subject to a resource recovery exemption by the NSW EPA; or c. a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA. <p>Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.</p>
17	<p>Procedure for critical stage inspections</p> <p>While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.</p> <p>Condition reason: To require approval to proceed with building work following each critical stage inspection.</p>
18	<p>Responsibility for changes to public infrastructure</p> <p>While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.</p> <p>Condition reason: To ensure payment of approved changes to public infrastructure.</p>
19	<p>Approved Plans</p> <p>A copy of the endorsed plans, specifications, development consent, the construction certificate and any other certificates to be relied upon shall be available on site at all times during construction.</p> <p>Condition reason: To ensure compliance with relevant plans and approvals</p>

20	Bushfire construction
	<p>Construction of the dwelling, access and associated services must be undertaken in accordance with the BAL-12.5 requirements of Planning for Bushfire Protection 2019 (PBP 2019) and Australian Standard 3959. Where the requirements of PBP 2019 and AS 3959 vary, the requirements of PBP 2019 prevail.</p>
	<p>Advisory note: Part 7.5 Additional construction requirements of Planning for Bushfire Protection 2019 adopts additional measures over and above AS 3959.</p>
	<p>Condition reason: Statutory compliance with Planning for Bushfire Protection 2019</p>
21	Deliveries
	<p>While site work is being carried out, deliveries of material and equipment must only be carried out between—</p> <ul style="list-style-type: none"> • Mondays to Fridays - 7:00am to 6:00pm; • Saturdays - 8:00am to 1:00pm; • No work permitted on Sundays and Public Holidays.
	<p>Condition reason: To protect the amenity of neighbouring properties.</p>
22	Earthworks
	<p>No earthworks are permitted to be undertaken beyond those detailed on the approved plans unless otherwise permitted by the exempt development provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</p>
	<p>Condition reason: To ensure that the development is consistent with the approval</p>
23	Footpath Storage
	<p>Building materials not to be stored on Council footway or nature strip at any time.</p>
	<p>Condition reason: To ensure an adequate level of public safety is maintained.</p>
24	Hours of Work
	<p>Site work must only be carried out between the following times –</p> <ul style="list-style-type: none"> • Mondays to Fridays - 7:00am to 6:00pm; • Saturdays - 8:00am to 1:00pm; and • No work is permitted on Sundays and Public Holidays. <p>Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.</p>
	<p>Condition reason: To protect the amenity of the surrounding area.</p>

25	Naturally Occurring Asbestos
	<p>The proponent is advised that the subject land may be affected by naturally occurring asbestos. If naturally occurring asbestos material is encountered during excavation works on site, the works are to cease immediately and Council is to be notified.</p>
	<p>Interception of any naturally occurring asbestos will require specific processes to be implemented to secure the site and to manage any further works in accordance with the requirements of SafeWork NSW.</p>
	<p>Condition reason: To ensure the health and safety of people working in the locality and compliance with legislative requirements</p>
26	Restricted Public Access
	<p>It is the responsibility of the proponent to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied in accordance with SafeWork NSW Regulations.</p>
	<p>Condition reason: To ensure public safety is maintained.</p>
27	Roof Water
	<p>Roof water generated by the development must be directed to rainwater tanks in accordance with the relevant BASIX Certificates and overflow discharged:-</p>
	<ul style="list-style-type: none"> • To the roadside gutter in Gilmore Place, taken through a properly constructed kerb outlet with the kerb reinstated to council's satisfaction.
	<p>The point of discharge from the overflow must be</p> <ul style="list-style-type: none"> • Protected from being crushed or damaged.
	<p>Condition reason: To ensure that roof water is disposed of without nuisance to neighbours, damage to property or the environment.</p>

Before issue of an occupation certificate

28	Removal of waste upon completion
	<p>Before the issue of an Occupation Certificate:</p> <ol style="list-style-type: none"> 1. all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan; and 2. written evidence of the waste removal must be provided to the satisfaction of the principal certifier. 3. Any chemical waste generated throughout construction must be disposed of to an approved waste management facility or otherwise lawfully managed.
	<p>Condition reason: To ensure waste material is appropriately disposed or satisfactorily stored.</p>

29	Repair of infrastructure
<p>Before the issue of an Occupation Certificate:</p> <ol style="list-style-type: none"> 1. any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council; or 2. if the works in (a) are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works must be paid as directed by Council and in the first instance will be paid using the security deposit required to be paid under this consent. 	
<p>Condition reason: To ensure any damage to public infrastructure is rectified.</p>	
30	Completion of Access Works
<p>A completion certificate must be obtained from the relevant roads authority to verify that all requirements of the related Section 138 approval have been satisfactorily completed. A copy of the completion certificate must be provided to the Principal Certifier prior to the issue of a occupation certificate.</p>	
<p>Condition reason: To ensure that all requirements of the associated Section 138 approval have been met</p>	
31	Completion of Plumbing & Drainage Works
<p>Prior to the issue of an Occupation Certificate for the works, all requirements of relevant approvals issued under Section 68 of the Local Government Act 1993 associated with water, sewer and stormwater works must be satisfied. Confirmation that works have been completed in accordance with the requirements of the associated Section 68 application must be obtained from Council and provided to the Principal Certifier for the development.</p>	
<p>Condition reason: To ensure plumbing and drainage has been undertaken in accordance with relevant requirement.</p>	
32	Occupation of building
<p>A person must not commence occupation or use of the whole or any part of the buildings unless an occupation certificate has been issued by the appointed Principal Certifier.</p>	
<p>Condition reason: To ensure the development is completed to a safe standard to allow use or occupation and to ensure compliance with the requirements of this consent.</p>	
33	Stabilisation of Earthworks
<p>Prior to the issue of an Occupation Certificate all earthworks must be appropriately retained or battered in accordance with the requirements of the Building Code of Australia and vegetated to prevent erosion.</p>	
<p>Any retaining wall constructed on-site must comply with the exempt development provisions of State Environmental Planning Policy (Exempt and Complying development Codes) 2007 or have necessary development and construction approval.</p>	

	Condition reason: To ensure earthworks are appropriately protected.
--	--

Occupation and ongoing use

34	Restriction on Use of the attached Garage Use of the garage approved under this consent is to be for activities and storage of possessions ancillary to the residential use of the dwelling. Use is strictly for non-habitable purposes. Any use of the garage for commercial or residential/habitable activities is prohibited unless separate development consent has been obtained or the use is exempt under an environmental planning instrument. Condition reason: Prevent building from being used for unapproved purposes
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General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [*Conditions of development consent: advisory notes*](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

