

Business Paper

ORDINARY COUNCIL MEETING

COUNCIL CHAMBERS, GUNDAGAI

6:00PM, Tuesday 28th July, 2026

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 Council Chambers, Gundagai on:

Tuesday, 28th July, 2026 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.

AGENDA

Order Of Business

1	Acknowledgement of Country	5
2	Apologies, Leave of Absence and Audio-Visual Attendance Requests	5
3	Disclosures of Interest	5
4	Confirmation of Minutes	6
4.1	Minutes of the Ordinary Meeting of Council held on Tuesday 23 June 2026	6
5	Mayoral Minutes	21
5.1	Mayoral Minute - Support for Campaign to Increase Federal Assistance Grants to Local Government.....	21
5.2	Mayoral Minute - Councillor Engagements - 13 June 2026 - 17 July 2026	23
6	Reports from Committees	25
6.1	Minutes of the Demerger Transition Committee Meeting held on Tuesday 16 June 2026.....	25
6.2	Minutes of the Demerger Transition Committee Meeting held on Tuesday 14 July 2026	32
7	General Manager's Report.....	47
7.1	General Manager Office	48
7.1.1	Local Government NSW Annual Conference 2026	48
7.1.2	Innovation in Energy, Waste and the Circular Economy (IEWCE) Conference 9th & 10th September 2026	50
7.2	Business	51
7.2.1	Section 355 Committee Meeting Minutes.....	51
7.2.2	Eastern Riverina Arts (ERA) Membership Renewal.....	63
7.2.3	CGRC Community Newsletter	107
7.3	Finance	110
7.3.1	Finance Update - June 2026.....	110
7.3.2	Restricted Cash Reconciliation - June 2026	116
7.3.3	Revaluation of Property, Buildings and Other Structures.....	119
7.3.4	Investment Report - June 2026.....	172
7.4	Sustainable Development.....	178
7.5	Engineering Cootamundra	179
7.5.1	Cootamundra Engineering Report - June 2026.....	179

7.5.2	Cootamundra Aerodrome Events	183
7.6	Engineering Gundagai.....	185
7.6.1	Gundagai Engineering Report - June 2026.....	185
7.7	Regional Services Gundagai	188
7.7.1	Gundagai Regional Services Report - June 2026	188
7.7.2	Gundagai Cemetery Land Purchase from Uniting Church	193
7.7.3	Owners Consent Request for the creation and registering of Easement for Electrical upgrade on Gundagai Swimming Pool Land	200
7.8	Regional Services Cootamundra	210
7.8.1	Cootamundra Regional Services Report - June 2026	210
8	Motion of which Notice has been Given.....	213
8.1	Notice of Motion - Gundagai Pre-School Redevelopment Project Progress Report.....	213
8.2	Notice of Motion - Service Standards for Fire Hydrant Maintenance	217
9	Questions with Notice	219
9.1	Question with Notice - Cr Nicholson - Bats in trees on Morleys Creek	219
9.2	Question with Notice - Cr Wight - The Cootamundra Saleyards.....	221
9.3	Question with Notice - Cr Wight - Health Regulations pertaining to Charitable Barbeques.....	223
9.4	Question with Notice - Cr Wight - AMG Co-Contribution	224
9.5	Question with Notice - Cr Wight - Sunmania Solar Farm.....	225
9.6	Question with Notice - Cr Wight - Cat Management Regulations	227
10	Confidential Items	228
10.1	Closed Council Report	228
10.2	Human Resources Report.....	228
10.3	Hardship Application - Assessment 10016475.....	228
10.4	Resumption of Open Council Meeting	228
10.5	Announcement of Closed Council Resolutions	228

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.

2 APOLOGIES, LEAVE OF ABSENCE AND AUDIO-VISUAL ATTENDANCE REQUESTS**3 DISCLOSURES OF INTEREST**

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON TUESDAY 23 JUNE 2026

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 23 June 2026

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on Tuesday 23 June 2026 be confirmed as a true and correct record of the meeting.

Minutes

ORDINARY COUNCIL MEETING

ALBY SCHULTZ MEETING CENTRE, COOTAMUNDRA

6:06PM, Tuesday 23rd June, 2026

Administration Centres: 1300 459 689

**MINUTES OF COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE ALBY SCHULTZ MEETING CENTRE, COOTAMUNDRA
ON TUESDAY, 23 JUNE 2026 AT 6:06PM**

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

IN ATTENDANCE: Roger Bailey (Interim General Manager), Trevor Dando (Acting Deputy General Manager - Operations), Damian Smith (Acting Manager Finance), Linda Wiles (Manager Business), 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 APOLOGIES, LEAVE OF ABSENCE, AND AUDIO-VISUAL ATTENDANCE REQUESTS

2.1 APOLOGIES

APOLOGY

RESOLUTION 159/2026

Moved: Cr Ethan Ryan

Seconded: Cr Logan Collins

That the apology received from Cr Nicholson be accepted and leave of absence granted.

CARRIED

2.2 LEAVE OF ABSENCE

Nil

2.3 AUDIO-VISUAL ATTENDANCE REQUESTS

Nil

3 DISCLOSURES OF INTEREST

Nil

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON TUESDAY 26 MAY 2026

RESOLUTION 160/2026

Moved: Cr David Graham

Seconded: Cr Ethan Ryan

That the Minutes of the Ordinary Meeting of Council held on Tuesday 26 May 2026 be confirmed as a true and correct record of the meeting.

CARRIED

PROCEDURAL MOTION

Moved: Cr Les Cooper
Seconded: Cr Danyal Syed

That Council bring forward item 8.1 on the agenda for consideration at this point in the meeting.

CARRIED

8.1 RESCISSION OF ADOPTION OF THE 2025 MODEL CODE OF MEETING PRACTICE

RESOLUTION 161/2026

Moved: Cr Les Cooper
Seconded: Cr David Graham

- 1. Council rescinds its previous resolution 257/2025, dated 9 December 2025, adopting the 2025 Model Code of Meeting Practice.**
- 2. Council reinstates its previous Code of Meeting Practice, adopted by council 22 July 2025, Resolution 133/2025, incorporating the mandatory provisions of the 2021 Model Meeting Code.**
- 3. Meetings of Council and its committees comprised solely of councillors be conducted in accordance with the reinstated Code until further amendment.**

CARRIED

5 MAYORAL MINUTES

5.1 MAYORAL MINUTE - COUNCILLOR ENGAGEMENTS - 18 MAY 2026 - 12 JUNE 2026

RESOLUTION 162/2026

Moved: Cr Ethan Ryan
Seconded: Cr Gil Kelly

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

CARRIED

6 REPORTS FROM COMMITTEES

6.1 MINUTES OF THE COOTAMUNDRA-GUNDAGAI LOCAL TRANSPORT FORUM MEETING HELD ON THURSDAY 21 MAY 2026

RESOLUTION 163/2026

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

1. That the Minutes of the Cootamundra-Gundagai Local Transport Forum Meeting held on Thursday 21 May 2026, attached to the report, be received and noted.
2. In consideration of the 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 12 February 2026 be confirmed as a true and correct record of the meeting.
 - 2.2. That Council investigate proposed road safety treatments on Gundagai Road associated with historical development application conditions, noting that a formal speed zone review may be sought from TfNSW once the required works are complete.
 - 2.3. That the list of upcoming events be noted by the Forum.

CARRIED

7 GENERAL MANAGER'S REPORT

7.1 GENERAL MANAGER OFFICE

7.1.1 COUNTRY MAYORS ASSOCIATION MEETING MINUTES 27 MARCH 2026 AND 8 MAY 2026

RESOLUTION 164/2026

Moved: Cr Rosalind Wight

Seconded: Cr Ethan Ryan

The Minutes of the Country Mayors Association Meetings held on 27 March 2026 and 8 May 2026, attached to the report, be received and noted.

CARRIED

7.1.2 2026 NSW LOCAL ROADS CONGRESS SUMMARY

RESOLUTION 165/2026

Moved: Cr David Graham

Seconded: Cr Les Cooper

The 2026 NSW Local Roads Congress Summary Report, be received and noted.

CARRIED

7.1.3 2026 RURAL AND REGIONAL SUMMIT SUMMARY

RESOLUTION 166/2026

Moved: Cr Gil Kelly

Seconded: Cr Logan Collins

The 2026 Rural and Regional Summit summary report, be received and noted.

CARRIED

7.2 BUSINESS

7.2.1 APPLICATIONS FOR COMMUNITY DONATIONS 2026

RESOLUTION 167/2026

Moved: Cr Gil Kelly

Seconded: Cr David Graham

That:

1. Council provides \$150 to schools in the LGA from the annual community donations budget, incorporating Gundagai High, Gundagai Public, Gundagai South Public, St. Patricks Primary, Nangus Public, Bongonga Public, Cootamundra High, Cootamundra Public, E.A Southee Public, Sacred Heart Central, Elouera Special, and Stockinbingal Public, totalling \$1,800.
2. Council endorse the following successful community donations totalling \$42,194.23:

Successful Applicant	Awarded	
	\$	In-Kind
Cootamundra Veterans Week of Golf	\$1,000.00	
Cootamundra Public School		\$1,500.00
Cootamundra Sports Foundation	\$1,000.00	
Gundagai Men's Shed Inc	\$5,000.00	
Cootamundra Rifle Club	\$3,189.00	
Cootamundra Town Tennis Club Inc	\$1,107.84	
Cootamundra Cycle Club	\$1,194.39	
Lions Club of Cootamundra Inc	\$1,000.00	\$500.00
Gundagai Community Garden	\$1,213.00	
St Vincent de Paul- Cootamundra Conference	\$5,000.00	
Battle on the Bidgee	\$5,000.00	
Cootamundra Picnic Races		\$850.00
Gundagai Local Health Advisory Committee	\$6,000.00	
Gundagai Historical Museum	\$5,000.00	
CWA of NSW – Gundagai Branch	\$500.00	
Cootamundra District Cricket Association	\$500.00	
Stockinbingal Community Newsletter	\$1,000.00	
Cootamundra APH & I Association Inc (Cootamundra Show)		\$1,640.00
Sub-Totals	\$37,704.23	\$ 4,490.00
Total		\$42,194.23

CARRIED

7.2.2 COOTAMUNDRA BEACH VOLLEYBALL MOU

RESOLUTION 168/2026

Moved: Cr Gil Kelly

Seconded: Cr Ethan Ryan

That:

1. The Coota Beach Volleyball Carnival 2026 report be received and noted.
2. Council receive and note the correspondence from Adina Care dated 18 May 2026 requesting the option to extend the memorandum of understanding for the delivery of the Coota Beach Volleyball Carnival.
3. Council exercise the option to extend the Memorandum of Understanding between Cootamundra-Gundagai Regional Council and Adina Care for a further three (3) year term, covering the 2027, 2028 and 2029 Coota Beach Volleyball, subject to the execution of a variation agreement incorporating amended funding.
4. Council authorises the Interim General Manager to execute all necessary documentation associated with the extension of the Memorandum of Understanding.
5. Council event contribution totaling \$25,000 in-kind support be endorsed for the 2027, 2028 and 2029 events, funded from Council's Cootamundra Events Budget.

CARRIED

PROCEDURAL MOTION

Moved: Cr David Graham

Seconded: Cr Les Cooper

That Council bring forward item 7.8.2 on the agenda for consideration at this point in the meeting.

CARRIED

7.8.2 STRUCTURAL REPORT ON COOTAMUNDRA OUTDOOR POOL

RESOLUTION 169/2026

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

That Council implement the following staged repair strategy for the Cootamundra Outdoor Pool over the next three years to enable the allocation of appropriate funding across three successive financial years:

1. FY 26/27 Stage 1 - \$250,000 (High priority works)
2. FY 27/28 Stage 2 - \$100,000 (Medium priority works)
3. FY 28/29 Stage 3 - \$50,000 (Lower priority works)

CARRIED

7.2.3 FINAL DRAFT DELIVERY PROGRAM AND DRAFT OPERATIONAL PLAN

RESOLUTION 170/2026

Moved: Cr Gil Kelly

Seconded: Cr David Graham

That Council:

1. Acknowledges the submissions received during the public exhibition of the Draft 2026-2027 Operational Plan (incorporating the Long-Term Financial Plan) and the Draft 2026-2027 Operational

Plan (incorporating the Revenue Policy, Budget and Fees and Charges) and note that the submissions will be responded to in relation to the outcome from their submission.

2. Notes, in relation to the Rail Trail submissions, Resolution 405/2020 from Council meeting held 8 December 2020. *‘That all activity related to the development of the proposed Rail Trail between Cootamundra and Tumblong be immediately ceased and the project be abandoned’.*
3. Adopts the Draft 2026-2030 Delivery Program (incorporating the Long-Term Financial Plan) and the draft 2026-2027 Operational Plan (incorporating the Revenue Policy, Budget and fees & Charges), subject to the amendments listed in the Amendments section of this report, plus the following:
 - i. Set the interest rate for overdue rates at 9.5%.
 - ii. Allocate \$75,000 in the Capital Works Program to the Gundagai Museum for fire safety and associated works.
 - iii. Add the following to the Delivery Program – that Council commit to connecting Sewerage to the Dog on the Tuckerbox Precinct if grant funding becomes available.
 - iv. Reduce the Cootamundra Town Hall/Civic Hall hire fees by 50%.
 - v. Amend the Sir Donald Bradman Birthplace entry fee to \$5.00, to assist volunteers with cash handling responsibilities.