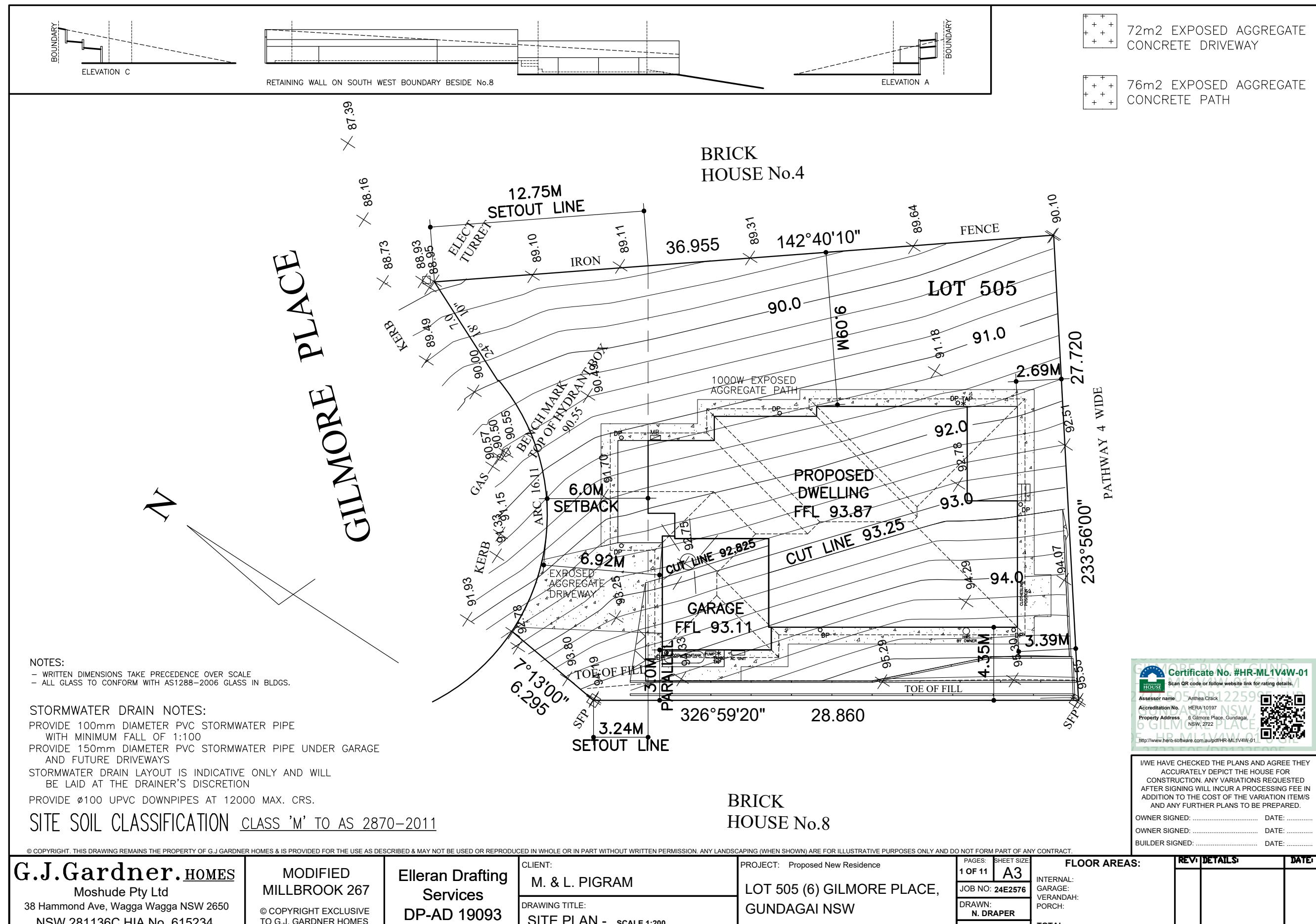
Stormwater drainage system means all works and facilities relating to:

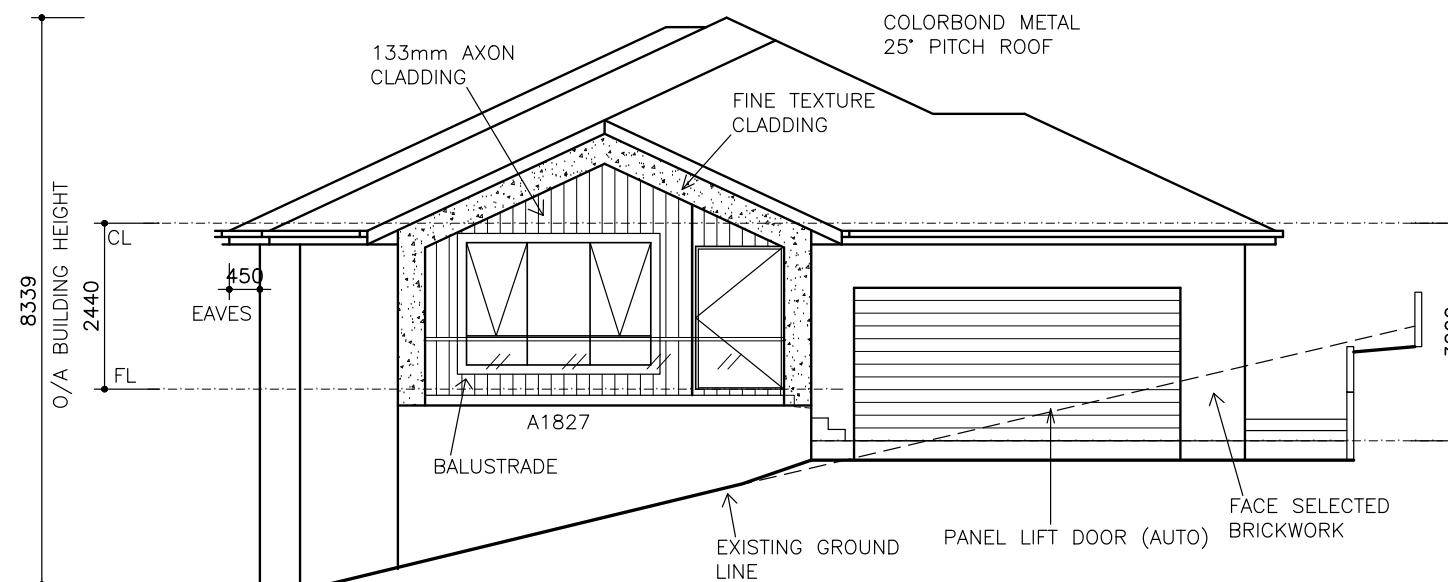
- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Sydney district or regional planning panel means Southern Regional Planning Panel.

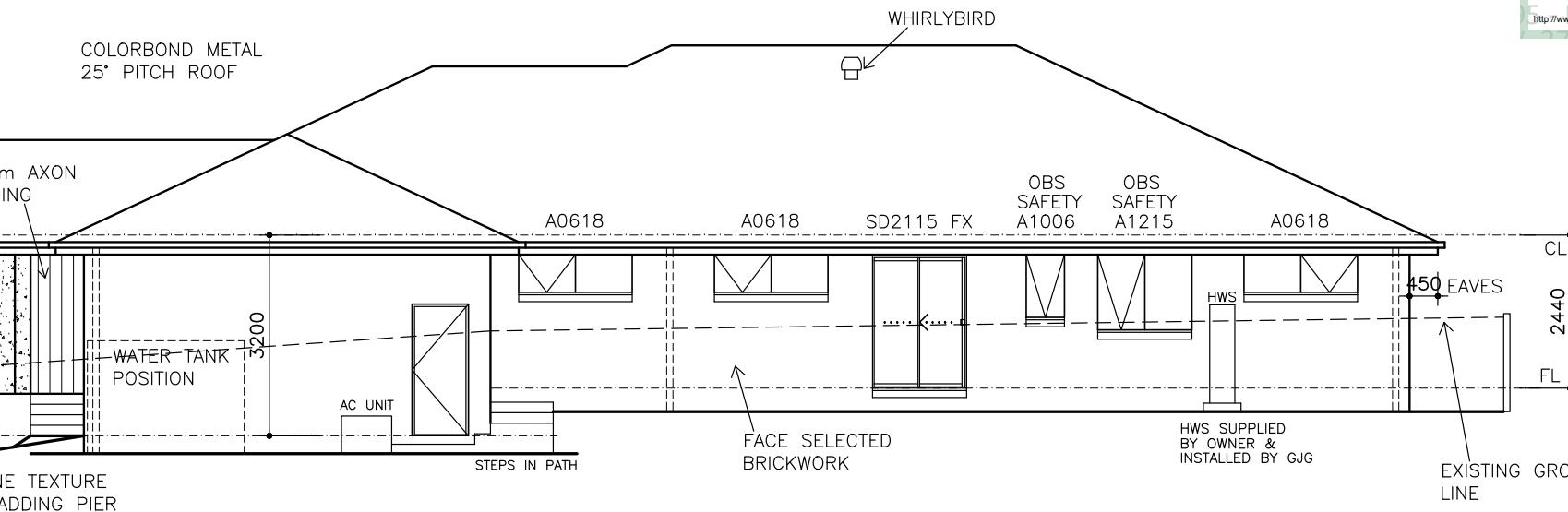
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ELEVATION A