CARRIED

7.2.4 SECTION 355 COMMITTEE MEETING MINUTES

RESOLUTION 171/2026

Moved: Cr Logan Collins

Seconded: Cr Les Cooper

That the following s.355 Committee Meeting minutes, attached to the report, be received and noted:

1. The Minutes of The Arts Centre Cootamundra s.355 committee meeting dated, 19 February, 19 March and 16 April 2026.
2. The Minutes of the Muttama Creek Regeneration s.355 committee meeting dated, 1 June 2026.

CARRIED

7.2.5 DRAFT MEDIA AND DIGITAL COMMUNICATIONS POLICY

RESOLUTION 172/2026

Moved: Cr Danyal Syed

Seconded: Cr Les Cooper

That the Draft Media and Digital Communications Policy attached to the report be adopted.

CARRIED

7.3 FINANCE

7.3.1 STATEMENT OF BUSINESS ETHICS

RESOLUTION 173/2026

Moved: Cr Les Cooper

Seconded: Cr Ethan Ryan

That the Draft Statement of Business Ethics, attached to the Report, be adopted.

CARRIED

7.3.2 QUARTERLY BUDGET REVIEW STATEMENT - MARCH 2026

RESOLUTION 174/2026

Moved: Cr David Graham

Seconded: Cr Rosalind Wight

That Council:

- 1. Note the completion of the March 2026 Quarterly Budget Review.**
- 2. Adopt operating budget variations as outlined in the attachment totalling a net \$5,257,935.**
- 3. Adopt capital budget variations as outlined in the attachment totalling a net decrease of \$301,740.**

CARRIED

7.3.3 RESTRICTED CASH RECONCILIATION - MAY 2026

RESOLUTION 175/2026

Moved: Cr Danyal Syed

Seconded: Cr Les Cooper

The Restricted Cash Reconciliation report for the period ending 31 May 2026, be received and noted.

CARRIED

7.3.4 FINANCE UPDATE - MAY 2026

RESOLUTION 176/2026

Moved: Cr David Graham

Seconded: Cr Rosalind Wight

That the Finance Update report for the month of May 2026, be noted.

CARRIED

7.3.5 INVESTMENT REPORT - MAY 2026

RESOLUTION 177/2026

Moved: Cr Logan Collins

Seconded: Cr Ethan Ryan

The report detailing Council Cash and Investments as at 31st May 2026, be noted.

CARRIED

7.4 SUSTAINABLE DEVELOPMENT

Nil

7.5 ENGINEERING COOTAMUNDRA

7.5.1 COOTAMUNDRA ENGINEERING REPORT - MAY 2026

RESOLUTION 178/2026

Moved: Cr David Graham

Seconded: Cr Rosalind Wight

That the Cootamundra Engineering Report for the month of May 2026 be noted.

CARRIED

7.6 ENGINEERING GUNDAGAI

7.6.1 GUNDAGAI ENGINEERING REPORT - MAY 2026

RESOLUTION 179/2026

Moved: Cr David Graham

Seconded: Cr Danyal Syed

That the Gundagai Engineering Report for the month of May 2026 be noted.

CARRIED

7.7 REGIONAL SERVICES GUNDAGAI

7.7.1 GUNDAGAI REGIONAL SERVICES REPORT - MAY 2026

RESOLUTION 180/2026

Moved: Cr Les Cooper

Seconded: Cr Ethan Ryan

That the Gundagai Regional Services report for the month of May 2026 be noted.

CARRIED

7.8 REGIONAL SERVICES COOTAMUNDRA

7.8.1 COOTAMUNDRA REGIONAL SERVICES REPORT - MAY 2026

RESOLUTION 181/2026

Moved: Cr Ethan Ryan

Seconded: Cr Gil Kelly

The Cootamundra Regional Services Report for the month of May 2026 be noted.

CARRIED

Item - 7.8.2 Structural Report on Cootamundra Outdoor Pool - was dealt with earlier in the meeting.

8 MOTION OF WHICH NOTICE HAS BEEN GIVEN

Item - 8.1 Rescission of Adoption of the 2025 Model Code of Meeting Practice - was dealt with earlier in the meeting.

8.2 NOTICE OF MOTION - MODIFICATIONS TO PRESCRIBED TRAFFIC CONTROL DEVICES FOR ADAMS X CROWN STREETS, COOTAMUNDRA

RESOLUTION 182/2026

Moved: Cr Logan Collins

Seconded: Cr Ethan Ryan

- 1. That the prescribed traffic control devices for the intersection of Adams Street and Crown Street in Cootamundra be changed from 'R1-2 Give Way' to 'R1-1 Stop Sign.'**
- 2. That the line-marking be updated to reflect the change to the prescribed traffic control devices.**
- 3. That the Local Traffic Forum be advised in writing of the decision undertaken by council.**
- 4. That should any 'Statements of Concern' be received from the Local Traffic Forum, they be received, noted and disseminated to councillors for their attention.**

CARRIED

8.3 NOTICE OF MOTION - MODIFICATIONS TO PRESCRIBED TRAFFIC CONTROL DEVICES FOR THOMPSON X HURLEY STREETS, COOTAMUNDRA

MOTION

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

- 1. That the prescribed traffic control devices for the intersection of Thompson Street and Hurley Street in Cootamundra be changed from 'R1-2 Give Way' to 'R1-1 Stop Sign.'**
- 2. That the line-marking be updated to reflect the change to the prescribed traffic control devices.**
- 3. That the Local Traffic Forum be advised in writing of the decision undertaken by council.**
- 4. That should any 'Statements of Concern' be received from the Local Traffic Forum, they be received, noted and disseminated to councillors for their attention.**

AMENDMENT

Moved: Cr Ethan Ryan

Seconded: Cr Les Cooper

That the line marking and Give Way signs at the intersection of Thompson Street and Hurley Street in Cootamundra be renewed.

On being PUT the Amendment was CARRIED and became the MOTION.

RESOLUTION 183/2026

Moved: Cr Ethan Ryan

Seconded: Cr Les Cooper

That the line marking and Give Way signs at the intersection of Thompson Street and Hurley Street in Cootamundra be renewed.

CARRIED

9 QUESTIONS WITH NOTICE

9.1 QUESTION WITH NOTICE - CR WIGHT - STAFF ENTITLEMENTS IN THE BUDGET

RESOLUTION 184/2026

Moved: Cr Rosalind Wight

Seconded: Cr David Graham

The response to the Question with Notice regarding staff entitlements in the budget, be noted.

CARRIED

9.2 QUESTION WITH NOTICE - CR WIGHT - WATER HYDRANTS IN COOTAMUNDRA

RESOLUTION 185/2026

Moved: Cr Rosalind Wight

Seconded: Cr Danyal Syed

The response to the Question with Notice regarding Water Hydrants in Cootamundra, be noted.

CARRIED

9.3 QUESTION WITH NOTICE - CR WIGHT - TURNERS LANE AND COOTAMUNDRA AIRPORT LAND DEVELOPMENT

RESOLUTION 186/2026

Moved: Cr Rosalind Wight

Seconded: Cr Les Cooper

The response to the Question with Notice regarding Turners Lane and Cootamundra Airport Land Development, be noted.

CARRIED

9.4 QUESTION WITH NOTICE - CR WIGHT - COOTAMUNDRA STANDPIPE

RESOLUTION 187/2026

Moved: Cr Rosalind Wight

Seconded: Cr Gil Kelly

The response to the Question with Notice regarding the Cootamundra Standpipe, be noted.

CARRIED

9.5 QUESTION WITH NOTICE - CR WIGHT - SUGGESTED CHANGE TO SCHEDULED COUNCIL MEETING TIME

RESOLUTION 188/2026

Moved: Cr Rosalind Wight

Seconded: Cr Gil Kelly

The response to the Question with Notice regarding suggested change to Council Meeting scheduled time, be noted.

CARRIED

10 CONFIDENTIAL ITEMS

10.1 CLOSED COUNCIL REPORT

RESOLUTION 189/2026

Moved: Cr Les Cooper

Seconded: Cr Danyal Syed

- 1. Items 10.2, 10.3, 10.4 and 10.5 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 10.2, 10.3, 10.4 and 10.5 be withheld from the press and public.**

CARRIED

Council entered Closed Council at 7:38pm.

10.2 HUMAN RESOURCES REPORT

RESOLUTION 190/2026

Moved: Cr David Graham

Seconded: Cr Les Cooper

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

CARRIED

10.3 LEGAL SERVICES PANEL TENDER

RESOLUTION 191/2026

Moved: Cr Gil Kelly

Seconded: Cr Ethan Ryan

That:

- 1. Council establish a panel of legal service providers comprising Kell Moore Lawyers, McInnes Wilson Lawyers Pty Ltd, Lindsay Taylor Lawyers and Marsdens Legal for a period of three (3) years, with an option to extend the panel for a further two (2) years at Council's discretion.**
- 2. The General Manager be authorised to engage local solicitors outside the panel where specialised local knowledge, conveyancing services or other operational requirements make such engagement advantageous to Council.**

CARRIED

10.4 QUESTION WITH NOTICE - CR WIGHT - POTENTIAL SOLAR FARM

RESOLUTION 192/2026

Moved: Cr Rosalind Wight

Seconded: Cr Logan Collins

The response to the Question with Notice regarding Potential Solar Farm, be noted.

CARRIED

PROCEDURAL MOTION

Moved: Cr David Graham

Seconded: Cr Les Cooper

That all Council staff, including the Interim General Manager, be excused from the meeting.

CARRIED

10.5 MAYORAL MINUTE - INTERIM GENERAL MANAGER 2025 PERFORMANCE REVIEW AND DRAFT 2026 PERFORMANCE AGREEMENT

RESOLUTION 193/2026

Moved: Cr David Graham

Seconded: Cr Ethan Ryan

That Council endorse the Panel’s determined position on the Annual Review as follows:

- 1. That the record of performance assessment as recorded in the General Manager’s Performance Agreement Annual Review be submitted to Council for information and noting.**
- 2. The Panel’s Rating for the General Manager was 7.4 and the Panel considered this to be an Acceptable and Satisfactory level of performance.**
- 3. Endorse the 2026 General Manager Performance Agreement.**

CARRIED

RESUMPTION OF OPEN COUNCIL MEETING

PROCEDURAL MOTION

Moved: Cr Les Cooper

Seconded: Cr Danyal Syed

That Council return to Open Meeting.

CARRIED

Council returned to Open Meeting at 7:51pm

ANNOUNCEMENT OF CLOSED COUNCIL RESOLUTIONS

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

The Meeting closed at 7:53pm.

CHAIRPERSON

INTERIM GENERAL MANAGER

5 MAYORAL MINUTES

5.1 MAYORAL MINUTE - SUPPORT FOR CAMPAIGN TO INCREASE FEDERAL ASSISTANCE GRANTS TO LOCAL GOVERNMENT

DOCUMENT NUMBER	476106
AUTHORISING OFFICER	Abb McAlister, Mayor
REPORTING OFFICER	Abb McAlister, Mayor
ATTACHMENTS	Nil

RECOMMENDATION

That Council:

1. Notes the Country Mayors Association of NSW "Invest in Us" campaign advocating for increased Commonwealth Financial Assistance Grants to Local Governments. The campaign seeks to restore at least 1% of total Commonwealth taxation revenue for local Councils across Australia.
2. Recognises the critical role Local Government plays in delivering essential services and infrastructure that underpin community wellbeing, economic vitality, and national resilience.
3. Supports the campaign's core message: 'Invest in us so we can invest in them.'
4. Commits to participating in the campaign by:
 - a) Sharing campaign materials through Council communication channels.
 - b) Engaging with local media and community stakeholders to raise awareness.
 - c) Lobbying Federal representatives to support the funding increase.
5. Requests the Mayor to write to the relevant Prime Minister, Treasurer, Federal Minister for Local Government, the Shadow Minister for Local Government, our local Member of Parliament and Senator expressing Council's support for the campaign and urging their commitment to the proposed funding increase.

Introduction

The Country Mayors Association of NSW (CMA) is inviting all its member Councils to participate in a vital campaign advocating for the restoration of the Commonwealth Financial Assistance Grants to Local Governments.

Discussion

The campaign seeks to restore at least 1% of total Commonwealth taxation revenue for local Councils under the rallying call: 'Invest in us so we can invest in them.'

The past several years have seen unprecedented operational cost increases with successive Australian Governments rolling back Financial Assistance Grants to close to half of the one percent they started at. There are other federal funding programs accessed by rural, remote and regional Councils in NSW but they are project-based and do not help to keep the lights on.

Local Governments are the backbone of our communities, delivering essential services and infrastructure that shape the daily lives of Australians. Despite this, funding constraints continue to limit our ability to meet growing demands. This strategy outlines a comprehensive communications approach to raise public awareness, build coalitions, and influence Federal policymakers.

Lobbying has been undertaken by your CMA, Local Government NSW (LGNSW), Australian Local Government Association (ALGA) and more. This is a different, positive approach and strong backing is encouraged at local levels.

Councils don't ask much from our communities - now is the time to help us help you.

5.2 MAYORAL MINUTE - COUNCILLOR ENGAGEMENTS - 13 JUNE 2026 - 17 JULY 2026

DOCUMENT NUMBER	476442
AUTHORISING OFFICER	Abb McAlister, Mayor
REPORTING OFFICER	Abb McAlister, Mayor
ATTACHMENTS	Nil

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

RECOMMENDATION

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

16 June 2026

Crs McAlister (Mayor) attended an online update meeting with Liam O'Callaghan from Minister Moriarty's Office relating to the Dog on the Tuckerbox development.