NOTE: ALL WINDOWS & SLIDING DOORS TO BE DOUBLE GLAZED



ELEVATION B

NOTE: ALL WINDOWS & SLIDING DOORS TO BE DOUBLE GLAZED

PROVIDE FLY SCREENS TO ALL OPENABLE WINDOWS

CONTROL JOINTS AS PER ENGINEER'S DESIGN

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

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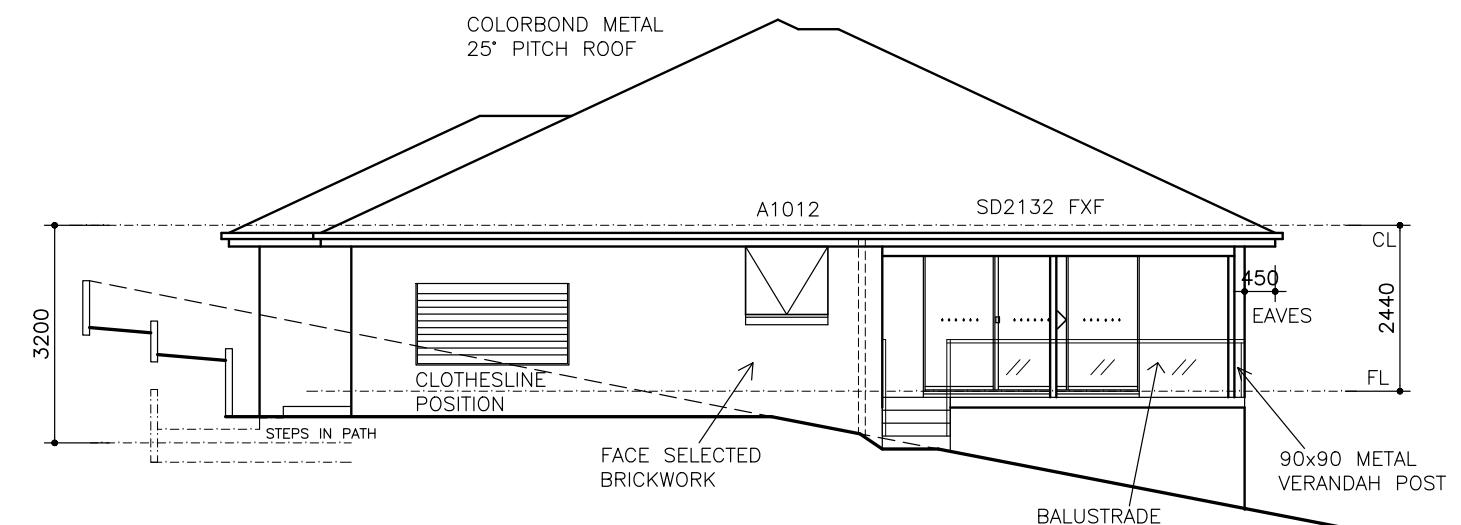
CLIENT:
M. & L. PIGRAM
DRAWING TITLE:
ELEVATION - SCALE 1:100

PROJECT: Proposed New Residence
LOT 505 (6) GILMORE PLACE,
GUNDAGAI NSW

PAGES: 3 OF 11 SHEET SIZE A3
JOB NO: 24E2576
DRAWN: N. DRAPER
DATE: 20/10/25

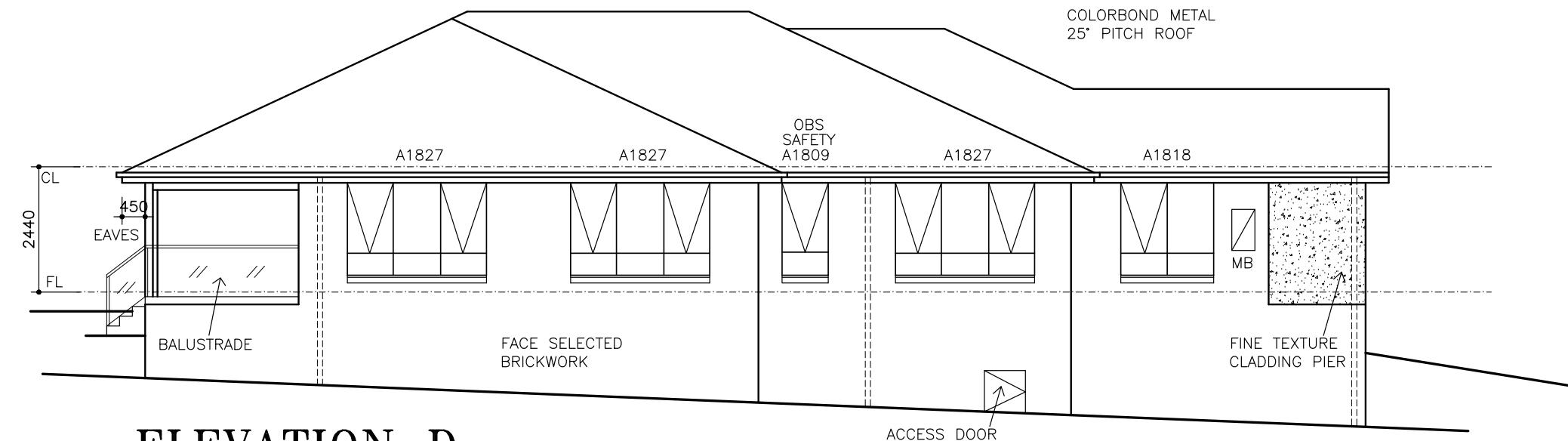
FLOOR AREAS:
INTERNAL:
GARAGE:
VERANDAH:
PORCH:
TOTAL:

REV: DETAILS: DATE:



ELEVATION C

NOTE: ALL WINDOWS & SLIDING DOORS TO BE DOUBLE GLAZED



ELEVATION D

NOTE: ALL WINDOWS & SLIDING DOORS TO BE DOUBLE GLAZED

PROVIDE FLY SCREENS TO ALL OPENABLE WINDOWS

CONTROL JOINTS AS PER ENGINEER'S DESIGN

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 TOTAL:

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



DATE OF REPORT COMMENCEMENT:

27 November 2025

COUNCIL OFFICER COMPLETING DEVELOPMENT ASSESSMENT:

Craig Perrin

DEVELOPMENT REFERENCE:

DA 2025/122

DEVELOPMENT ADDRESS:

6 Gilmore Place GUNDAGAI

DEVELOPMENT LOT / SEC / PLAN (Subject Land):

Lot: 505 DP: 1225995

OWNER(S):

Michael & Lynn Pigram

APPLICANT:

Moshude Pty Ltd T/as GJ Gardner Homes Wagga
38 Hammond Avenue
Wagga Wagga NSW 2650

PROPOSED DEVELOPMENT:

Residential Dwelling House with attached ancillary garage

SITE:

The subject land is located at 6 Gilmore Place Gundagai and is legally identified as Lot 505 DP 1225995. The land has an approximate area of 862m² and is currently vacant. The site is zoned R1 General Residential land zone under the Gundagai Local Environmental Plan (LEP) 2011. All services are available in Gilmore St including underground electricity connection.



Figure 1 – Subject land location and R1 zoning map

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



The landform slopes from the southern rear boundary toward the northern front boundary, as illustrated in Figure 2 (contour map) and Figure 3 (site inspection image). Development of the proposed dwelling will require earthworks including site cutting, and the use of a suspended slab to mitigate the impacts from the existing slope.

The submitted Statement of Environmental Effects (SEE) provides the following description of the site topography and proposed construction approach:

"The property generally slopes from the rear southern corner at 95.55m RL to the Northern front corner at 88.95m RL representing a diagonal cross grade of 5.6m. Across the dwelling diagonally this is less being (91.1m RL to 94.5m RL or 3.4m. A cut line at the break-even point of 93.25m RL has been proposed.

This has been combatted by a top side cut and a lower side suspended floor to offset the grade and has been done quite effectively to lessen the slope impact from the site. This has been further enhanced by stepped or benched style retaining, not one wholesale wall, with stepping into the depth of the site coupled with benching up the slope.”



Figure 2 – Contour map

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



Figure 3 – Image from site inspection

Background:

The subject property is burdened by several covenants imposed by Council as the developer at the time of subdivision. The proposed development is generally consistent with the requirements of the 88B instrument, with the exception of the front setback. The covenant, see below Figure 4 extract of condition 2(c), requires a minimum 8.0-metre setback from the primary street frontage, whereas the application proposes a reduced setback of 6.0 metres, as illustrated in below Figure 5 Site Plan.