Crs McAlister (Mayor), Wight (Deputy Mayor), Cooper, Graham, Kelly, and Nicholson attended a Council Workshop in Cootamundra.

Crs McAlister (Mayor), Graham, Kelly, Nicholson, Ryan and Syed attended a Demerger Transition Committee Meeting in Cootamundra.

18 June 2026

Cr McAlister (Mayor) attended a community discussion meeting with MLHD Board Chair & Chief Executive in Gundagai.

19 June 2026

Crs McAlister (Mayor) and Wight (Deputy Mayor) attended a Citizenship Ceremony in Cootamundra.

Crs Wight (Deputy Mayor) and Cooper attended the Cootamundra Business Awards.

23 June 2026

Crs McAlister (Mayor), Wight (Deputy Mayor), Collins, Cooper, Graham, Kelly, Ryan and Syed attended an Ordinary Council Meeting in Cootamundra.

26 June 2026

Cr McAlister (Mayor) attended and chaired a Riverina Eastern Regional Organisation of Council (REROC) Board Meeting.

Cr McAlister (Mayor) attended the Gundagai Business Awards.

29 June 2026

Cr McAlister (Mayor) attended the Cootamundra Turf Club Grandstand Opening.

30 June 2026

Cr McAlister (Mayor) attended a meeting with TfNSW pertaining to the Gundagai Viaduct.

1 July 2026

Cr McAlister (Mayor) attended the SES Gundagai Youth Internship Presentation.

2 July 2026

Cr McAlister (Mayor) and the Interim General Manager attended a Round Table event with Minister Hoenig hosted by Riverina Eastern Regional Organisation of Council (REROC), in Coolamon.

3 July 2026

Crs McAlister (Mayor) and Cooper attended the launch of the new Battle of Coral–Balmoral & Richard Norden VC book in Gundagai.

Crs McAlister (Mayor) and Nicholson attended a meeting with the new owners of the Old Gundagai Hospital.

6 July 2026

Cr Kelly attended the NAIDOC Ceremony in Cootamundra.

6 July 2026

Crs McAlister (Mayor) and Nicholson attended the NAIDOC Ceremony in Gundagai.

7 July 2026

Crs McAlister (Mayor), Wight (Deputy Mayor), Nicholson, Graham, Collins (online), Syed (online) and Ryan (online) attended an Extraordinary Councillor Workshop in Gundagai.

8 July 2026

Crs McAlister (Mayor) attended a Riverina Eastern Regional Organisation of Council (REROC) Board Round Table and Lunch with Mr Tim James MP - Shadow Minister for Local Government.

14 July 2026

Crs McAlister (Mayor), Graham, Kelly, and Nicholson attended an Extraordinary Council Workshop in Gundagai.

Crs McAlister (Mayor), Graham, Kelly, Nicholson, Ryan and Syed attended a Demerger Transition Committee Meeting in Gundagai.

6 REPORTS FROM COMMITTEES

6.1 MINUTES OF THE DEMERGER TRANSITION COMMITTEE MEETING HELD ON TUESDAY 16 JUNE 2026

REPORTING OFFICER	Peter Bascomb, Demerger Transition 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	- Minutes of the Demerger Transition Committee Meeting held on Tuesday 16 June 2026 ↓ - OLG Letter ↓

RECOMMENDATION

- That the Minutes of the Demerger Transition Committee Meeting held on Tuesday 16 June 2026, attached to the report, be received and noted.
- In consideration of the Demerger Transition Committee recommendations detailed in the minutes, Council endorse the following:

That Council:

2.1. Request that the Proclamation:

- 2.1.1. Rename Cootamundra-Gundagai Regional Council as Cootamundra Shire Council and adjust the boundary to match the boundary of the former Cootamundra Shire Council.
- 2.1.2. Create Gundagai Shire Council using the boundary of the former Gundagai Shire Council.
- 2.1.3. Include wording to require Cootamundra Shire Council to assign to Gundagai Shire Council, and Gundagai Shire Council to accept, all contracts and agreements entered into by Cootamundra-Gundagai Regional Council that were deemed necessary for the successful operation of Gundagai Shire Council.

2.2. Note the letter from the Office of Local Government dated 25 May 2026 (attached).

2.3. Note the appointment of Always Thinking Advisory as the contractor to complete the work described in Contract 2026/10, Financial Sustainability Plan and Associated Work.

2.4. Note that the Financial Sustainability Plan work will need to take precedence over much of Council's day-to-day work to ensure that it's completed to schedule to enable Council to meet the Office of Local Government requirements.



**COOTAMUNDRA-
GUNDAGAI REGIONAL
COUNCIL**

ABN: 46 211 642 339
PO Box 420, Cootamundra NSW 2590
Email: mail@cgrc.nsw.gov.au
www.cgrc.nsw.gov.au

Minutes

DEMERGER TRANSITION COMMITTEE MEETING

ALBY SCHULTZ MEETING CENTRE, COOTAMUNDRA

6PM, TUESDAY 16th June, 2026

Administration Centres: 1300 459 689

**MINUTES OF COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
DEMERGER TRANSITION COMMITTEE MEETING
HELD AT THE ALBY SCHULTZ MEETING CENTRE, COOTAMUNDRA
ON TUESDAY, 16 JUNE 2026 AT 6PM**

PRESENT: Cr Abb McAlister (Mayor), Cr Rosalind Wight (Deputy Mayor), Cr David Graham, Cr Ethan Ryan, Cr Gil Kelly

IN ATTENDANCE: Peter Bascomb (Demerger Transition Manager), Roger Bailey (Interim General Manager) and Cr Cooper

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, LEAVE OF ABSENCE, AND AUDIO-VISUAL ATTENDANCE REQUESTS

2.1 APOLOGIES

COMMITTEE RESOLUTION

Moved: Cr Gil Kelly

Seconded: Cr David Graham

Apologies from Cr Penny Nicholson be received and leave of absence granted.

CARRIED

2.2 LEAVE OF ABSENCE

Nil

2.3 AUDIO-VISUAL ATTENDANCE REQUESTS

Nil

3 DISCLOSURES OF INTEREST

Nil

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE DEMERGER TRANSITION COMMITTEE MEETING HELD ON WEDNESDAY 15 APRIL 2026

COMMITTEE RESOLUTION

Moved: Cr Gil Kelly

Seconded: Cr Rosalind Wight

That the Minutes of the Demerger Transition Committee Meeting held on Wednesday 15 April 2026 be confirmed as a true and correct record of the meeting.

CARRIED

5 GENERAL MANAGER'S REPORT

5.1 GENERAL MANAGER OFFICE

5.1.1 LEGAL STATUS OF SUCCESSOR COUNCILS

COMMITTEE RESOLUTION

Moved: Cr Gil Kelly

Seconded: Cr Ethan Ryan

The Committee recommends that Council request that the Proclamation:

- 1. Rename Cootamundra-Gundagai Regional Council as Cootamundra Shire Council and adjust the boundary to match the boundary of the former Cootamundra Shire Council**
- 2. Create Gundagai Shire Council using the boundary of the former Gundagai Shire Council.**
- 3. Include wording to require Cootamundra Shire Council to assign to Gundagai Shire Council, and Gundagai Shire Council to accept, all contracts and agreements entered into by Cootamundra-Gundagai Regional Council that were deemed necessary for the successful operation of Gundagai Shire Council.**

CARRIED

5.1.2 CONSIDERATION OF RECENT LETTER FROM THE OFFICE OF LOCAL GOVERNMENT

COMMITTEE RESOLUTION

Moved: Cr David Graham

Seconded: Cr Ethan Ryan

That the Committee note the letter from the Office of Local Government dated 25 May 2026.

CARRIED

6 CONFIDENTIAL ITEMS

6.1 CLOSED COMMITTEE REPORT

COMMITTEE RESOLUTION

Moved: Cr Rosalind Wight

Seconded: Cr David Graham

- 1. Items 6.2 be considered in closed committee 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 6.2 be withheld from the press and public.

CARRIED

The Committee entered Closed Committee at 6:14pm.

6.2 DETERMINATION OF THE FINANCIAL SUSTAINABILITY PLAN CONTRACT 2026/10

COMMITTEE RESOLUTION

Moved: Cr Rosalind Wight

Seconded: Cr Gil Kelly

That the Committee

1. Approve the appointment of Always Thinking Advisory as the contractor to complete the work described in Contract 2026/10, Financial Sustainability Plan and Associated Work.
2. Note that the Financial Sustainability Plan work will need to take precedence over much of Council's day-to-day work to ensure that it's completed to schedule to enable Council to meet the Office of Local Government requirements.

CARRIED

RESUMPTION OF OPEN COUNCIL MEETING

COMMITTEE RESOLUTION

Moved: Cr Gil Kelly

Seconded: Cr David Graham

That the Open Committee meeting resume at 6:22pm

CARRIED

ANNOUNCEMENT OF CLOSED COMMITTEE RESOLUTIONS

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

The Meeting closed at 6:23pm.

CHAIRPERSON

GENERAL MANAGER

Our reference: A1004102

Mr Roger Bailey
Acting General Manager
Cootamundra-Gundagai Regional Council
PO Box 420
COOTAMUNDRA NSW 2590

Via email: roger.bailey@cgrc.nsw.gov.au

25 May 2026

Dear Roger,

Thank you for your letter of 16 April 2026 regarding the de-amalgamation of Cootamundra-Gundagai Regional Council and the transition project.

I apologise that my advice about section 213 of the *Local Government Act 1993* (the Act) was unclear. Section 213 states that a proclamation of the Governor may include provisions as are necessary or convenient for giving effect to the proclamation.

The Office of Local Government (OLG) will assess the Transition Plan for completeness before recommending to The Cabinet Office (TCO) to prepare the draft proclamation. TCO will prepare the proclamation having regard to section 213 of the Act. TCO will provide the draft proclamation to OLG to form a final recommendation for the Minister.

OLG will make a recommendation to the Minister having regard to the Transition Plan and:

- (a) appropriate distribution of assets, liability, and how staffing may be assigned,
- (b) assets standards and levels of service,
- (c) options for sharing existing Council assets, systems and programs and
- (d) planning for funding and resourcing of 2 sustainable councils over a 10-year period.

I understand Council is targeting 1 July 2027 as the commencement date for the successor councils. To assist OLG in forming its recommendation and to avoid a delay in meeting the proposed commencement date I recommend that Council's transition plan suitably demonstrate these key areas.

As discussed at our meeting, OLG is preparing guidelines for IPART to assist with the assessment of special rate variations for councils seeking to demerge. This will be a shorter process than the normal special variation process. We will be in touch soon to consult with you about these guidelines.

If you would like to discuss this matter further, please feel free to contact me, or in my absence, Mr Francis D'lima, Director and Delivery at francis.dlima@olg.nsw.gov.au.

Kind regards,

A handwritten signature in blue ink that reads "Jennifer Hickey".

Jennifer Hickey
Executive Director, Sector Performance
Office of Local Government

6.2	MINUTES OF THE DEMERGER TRANSITION COMMITTEE MEETING HELD ON TUESDAY 14 JULY 2026
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REPORTING OFFICER	Peter Bascomb, Demerger Transition 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 Demerger Transition Committee Meeting held on Tuesday 14 July 2026 ↓ 2. 4.1.1 Report Community Strategic Plans for the Successor Councils. 3. 4.1.2 Demerger Transition Update LGNSW Planning Meeting 4. 4.1.3 Financial Sustainability Plan Schedule ↓

RECOMMENDATION

1. That the Minutes of the Demerger Transition Committee Meeting held on Tuesday 14 July 2026, attached to the report, be received and noted.
2. In consideration of the Demerger Transition Committee recommendations detailed in the minutes, Council endorse the following:

That:

- 2.1. For the purposes of the Financial Sustainability Plan currently being reviewed, the draft organisational structures for the two successor Councils not include any shared services.
- 2.2. Council notes the process and expenditure for the development of a draft Community Strategic Plan for each of the successor Councils (attached).
- 2.3. Council notes the report in relation to the Demerger Transition Update – LGNSW Planning Meeting (attached).
- 2.4. Council notes the report in relation to the Financial Sustainability Plan Schedule (attached).

Minutes

DEMERGER TRANSITION COMMITTEE MEETING

COUNCIL CHAMBERS, GUNDAGAI

6PM, Tuesday 14th July, 2026

Administration Centres: 1300 459 689

**MINUTES OF COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
DEMERGER TRANSITION COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBERS, GUNDAGAI
ON TUESDAY, 14 JULY 2026 AT 6PM**

PRESENT: Cr Abb McAlister (Mayor), Cr David Graham, Cr Penny Nicholson, Cr Ethan Ryan (online), Cr Gil Kelly (online).

IN ATTENDANCE: Cr Danyal Syed (online), Peter Bascomb (Demerger Transition Manager), Roger Bailey (Interim General Manager), Linda Wiles (Manager Business) (online).

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, LEAVE OF ABSENCE, AND AUDIO-VISUAL ATTENDANCE REQUESTS

2.1 APOLOGIES

COMMITTEE RESOLUTION

Moved: Cr David Graham

Seconded: Cr Gil Kelly

That the apology received from Cr Rosalind Wight (Deputy Mayor) be accepted.

CARRIED

2.2 LEAVE OF ABSENCE

Nil

2.3 AUDIO-VISUAL ATTENDANCE REQUESTS

Nil

3 DISCLOSURES OF INTEREST

Nil

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE DEMERGER TRANSITION COMMITTEE MEETING HELD ON TUESDAY 16 JUNE 2026

COMMITTEE RESOLUTION

Moved: Cr Ethan Ryan

Seconded: Cr Penny Nicholson

That the Minutes of the Demerger Transition Committee Meeting held on Tuesday 16 June 2026 be confirmed as a true and correct record of the meeting.