The applicant seeks the setback variation due to the shape to the lot's frontage and cross-fall of the block.

Under Clause 1.9A(2)(a) of the *Gundagai Local Environmental Plan (LEP) 2011*, which prevents the suspension of covenants imposed by Council, the proposal cannot be approved under delegated authority. Accordingly, the application must be referred to Council for determination.

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*


COOTAMUNDRA-
GUNDAGAI REGIONAL COUNCIL

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR
PROFITS À PRENDRE INTENDED TO BE CREATED
OR RELEASED AND OF RESTRICTIONS ON THE USE
OF LAND OR POSITIVE COVENANTS INTENDED TO
BE CREATED PURSUANT TO SECTION 88B CONVEYANCING
ACT 1919**

Plan: **DP1110255**

(Sheet 2 of 3 sheets)

Subdivision of Lot 100 DP 1066569, Lot 26 DP 851885 & Lots ~~34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54~~ DP 781421, *Subdivision Certificate No 29/11/2006*

Part 2 (Terms)

NOTE: *Where the terms of the easement are defined in the Conveyancing Act 1919, no terms are to be included in Part 2 of the Section 88B Instrument unless the statutory terms are to be modified*

2. Terms of Restriction as to User Fifthly Referred to

- (a) That not more than one main building shall be erected or permitted to remain on the land;
- (b) That no main building nor any building ancillary to such main building shall be designed and utilised for any purpose other than solely for residential purposes.
- (c) That no main building and any building ancillary to such main building shall be built or erected on any part of the Lot a distance of 8.0 metres from the street frontage boundary of the Lot PROVIDED THAT nothing in this covenant shall preclude or prohibit the erection of such main building or ancillary building on any part of the Lot a distance of 4.0 metres from the street frontage boundary where such Lot has more than one street frontage.

Figure 4 – Image extract from 88B Instrument of Terms of Restriction - 2(c)

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)

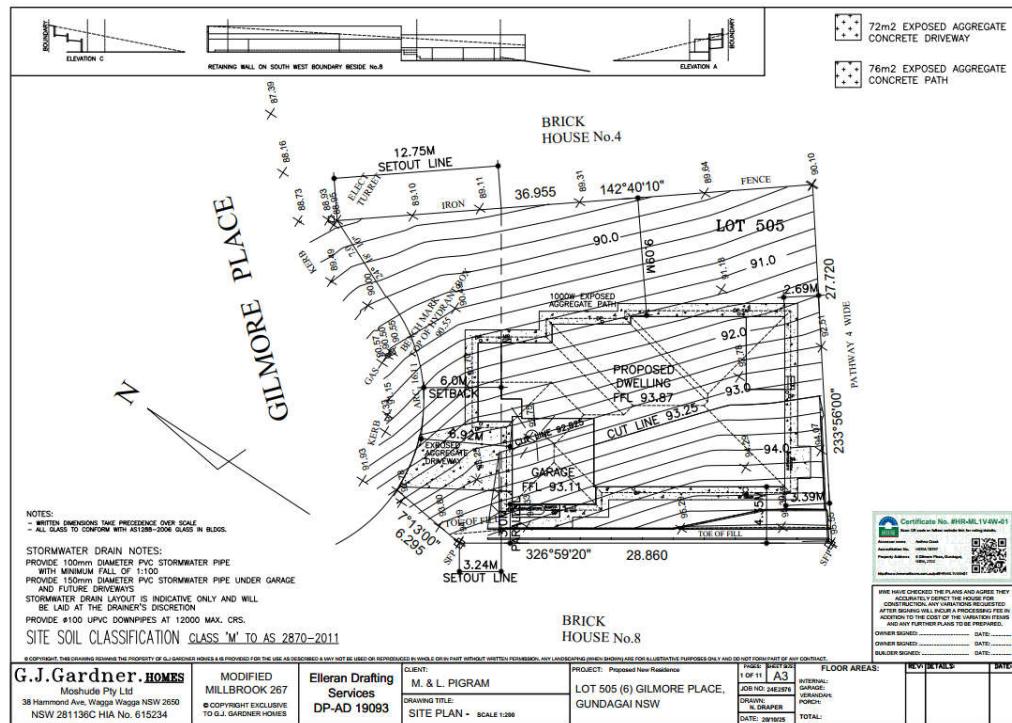


Figure 5 – proposed Site Plan

PREVIOUS DEVELOPMENT PROPOSALS AND DECISIONS:

nil

GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

The development is not a key threatening process under either Act, and the site contains no known threatened species or EECs, has not been declared critical habitat or an area of outstanding biodiversity value, and is not mapped on the Biodiversity Values Map. It is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, as it does not impact on any flora, fauna or their habitat, including terrestrial biodiversity and river systems.

2.22 Mandatory community participation requirements

As per this section and Schedule 1, of the Act, the development was notified in accordance with the CGRC Community Participation Plan (CPP), for a period of fourteen (14) days.

The development came off neighbour notification on 07/11/2025.

No submissions were received

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



4.5 Designation of consent authority

The development is not state significant or regionally significant, and therefore Council is the determining authority.

4.10 Designated development

Schedule 3 of the EP&A Regulation defines the various types of designated development, but the application does not meet any of the criteria and therefore is not designated.

4.13 Consultation and concurrence

If required by an environmental planning instrument, this section requires Council to consult with or obtain the concurrence of the person.

Consultation was not required.

4.14 Consultation and development consent—certain bush fire prone land

Development consent cannot be granted for development on bush fire prone land unless Council is satisfied that the proposal complies with *Planning for Bush Fire Protection* or is supported by a certificate from a qualified bush fire risk assessor. The subject site is mapped as Bush Fire Prone Land, and the applicant has submitted a Bush Fire Assessment Report in support of the proposal. The report identifies the proposed dwelling as being exposed to BAL-12.5. Accordingly, conditions will be imposed in line with the report's conclusions and recommendations.

4.22 Concept development applications

The development is not a concept development (development undertaken in stages).

4.33 Determination of Crown development applications

The development is not a Crown development.

4.36 Development that is State significant development

The development is not State significant development (of a size, type, value or with impacts deemed to be significant).

4.46 Integrated development

The development is not integrated development (requires consent or an approval from another government agency).

4.55 Modification of consents - generally

Not applicable

SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

4.15(1)(a)(i) The provisions of any environmental planning instrument:

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



State Environmental Planning Policies (SEPPs) and deemed SEPP's

The following SEPPs are relevant to the development.

State Environmental Planning Policy (Sustainable Buildings) 2022

The application is accompanied by a valid BASIX and NatHERS certificate. Plans bear the NatHERS endorsement stamp and are consistent with commitments.

SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of land

Council must not consent to the carrying out of any development on land, unless it has considered whether the land is contaminated, and if contaminated whether it is suitable for the intended use, or requires remediation.

The site is not identified in Council's potentially contaminated land register. Proposed dwelling is consistent with the intended use as assessed at time of subdivision. No further investigation is required.

SEPP (Transport and Infrastructure) 2021

Chapter 2 - Infrastructure

- *Section 2.48 (Determination of development applications—other development)* requires referral to the electricity supply authority, for development comprising:
 - penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,
 - development within or immediately adjacent to an easement for electricity purposes
 - development immediately adjacent to an electricity substation
 - development within 5m of an exposed overhead electricity power line
 - installation of a swimming pool any part of which is within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level,
 - installation of a swimming pool any part of which is within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool
 - involving or requiring the placement of power lines underground.

The development does not meet this criteria, so no formal referral to Essential Energy was required.

- *Section 2.77 (Development adjacent to gas pipeline corridors)* requires referral to the pipeline operator, for development comprising:
 - within the licence area of a pipeline for gas
 - within 20m of the centreline of a pipeline
 - within 20m of land the subject of an easement for a relevant pipeline.

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



The development does not meet this criteria, so no formal referral to APA Group, was required.