CARRIED

5 GENERAL MANAGER'S REPORT

5.1 GENERAL MANAGER OFFICE

5.1.1 CONSIDERATION OF SHARED SERVICES

COMMITTEE RESOLUTION

Moved: Cr Gil Kelly

Seconded: Cr Penny Nicholson

That the committee recommend to Council that, for the purposes of the Financial Sustainability Plan currently being reviewed, the draft organisational structures for the two successor Councils not include any shared services.

CARRIED

5.1.2 COMMUNITY STRATGIC PLANS FOR THE SUCCESSOR COUNCILS

COMMITTEE RESOLUTION

Moved: Cr Ethan Ryan

Seconded: Cr David Graham

That the Committee note the process and expenditure for the development of a draft Community Strategic Plan for each of the successor Councils.

CARRIED

5.1.3 DEMERGER TRANSITION UPDATE - LGNSW PLANNING MEETING

COMMITTEE RESOLUTION

Moved: Cr Gil Kelly

Seconded: Cr Ethan Ryan

That the committee notes the report in relation to the Demerger Transition Update – LGNSW Planning Meeting.

CARRIED

5.1.4 FINANCIAL SUSTAINABILITY PLAN SCHEDULE

COMMITTEE RESOLUTION

Moved: Cr Gil Kelly
Seconded: Cr David Graham

That the Committee notes the report in relation to the Financial Sustainability Plan Schedule.

CARRIED

The Meeting closed at 6:21pm.

CHAIRPERSON

INTERIM GENERAL MANAGER

0.1 GENERAL MANAGER OFFICE

4.1.1 COMMUNITY STRATEGIC PLANS FOR THE SUCCESSOR COUNCILS

DOCUMENT NUMBER	475507
REPORTING OFFICER	Peter Bascomb, Demerger Transition Manager
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 additional 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 Committee note the process and expenditure for the development of a draft Community Strategic Plan for each of the successor Councils.

Introduction

Each successor Council will require a complete suite of Integrated Planning and Reporting (IP&R) documents, including a Community Strategic Plan (CSP) available from commencement. This report outlines the process to develop the two CSPs.

Discussion

Given the community consultation that occurred as part of the recent update to Council's CSP it is thought that the development of two individual CSPs can be streamlined. Discussions with management and staff suggest that there are not sufficient internal resources available to undertake the necessary work.

The proposed process is:

- Selection of suitable consultant
- Consultant reviews current CSP and at least the following documentation:
 - The 2024 State of the Region report prepared by Cootamundra Gundagai Regional Council (CGRC)
 - State and regional plans that apply to the proposed Cootamundra and Gundagai Local Government Areas
 - Contemporary data related to key community indicators for the proposed Cootamundra and Gundagai areas

- Outcomes of the community engagement activities undertaken to inform the development of the current Community Strategic Plan
- Any other contemporary information about new and emerging issues identified by the Cootamundra and Gundagai communities, including issues that are unique to each community, as considered by the Boundaries Commission during the demerger process.
- Consultant develops draft CSPs for review and endorsement by the Demerger Transition Committee
- The Draft CSPs are placed on public exhibition for comment
- Consultant finalises the CSPs for submission to the Committee's November meeting
- Council endorses the CSPs, along with other demerger project documentation, for submission to the Office of Local Government.

To streamline the overall process, Council sought quotes from two consultants who have previously worked with CGRC. The quotes will be reviewed by the IGM and DTM. The level of expenditure falls within the delegation of the Interim General Manager and therefore does not require a Council resolution.

It is anticipated that the preferred consultant, once selected, will commence before the end of July.

The Committee is reminded that, as part of the Financial Sustainability Plan (FSP) contract, two other important IP&R documents are being developed, namely the long-term financial plan (LTFP), and the revenue policy, for each of the successor councils. The remaining IP&R documents will be developed in the first half of 2027. Members might recall that part of the job description for the GMs-Designate is to finalise the FY28 delivery program (DP) and operation plan (OP) for their relevant Council.

While the IP&R documents will be finalised prior to the commencement of the successor Councils, the successor Councils will need to endorse them at their first meeting, currently planned for 1 July 2027.

Financial

The expenditure is less than \$30,000 and will be drawn from Council's allocated demerger transition budget. This level of expenditure falls within the delegation of the Interim General Manager and therefore does not require a Council resolution.

OLG 23a Guideline consideration

N/a

4.1.2 DEMERGER TRANSITION UPDATE - LGNSW PLANNING MEETING

DOCUMENT NUMBER	476170
REPORTING OFFICER	Peter Bascomb, Demerger Transition Manager
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 additional 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. Letter to OLG regarding Preferred Proclamation

RECOMMENDATION

That the committee notes the report in relation to the Demerger Transition Update – LGNSW Planning Meeting.

Introduction

This report summarises the key outcomes of a demerger planning meeting convened by LGNSW on 30 June 2026 and outlines the implications for Council's ongoing demerger transition planning.

Discussion

On Tuesday 30 June Council's Interim General Manager (IGM) and Demerger Transition Manager (DTM) attended a demerger planning meeting in Sydney at the offices of LGNSW. Also present at the meeting were representatives of the Office of Local Government (OLG), staff from Snowy Valleys Council (SVC) and LGNSW legal and industrial relations (IR) teams.

The meeting was convened by LGNSW to share knowledge and experiences arising from the respective demerger processes and to identify areas where LGNSW's legal and industrial relations services could assist member councils.

The meeting commenced with a presentation from the OLG representatives which provided the clearest indication of what the Government is expecting from the two Councils. In particular it clarified that CGRC and SVC are subject to two different legislative pathways meaning that there are differences in what is expected from each, and what the content of the Proclamations may be. OLG advised that it is currently planning for the Proclamation affecting CGRC to be issued in April 2027, providing Council with greater certainty for transition planning.

The OLG indicated that the option of one of the councils being a continuing legal entity was not an option. CGRC submitted that, while this position may apply to Snowy Valleys Council, there appears to be no equivalent legislative restriction applying to the legislative pathway relevant to CGRC. The OLG representatives undertook to review the legislative options and the Minister's appetite for retaining one Council as a continuing legal entity.

In response to this uncertainty, the Interim General Manager forwarded the attached correspondence (Attachment 1) to OLG outlining Council's preferred approach while also proposing an alternative should a continuing council not ultimately be supported.