- *Division 15, Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements*, requires referral to the rail authority, for development compromising:
 - *Section 2.97* - access via a level crossing
 - *Section 2.98* development adjacent a rail corridor that is likely to have an adverse effect on rail safety, places a metal finish on a structure and the corridor is used by electric trains, use of a crane in the air space above the corridor, within 5 m of an exposed overhead power line used for railway purposes and infrastructure,
 - *Section 2.99* – penetration of the ground to a depth of 2 m or greater, within a rail corridor or within 25 metres of a rail corridor

The development does not meet this criteria, so no formal referral to the rail authority, was required.

- *Section 2.100 (Impact of rail noise or vibration on non-rail development)*, requires consideration of the impact of noise and vibration on residential accommodation, a place of public worship, hospital, educational establishment or child care facility, where they are located in or adjacent a rail corridor.

The development is not for this form of development and/or is not located adjacent a rail corridor, and therefore consideration of this clause is not required.

- *Section 2.119 (Development with frontage to classified road)*, the development does not front a classified road and therefore this clause does not apply to this development,
- *Section 2.120 (Impact of road noise or vibration on non-road development)*, does not apply as the AADT volume of the adjacent road is less than 20,000 vehicles, and/or the development is not for residential accommodation, a place of public worship, hospital, educational establishment or child care facility.
- *Section 2.121 (Excavation in or immediately adjacent to corridors)*, does not apply as the development will not result in the penetration of the ground to a depth of 3 m or greater, within or adjacent the Hume Motorway.
- *Section 2.122 and Schedule 3 (Traffic generating development)*, does not apply, as the type/and or scale of the works is not identified in the Schedule.

Local Environmental Plan (LEP)

The applicable LEP is the Gundagai LEP 2011, and the relevant provisions of the LEP are discussed as follows.

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



1.2 Aims of Plan

The development is not inconsistent with the aims of the LEP.

1.4 Definitions

The proposed development is defined as a **dwelling house** which means *a building containing only one dwelling*. A **dwelling** is further defined as *a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile*.

A garage/shed is not a defined land use under the LEP, but is permitted as ancillary to the existing dwelling and residential use of the property.

Retaining walls proposed are ancillary to the dwelling to facilitate the residential use of the property.

1.6 Consent authority

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

1.9A Suspension of covenants, agreements and instruments

Clause 1.9A of the LEP provides that any covenant, agreement or similar instrument that restricts development otherwise permissible under the Plan or approved by development consent is suspended to the extent necessary to enable that development to proceed. Exceptions to this provision are listed under subclause (2) and include covenants imposed or required by Council. Subclause (3) specifies that the clause does not affect the rights or interests of any public authority under any registered instrument.

The subject property is burdened by several covenants imposed by Council as the developer at the time of subdivision. The proposed development is generally consistent with the requirements of the 88B instrument, with the exception of the front setback. The covenant requires a minimum 8.0-metre setback from the primary street frontage, whereas the application proposes a reduced setback of 6.0 metres.

The applicant was advised of the non-compliance and invited to either amend the design to achieve the required setback or request that the matter be referred to Council for determination. The applicant has elected for the application to be determined by Council.

The relevant covenant (2(c)) states:

"No main building or any ancillary building shall be erected on any part of the Lot within 8.0 metres of the street frontage boundary, provided that nothing in this covenant shall prohibit the erection of such buildings within 4.0 metres of the street frontage on Lots with more than one street frontage."

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



In this instance, the proposed 6-metre setback to Gilmore Place is considered acceptable. The reduced setback provides a more efficient building footprint and enables a rear setback of 2.69 metres, resulting in a modest increase in private open space and improved winter solar access to the living areas. The variation is minor in nature and will not result in adverse impacts to the streetscape or adjoining properties.

However, noting Clause 1.9A, subclause (2)(a) of the LEP, which prevents the suspension of covenants imposed by Council, the proposal cannot be approved under delegated authority. Accordingly, the application must be referred to Council for determination.

2.1 Land use zones

The site is zoned R1 General Residential, and the proposed development is permitted in the zone with consent.

2.3 Zone objectives

The proposed development is not inconsistent with the objectives of the zone:

Zone R1 General Residential

1 Objectives of zone

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

2.7 Demolition requires development consent

Nil proposed

5.10 Heritage conservation

There are no heritage items on-site (identified on either the SHR or in the LEP), and the site is not located in a HCA.

5.21 Flood planning

The land is not in the flood planning area.

6.1 Biodiversity protection

This clause applies to land identified as sensitive on the Natural Resources Sensitivity—Biodiversity Map, with a portion of the subject site falling within the mapped area. Biodiversity impacts associated with this land were previously assessed as part of the original subdivision approval. The site does not contain any identified native vegetation, and no further assessment or mitigation measures are required under this clause.

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



Figure 6 – Biodiversity LEP Map

6.2 Land protection

This clause applies to land identified as “sensitive land” on the *Natural Resources Sensitivity Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.



Figure 7 – Sensitive Land LEP Map

6.3 Water protection

This clause applies to land that is identified as “sensitive land” on the *Natural Resources Sensitivity Water Map*, the site is mapped as being affected.

The proposed development will not result in discharge of pollutants likely to impact groundwater systems. Wastewater will be directed to the sewer system.

6.5 Earthworks

The proposal is supported by a detailed site survey and scaled architectural plans, including retaining wall details and a cut-and-fill analysis. Cut is proposed along the upper (high) side of the dwelling, while on the lower side the design incorporates a subfloor and suspended slab to avoid the need for equivalent fill and maintain a balanced earthwork outcome.

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



At the garage wall, the maximum cut is indicated at approximately 1.38 m. Along the upper side boundary, the retaining wall will be stepped, with sections of approximately 1,600 mm and 800 mm separated by benching. No fill is proposed, as the dwelling is constructed on a suspended floor system.

The extent of earthworks is not expected to result in adverse impacts on adjoining properties or existing drainage patterns. Potential risks of sediment-laden runoff entering the stormwater network can be effectively managed through the implementation of standard sediment and erosion control measures, to be imposed as conditions of consent.

6.6 Essential Services

Council must be satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water – mains available in Gilmore Place
- (b) the supply of electricity – underground mains available in Gilmore Place
- (c) the disposal and management of sewage – mains available in Gilmore Place
- (d) stormwater drainage or on-site conservation – discharge to rolled kerb and gutter in Gilmore Place
- (e) suitable road access – available to Gilmore Place – rolled kerb and gutter

4.15(1)(a)(ii) The provisions of any draft environmental planning instrument:

State Environmental Planning Policies (SEPPs)

There are no draft SEPP's which relate to this development.

Local Environmental Plan (LEP)

There are no draft LEP's which apply to this land.

4.15(1)(a)(iii) The provisions of any development control plan:

The former Gundagai Shire Council did not have a Development Control Plan (DCP).

4.15(1)(a)(iiia) Any planning agreement or draft planning agreement:

The developer has not entered into a planning agreement, nor has offered to enter into a draft planning agreement.

4.15(1)(a)(iv) Matters prescribed by the Regulations:

Council has considered the following matters as prescribed by Regulations:

Section 61 (Additional matters for consideration): -

- No demolition works proposed

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



- the development is not for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act,
- the development is not located within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle (to which the Dark Sky Planning Guideline applies),
- the development does not pertain to a manor house or multi dwelling housing (terraces),
- the development is not land to which the Penrith LEP, Wagga LEP or Moree Plans LEP applies to,

Section 62 (Consideration of fire safety)

- the development is not for a change of building use for an existing building.

Section 63 (Considerations for erection of temporary structures)

- the development is not for a temporary structure.

Section 64 (Consent authority may require upgrade of buildings)

- the development does not involve the rebuilding, enlargement or extension of an existing building.

Section 65 (Special provision relating to Sydney Opera House)

- the development does not relate to the Sydney Opera House.

4.15(1)(b) The likely impacts of that development:

Context and Setting:

Proposed single storey dwelling and attached garage is in keeping with the context and setting of the surrounding area.

Access, Transport and Traffic:

Legal and practical access is achievable from Gilmore Place. A condition is to be applied requiring s138 approval to be obtained.

Public Domain:

The development is not anticipated to adversely impact the public domain.

Utilities:

All utilities are available to the site. Condition will be applied requiring water meter connection prior to CC.

Heritage:

No adverse impacts identified. The development is located away from any heritage items and sites.

Other Land Resources:

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



No adverse impacts anticipated from proposed dwelling and associated works.

Water:

No significant adverse impacts anticipated. Dwelling construction would not result in discharge of pollutants likely to impact water systems. Conditions to be applied requiring sediment and erosion controls for the protection of receiving waters.

Soil:

No significant adverse impacts anticipated. Condition to be applied regarding importing/exporting of any soil material to ensure potential adverse impacts occurring.

Air and Microclimate:

No significant adverse impact anticipated.

Flora and Fauna:

No adverse impact anticipated. Existing vacant residential site with no known vegetation or habitat of significance.

Waste:

Conditions shall be applied regarding disposal of construction waste. Council domestic waste collection service available for ongoing waste disposal generated by use of the development.

Energy:

Energy demand of the proposed development will be consistent with residential use and won't create significant draw that could adversely impact supply to surrounding properties.

Noise and Vibration

Conditions to be applied regarding construction hours and noise. Ongoing noise will be residential and consistent with the surrounding area.

Natural Hazards:

The subject land is identified as bushfire prone. The site has identified with a BAL-12.5 threat and will be conditioned to comply with BAL12.5 construction requirements.

The subject land is also identified as Naturally Occurring Asbestos (NOA)-Low Asbestos Potential. A condition of consent will advise that subject land may be affected by NOA.

Technological hazards

Nil identified.

Safety, security and crime prevention

It is not considered that the proposed development will impact on the security and safety of adjoining properties, nor will the design of the proposed development encourage criminal activity.

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



Social Impacts in the Locality:

The development is not anticipated to result in any adverse social impacts

Economic Impact in the Locality:

Proposed dwelling will result in a positive economic impact through construction works and increased housing to the area.

Site Design and Internal Design:

Site design and internal design is appropriate to the site and area.

Construction Matters:

A Construction Certificate (CC) and an Occupation Certificate (OC) will be required and appropriately conditioned to ensure that all works are carried out in the correct sequence and in accordance with relevant standards.

Cumulative impacts

No adverse cumulative impacts anticipated.

4.15(1)(c) - The suitability of the site for the development:

Does the proposal fit in the locality?

There are no constraints posed by adjacent developments that would prohibit the development, given the size of the property, the likely impacts and the setbacks proposed. It is considered that the air quality and microclimate are appropriate for the development, and there are no hazardous landuses or activities nearby, and ambient noise levels are suitable for the development.

Are the site attributes conducive to development?

The site is not subject to natural hazards including flooding, subsidence, slip or mass movement. Bushfire considerations have been appropriately addressed. The soil characteristics are appropriate for the development, and there are no critical habitats, or threatened species, populations, ecological communities or habitats on the site. The issue of potential site contamination has been considered and discussed previously.

4.15(1)(d) - Any submissions made:

Nil submissions received.

4.15(1)(e) - The public interest:

The Riverina Murray Regional Plan 2036 has been developed to plan for future population's needs for housing, jobs, infrastructure and a healthy environment, in the Region. The development is not inconsistent any of the Directions in the Plan.

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



Staff are not aware of any other policy statements from either Federal or State Government that are relevant to this proposal, nor any planning studies or strategies. There is no management plan that is applicable to a development of this nature, and no codes or guidelines. The issue of easements has been discussed above.

Overall, the proposal would not contravene the public interest.

OTHER MATTERS:

Section 7.11 and 7.12 Contributions Policies:

Section 7.12(2) of the EPA Act, states that "*a consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.11*". Accordingly, Council can only require payment of either a 7.11 or 7.12 contributions.

Section 7.11 Contributions Plans

The "Development Generating Heavy Vehicle Usage of Local Road" contribution plan, does not apply to this development.

Section 7.12 Contributions Plans

The *Cootamundra-Gundagai Regional Council Section 7.12 Fixed Development Consent Levy Contributions Plan 2018*, applies to the land and this development, based on the following costings:

Proposed Cost of the Development	Maximum Percentage of the Levy	Contribution payable
Up to \$100,000	Nil	N/A
\$100,001-\$200,000	0.5 %	N/A
\$200,001 +	1 %	Applicable \$6,430 - EDC is \$643,078

Section 64 water and sewer contributions policies:

There are no water or sewer contribution plans that apply to the former Gundagai LEP.

Disclosure of political donations and gifts:

The application and notification process did not result in any disclosure of Political Donations and Gifts.

FINANCIAL IMPACTS:

Nil impacts for Council

POLICY IMPACTS:

Nil

ORGANISATIONAL IMPACT:

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



Nil

RISK MANAGEMENT IMPACTS:

Nil

LEGAL ISSUES:

Nil

CONCLUSION:

Council has considered all relevant matters under the applicable legislation and finds the proposed development to be appropriate in light of these considerations. Any potential impacts are deemed manageable through the implementation of suitable conditions. Consequently, no reasonable grounds exist to warrant refusal of the application.

RECOMMENDATION:

Determination:

That Council approve the following development, subject to the consent conditions in the draft attached determination:

- Application No.: DA 2025/47
- Property: Lot: 46 DP: 1173450
17 Neil McInerney Street GUNDAGAI
- Development: Residential Dwelling House with attached ancillary garage.

REASONS FOR CONDITIONS:

- To confirm the details of the application as submitted by the applicant and as approved by Council;
- To manage any inconsistencies between the approved plan/documents and conditions of consent;
- To achieve the objectives of section 1.3 of the *Environmental Planning and Assessment Act 1979*, having regard to the relevant matters for consideration contained in section 4.15 of the Act and the Environmental Planning Instruments applying to the land;
- To ensure necessary approvals are applied for and are in force, before the proposal operates;
- To protect the amenity of the local environment, residents and adjoining landowners; and
- To ensure the development complies with all relevant legislation, Regulations, standards and approvals.

SCHEDULE 1, DIVISION 4, CLAUSE 20 - REASONS FOR THE DECISION:

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



This section of the Act requires the public notification of certain decisions, the date of the decision, the reasons for the decision and how community views were taken into account in making the decision. The reasons for the decision and how community views were taken into account, as it relates to this development application are:

- the proposed development is not inconsistent with the objectives of the zone,
- the proposed development is permitted in the zone,
- the proposed development does not compromise the relevant Environmental Planning Instruments,
- the proposal will be compatible with the built form and character, established by existing developments in the area,
- any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards;
- the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments,
- the proposal will have an acceptable environmental impact, and
- the proposal is consistent with the zone and desired future character of the area.

DEVELOPMENT ASSESSMENT SIGNING OFFICER:

DEVELOPMENT ASSESSMENT SIGNING OFFICER:

A handwritten signature in black ink, appearing to read "Craig Perrin".

Craig Perrin

27 November 2025

8.5 ENGINEERING COOTAMUNDRA

8.5.1 COOTAMUNDRA ENGINEERING REPORT - NOVEMBER 2025

DOCUMENT NUMBER	450031
REPORTING OFFICER	David Brodie, Acting Manager Engineering Cootamundra
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	5. Integrated and accessible region 5.2 Easily accessible from major cities and other regional towns
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

That the Cootamundra Engineering Report for the month of November 2025 be noted.

Introduction

The Cootamundra Engineering Report for the month of November 2025 is submitted for the information of Council and the community.

Discussion

State Roads

Burley Griffin Way & Olympic Highway

The resealing program on both Burley Griffin Way and the Olympic Highway commenced on 27 November and was completed on 5 December. Line marking is scheduled for the week of 15 December.

General Works

Footpath Replacement

The concrete crew have been replacing the Art Centre Footpath and constructing a new path in Mackay Street linking the Hospital with Adina Care.

Heavy Patching Program

The grading crews are working on Beggan Beggan and Rosehill Roads. This month the crews have completed 7,500 m² on Beggan Beggan Road and are expected to complete 21,500 m² on Rosehill Road prior to the Christmas shutdown period. Patched areas expected to be sealed on Friday 5th December.

Patching Works

Maintenance crews have been working on edges and preparing for reseals across the network.

Road Safety

National Heavy Vehicle Regulator

Council have received and reviewed a total of 46 Access Permit Applications during November 2025.

Approvals	Pre-Approvals	Approved with Conditions	Refusals	Awaiting Assessment
2	1	34	5	4

Refusals were issued for Access Permit Applications where vehicles were at a weight, width or length deemed unsafe for requested roads, and vehicle movements would be incompatible with existing infrastructure (bridges etc).

The Christmas “Win a Swag” promotion has commenced with swags distributed across venues in Gundagai and Cootamundra. In addition, two extra swags will be given away at the Christmas Street Parties to encourage the community to consider safe Plan B options while celebrating the festive season.

Financial

Projects funded from various funding sources, as noted above.

Maintenance works funded from the General Fund and aligns with the adopted 2025/2026 budget.

OLG 23a Guideline consideration

The work outlined in this report does not conflict with the guidelines.

8.6 ENGINEERING GUNDAGAI

8.6.1 GUNDAGAI ENGINEERING REPORT - NOVEMBER 2025

DOCUMENT NUMBER	450655
REPORTING OFFICER	Thomas Hogg, Acting Mangaer Engineering Gundagai
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>5. Integrated and accessible region</p> <p>5.2 Easily accessible from major cities and other regional towns</p>
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

The Gundagai Engineering Report for the month of November 2025 be noted.

Introduction

The Gundagai Engineering Report for the month of November 2025 is submitted for the information of Council and the community.

Local Roads and Community Infrastructure Program (LRCI)

First Avenue Upgrades

Following the completion of the water mains replacement in First Avenue, Council staff have commenced road rehabilitation works. Pavement removal is now underway, with pavement stabilisation to follow. Once the foundation works are complete, the road will be sealed. These works are expected to be completed by early December.



Maintenance Works

Shoulder widening along the Old Hume Highway has now been completed, with Council staff moving on to begin heavy patching and stabilisation works along Adelong Road before returning to the Old Hume Highway to complete heavy patching in the allocated areas.

Road repairs and patching have been completed in the Adjungbilly area in conjunction with HumeLink. Roads requiring maintenance included Gobarralong Road, Adjungbilly Road, Nanangroe Road and Threeways Road.

2025/26 Reseal Program

Reseals of the allocated roads in line with the 2025/26 reseal program are now complete. The roads completed include:

- Tarrabandra Rd
- Long Tunnel Rd
- Reno Rd
- Rileys Flat Rd
- Burra Rd
- Crowes Rd
- Darbalara Rd
- Threeways Rd
- Muttama Rd
- Nangus Rd

General Works

Culvert replacement works are now complete on Yabtree Road and the Old Hume Highway. Replacement of specific culverts is currently underway on Tarrabandra Road as part of the scheduled maintenance program.

Roadside spraying has been completed as part of fire management activities in the following areas:

- Nangus Road
- Oura Road
- Muttama Road
- Adelong Road
- Lewins Lane
- Old Hume Highway

Water and Sewer

Council staff have completed the quarterly water meter readings within the Gundagai town network throughout the month of November.

Reactive maintenance has been undertaken throughout the month on both the water and sewer reticulation systems. In addition, Council staff have attended to routine maintenance of both treatment plants and attended repairs and callouts when required.

Financial

Projects funded from various funding sources are as noted above and align with the adopted 2025/26 budget.

Maintenance works are funded from the General Fund and align with the adopted 2025/26 budget.

OLG 23a Guideline consideration

OLG 23a Guidelines have been reviewed and the work outlined in this report does not conflict with the guidelines.

8.7 REGIONAL SERVICES GUNDAGAI

8.7.1 GUNDAGAI REGIONAL SERVICES REPORT - NOVEMBER 2025

DOCUMENT NUMBER	450918
REPORTING OFFICER	Greg Ewings, Acting Manager Regional Services Gundagai
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.3 Actively engaged and supportive community
FINANCIAL IMPLICATIONS	There are no financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

The Gundagai Regional Services report for November 2025 be noted.

Introduction

This report is a record of the diverse works Gundagai Regional Services have performed over the previous month along with the status of the ongoing works being conducted.

Discussion

This report covers the Regional Services projects and works over the month, detailing the operational activities, information on the progress of projects and the routine duties of this division.

Regional Services: Parks, Reserves, Sporting Fields, Playgrounds & Projects - Achievements for the month include:

- Removal of unsafe and dangerous trees in public areas and parks. Ongoing cleanup continues since the severe weather event on the 26th October, due to ongoing windy conditions in November, tree maintenance, cleanup and disposal works are continuing.
- Planting of trees and shrubs in Sheridan Street, Carberry Park adjoining VIC and new toilets and Gundagai pool.
- General maintenance of all sporting field, town streets, parks and facilities.
- Demolition of the decommissioned toilet block in Carberry Park.
- Fire Mitigation works have commenced
- Assistance with pool maintenance.

Carberry Park Amenities Block Lift & Change:

- The demolition of the decommissioned toilet block has been completed with the new turf to be installed shortly.

Gundagai Memorial Swimming Pool:

- The pool opened on Saturday the 15th of November to a fanfare and has had consistent attendance for general swimming, aqua classes and swim club activities.

Cemeteries – North Gundagai Lawn & Monumental, South Gundagai, Tumblong, Coolac, Mount Adrah, Muttama, Adjungbilly, Nangus, Wagragobilly (Darbalara).

Cemetery work activities this month include:

- There have been seven interments in the previous period across the Gundagai Cemeteries.
- Four monumental permits have been approved.
- Maintenance across all cemeteries is routinely conducted.

Biosecurity:

- The NSW Weed Action Program 2025 – 2029 application has been submitted to DIRD for consideration.
- Staff continue to complete HR, Private, Council owned & Managed lands, TSR and roadside inspections as per our WAP targets whilst also continuing to manage areas of concern.
- Assessment of the Red Guide Post program continues to be updated as new sites arise.

Gundagai Public & Council Facilities income:Gundagai RV Park Income November 2025

- 01/11/25 – 27/11/25 - Total Income \$442.55

Gundagai Landfill/Transfer November 2025

- 01/11/25 – 27/11/25 - General Income \$4,621.16

Gundagai Standpipe Income November 2025 – Figures not yet available for November

2025/2026		Income GST Incl.	Number of Transactions	Previous Year Income
2025	July	\$3,013.61	13	\$2,454.08
2025	August	\$1,202.81	11	\$1,424.58
2025	September	\$2,543.68	12	\$2,245.89
2025	October	\$1,827.94	11	\$3,235.13
2025	November	To be posted in Dec report		
25/26	Totals	\$8,588.04		

Gundagai Saleyards Truck Wash November 2025 – Figures not yet available for November

2025/2026		Income GST Incl.	Number of Transactions	Previous Year Income
2025	July	\$3,518.05	34	\$3,945.32
2025	August	\$3,254.40	32	\$2,968.02
2025	September	\$4,022.16	24	\$2,943.21
2025	October	\$5,094.67	32	\$2,731.61
2025	November	To be posted in Dec report		
25/26	Totals	\$15,889.28		

Compliance:

Compliance with the Companion Animals Act 1998 and the Local Government (General) Regulation 2021 – Reg 217(1)(f)

Companion Animal:

Council staff have attended to roaming stock with cattle that had pushed through fencing onto the highway at Tumblong.

Financial

There are no further financial implications as all work has been carried out as per the approved 25/26 budget allocations.

OLG 23a Guideline consideration

There are no implications to the guidelines.

8.8 REGIONAL SERVICES COOTAMUNDRA

8.8.1 COOTAMUNDRA REGIONAL SERVICES REPORT - NOVEMBER 2025

DOCUMENT NUMBER	450589
REPORTING OFFICER	Steven Lowe, Acting Manager Regional Services Cootamundra
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	2. A region for the future 2.2 A thriving region that attracts people to live, work and visit
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

The Cootamundra Regional Services November report be noted.

Introduction

This report has been prepared to inform Council of the activities undertaken by the Regional Services – Cootamundra department over the month of November 2025.

Discussion

Parks & Gardens

Parks and Gardens staff have been undertaking general seasonal duties throughout the spring growing season with plenty of mowing, whipper snipping/edging, spraying and pruning of all parks and gardens areas. General customer requests continue to be completed in addition to the extensive mowing schedule. Parks staff are continuing to line mark and maintain sports surfaces for the summer sport that has begun along with general turf care, troubleshooting and irrigation repairs as required.

Sacred Heart Central School held their annual touch football carnival at Nicholson and Fisher Parks on Friday 14th November. This event required parks staff mow, whipper snip, line mark eight fields, provide bins and clean amenities throughout the day. The day was a great success and the school thanked Council staff for their efforts.

Clean up of storm damage which occurred in late October has now been completed with contractors removing a large gum tree at Nicholson Park. The tree was severely damaged during the storm which caused multiple limb failures and structural issues.

Remembrance Day saw parks and gardens staff maintain areas such as Cootamundra and Stockinbingal cenotaph, rose garden and Rotary Peace Pavilion to ensure these memorial sites were presented to reflect the significance of the day.

Annuals are being maintained in the CBD and are providing some great colour. The CBD gardens were pruned and hedged prior to the Sparkling Streets Christmas Party being held on 9th December.

Fisher Park was host to this year's Lions Club Annual Christmas Carnival held on Saturday, 29th November. Parks staff undertook additional maintenance to the grounds in preparation for the event, including providing event bins, cleaning of the Frank Smith Grandstand and amenities.

Saleyards / Truck Wash

Ongoing weed maintenance has been carried out to ensure the saleyards remain at a manageable and safe standard. Agistment of 18 cattle is continuing to assist with managing spring growth and reducing potential fire hazards within the saleyards holding paddock.

The truck wash recorded 107 transactions from 1st to 25th November, generating a total of \$6,753.60 in income.

Cemeteries

There were five burials conducted at the Cootamundra Lawn Cemetery in November. Two plaques were removed for refurbishment.

Regulatory Services

Total companion Animal registration fees collected from 1st to 25th November totalled \$527.00.

Animal Statistics	Dogs	Cats
Seized	0	0
Released to Owner	0	0
Surrendered	1	0
Rehomed	0	0
Euthanised	0	0
Waiting for Impound Period	0	0
Waiting for Rehoming	1	0
Dog Incidents	0	-

One vehicle was impounded under the Public Spaces (Unattended Property) Act during November.

Waste Services

The secondhand tip shop processed 83 transactions for October with a total of \$723.73 in income. During this time staff have diverted 750kg of waste from the landfill into the shop to be repurposed.

A total of 69 tonnes of recycled crushed concrete was sold this month and a total of 56 tonnes of compost soil.

A water line has been installed to the green waste area to assist with wetting down the compost piles as they are turned over.

The landfill vehicle has a 400 litre water tank and pump on the back tray to assist with putting out any spot fires as the weather warms up.

A new loading ramp has been installed in the green waste area to assist with loading trucks with compost. A soil processing facility has inspected the compost product produced on site and have agreed to purchase as much product as can be supplied.

Facilities

Pest control treatment for Council buildings, depots and public toilets have been scheduled to be sprayed in January.

The TACC roof has several leaks in the last downpour of rain. A contractor has investigated the leaks and is currently preparing a quote to rectify the issues.

The Cootamundra SES automatic roller doors were inspected and found to be operating correctly.

Capital Works Projects

The Muttama Creek Masterplan is now being finalised for completion.

Financial

All areas of expenditure relating to operations within the Regional Services – Cootamundra department are within budget allocations.

OLG 23a Guideline consideration

No impacts associated with this report.

9 MOTION OF WHICH NOTICE HAS BEEN GIVEN

Nil

10 QUESTIONS WITH NOTICE

10.1 QUESTIONS WITH NOTICE - CR WIGHT - DONGA STRUCTURES, BERTHONG ROAD AND STOCKINBINGAL ROAD

DOCUMENT NUMBER	451412
REPORTING OFFICER	Roger Bailey, Interim General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager

QUESTIONS WITH NOTICE

The following 'question with notice' from Cr Wight has been received with a response to be provided at the Council Meeting:

Cr Ros Wight – Earlier in the year unauthorised 'donga' styled structures were placed on properties along Berthong Road and Stockinbingal Road Cootamundra. Would staff please provide an update on progress with having the owners remove these from the sites.

Response from Council Officer – No changes have occurred to the structures on Stockinbingal or Berthong Roads. Following issue of Notice of Intention to Issue Demolition Orders works ceased and Council did not proceed to issue demolition orders while AMG investigated options for the sites and structures. AMG are not pursuing any applications for the structures at this time. As such, Council will liaise with AMG to have them removed particularly noting the proximity of the structures to powerlines.

10.2 QUESTIONS WITH NOTICE - CR WIGHT - FEEDLOT, JUGIONG ROAD

DOCUMENT NUMBER	451214
REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager

QUESTIONS WITH NOTICE

The following 'question with notice' from Cr Wight has been received with a response to be provided at the Council Meeting:

Cr Ros Wight – Council previously approved the development of a feedlot on Jugiong Road, Cootamundra. Would Council staff please provide update on the compliance of that development against the conditions of consent.

Response from Council Officer – Detailed review of Notice of Determination for DA 2019/149 has been undertaken. It has confirmed that a number of conditions of the consent required to be satisfied prior to operation of the development have not been complied with. Staff are liaising with the owners to have conditions complied with. Formal compliance action will be investigated as appropriate if compliance is not achieved.

10.3 QUESTIONS WITH NOTICE - CR WIGHT - HOUSING CONCERNS

DOCUMENT NUMBER	451411
REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager

QUESTIONS WITH NOTICE

The following 'question with notice' from Cr Wight has been received with a response to be provided at the Council Meeting:

Cr Ros Wight – Housing availability has been a concern within Cootamundra for some time, with that concerns are being raised by residents that that some rental properties in Cootamundra are accommodating excessive numbers of workers in a single dwelling. What actions, if any, are available to Council to take to address potential overcrowding, ensure compliance with tenancy and zoning regulations, and maintain community amenity and safety.

Response from Council Officer – Council's Environmental Health Officer works with real estate's managing rental properties, property owners and occupants where complaints have been received. Council can only take action where there are amenity or environmental health issues occurring that contravene legislative controls.

Measures being implemented vary depending on the issues that are being raised, they have included property managers undertaking more frequent inspections and assisting with education of occupants.

11 CONFIDENTIAL ITEMS

11.1 CLOSED COUNCIL REPORT

DOCUMENT NUMBER	447913
REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>4. Collaborative and progressive leadership</p> <p>4.1 A clear strategic direction that is delivered upon</p>
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	To facilitate compliance with sections 10 and 11 of the Local Government Act 1993.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

Note

Council's Code of Meeting Practice allows members of the public present to indicate whether they wish to make representations to the meeting, before it is closed to the public, as to whether that part of the meeting dealing with any or all of the matters listed should be closed.

RECOMMENDATION

1. **Items 11.2, 11.3 and 11.4 be considered in closed Council at which the press and public are excluded in accordance with the applicable provisions of the Local Government Act, 1993 and related public interest reasons detailed.**
2. **In accordance with section 11 (2) and (3) of the Local Government Act, 1993, the reports, correspondence and other documentation relating to Items 11.2, 11.3 and 11.4 be withheld from the press and public.**

11.2 HUMAN RESOURCES REPORT

Provisions for Confidentiality

Section 10A (2) (a) – The Confidential Report contains personnel matters concerning particular individuals (other than councillors).

Public Interest

N/A.

11.3 HARDSHIP APPLICATION - ASSESSMENT 11012226

Provisions for Confidentiality

Section 10A (2) (b) – The Confidential Report contains discussion in relation to the personal hardship of a resident or ratepayer.

Public Interest

N/A.

11.4 MAYORAL MINUTE - INTERIM GENERAL MANAGER ROLE

Provisions for Confidentiality

Section 10A (2) (a) – The Confidential Report contains personnel matters concerning particular individuals (other than councillors).

Public Interest

N/A.