Other matters discussed included:

- Funding: Attendees were reminded that only Councils on the same legal pathway as SVC were eligible to apply for funding assistance and that funding was not guaranteed and probably unlikely.
- Employee Protection Provisions of the Act: These are not triggered by CGRC's pathway but the OLG representatives indicated that they will likely be included in the Proclamation.
- Special Variations (SV): OLG indicated that the intent was to refer to the SVs in the Proclamation, but that any proposed SV would first be approved by IPART via a yet to be determined streamlined process. OLG expects to have the streamlined process finalised by the end of July. The need to consult with Council prior to the completion of these guidelines was again raised.
- Content of the Proclamation: The discussion led to the following being listed as the minimal inclusions of the Proclamation to demerge CGRC:
 - Boundary adjustment for Cootamundra and creation of Gundagai, subject to the caveat mentioned above
 - Successor councils formed, named and commence on 1 July 2027
 - Appointment of Administrators - Administrators to be the councillors from each successor Council area
 - A requirement for the election of a Chief Administrator by the Administrators
 - Appointment of Council appointed GMs-Designate.
 - Special Variation (SV) as approved by IPART
 - Statement that the successor councils will be un-subdivided (ie. no wards)
 - First general election to coincide with the local government elections scheduled for September 2028 rather than within 12-months as required by the Act.

Council's DTM stressed that an objective of CGRC's demerger transition project was to ensure that the two successor Councils were operationally effective from day one. The DTM indicated this was hard to achieve without a legal entity to enter into contracts, open bank accounts and employ staff. The DTM raised the option of two Proclamations, with the first creating Gundagai Shire Council by excising a small portion of land from within the former Gundagai Shire. This would create a legal entity, overseen by the current Council. The OLG had not considered this option and undertook to review the possibility. They did suggest that even if it was correct that there was a legal pathway it was possible that the Parliamentary Counsel and / or the Minister would not agree with it.

Council reiterated that its primary objective is to minimise disruption to community services throughout the demerger process. It was emphasised that this is best achieved by ensuring the successor councils are fully operational from 1 July 2027, even if doing so requires additional work by the State behind the scenes prior to the Proclamation taking effect.

The meeting provided valuable clarification regarding the Government's intended approach to the demerger and confirmed a number of assumptions underpinning Council's transition planning. Importantly, however, several matters remain under consideration by OLG, particularly the legal structure of the successor councils and the content of the Proclamation.

Council officers will continue to engage with LGNSW and OLG as these matters are progressed and will report further developments to Council as additional information becomes available.

Financial

Nil

OLG 23a Guideline consideration

N/a



**COOTAMUNDRA-
GUNDAGAI** REGIONAL
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Cootamundra NSW 2590

Gundagai Office:
255 Sheridan Street,
Gundagai NSW 2722

Teresa Breslin
REC-260703-TMB-110257.doc

Deputy Secretary
Office of Local Government
Locked Bag 3015
NOWRA NSW 2541

Via email: olg@olg.nsw.gov.au

Dear Brett

RE: Demerger Implementation — Proclamation Drafting and Operational Continuity

I am writing to seek OLG's guidance on the drafting of the proclamation that will give effect to the CGRC demerger, and specifically to make the case for an approach that directs the bulk of CGRC's operational continuity to Cootamundra Shire Council rather than treating the two successor councils as equals for vesting purposes.

We understand and accept that CGRC's alternate legislative pathway operates under s.212 (dissolution of all or part of CGRC) and s.204 (constitution of new areas) of the *Local Government Act 1993*. We are not seeking to depart from that structural model. We are, however, of the view that there are two pathways open to achieve the outcome of two separate, financially sustainable, and operationally effective, councils based on the pre-merger boundaries of Cootamundra and Gundagai Shires in a manner that is the most operationally effective.

The first, and preferred approach, is that CGRC undergo a boundary adjustment and be renamed Cootamundra Shire and that Gundagai Shire be constituted as a new entity.

The second, less preferred, approach is a proclamation that uses the broad facilitating-provisions power in s.213 to achieve specific practical outcomes that would also reduce the complexity, cost and risk of the transition.

Under this approach the proclamation would:

- Vest the preponderance of CGRC's existing contracts, bank accounts, ERP data, rates and debt records in Cootamundra Shire Council, reflecting the operational reality that Cootamundra is the larger and administratively more continuous of the two successor entities.
- Vest Gundagai-specific contracts, assets and liabilities in Gundagai Shire Council, with arrangements for any transitional shared services.
- Include provision for a Service Level Agreement to be adopted by each successor council at its first meeting, to govern any shared or transitional arrangements.

This second approach achieves similar practical advantages to the first by:

- Avoiding the need to separate and reissue CGRC's ERP data across two entirely new entities simultaneously, substantially reducing transition cost and risk.
- Preserving the continuity of rates notices, invoices and debt collection processes. Where CGRC issued the original notice or invoice, Cootamundra Shire Council — as the primary vesting entity — would pursue any recovery. The legal entity that issued the notice would be the entity in whose favour the debt vests, removing any question about the standing or validity of debt collection proceedings.
- Simplifying banking arrangements and avoids the need to establish two entirely new banking relationships from day one.
- Simplifying the final pay run, which overlaps the end of the 2026–27 financial year.

Section 213(2) of the Act allows a proclamation to include provisions about any matter that is not provided for, or not adequately provided for, by the Act. We submit that directed and asymmetric vesting of this kind — allocating the operational continuity of CGRC predominantly to one successor rather than dividing everything equally — is precisely the kind of practical matter s.213 exists to address. The proclamation power is broad enough to accommodate it, and we are not aware of anything in the Act that would prevent it.

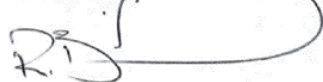
With either approach the s212/s204 structural model is preserved. What we are asking for is a proclamation, or proclamations, drafted with operational practicality in mind, rather than one that treats the two new councils as starting from an identical blank sheet.

We appreciate that proclamation drafting of this kind involves careful legal consideration, and I am not suggesting this is straightforward. What I am asking is that OLG actively explore whether the s.213 power is sufficient to achieve the outcomes described above, and if there are impediments, that those be identified early so that we can work through them together before the proclamation is finalised.

Given the transition timeline, particularly with the OLG's requirement for Council to provide OLG with sufficient information to begin drafting the Proclamation in time for the successor councils' commencement on 1 July 2027, early clarity on this question would be of considerable assistance to the transition planning process.

I would welcome the opportunity to discuss further at a time that suits you.

Yours faithfully



Roger Bailey
Interim General Manager

3 July 2026

Cc: Jennifer Hickey ED OLG

4.1.3 FINANCIAL SUSTAINABILITY PLAN SCHEDULE

DOCUMENT NUMBER	476325
REPORTING OFFICER	Peter Bascomb, Demerger Transition Manager
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 additional 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. FSP Project Schedule

RECOMMENDATION

That the Committee notes the report in relation to the Financial Sustainability Plan Schedule.

Introduction

This report provides the Committee with the Financial Sustainability Plan (FSP) project schedule agreed with the Committee's approved contractor, Always Thinking Advisory (ATA).

Discussion

Attachment 1 shows the overall schedule, which is broadly consistent with the timeline included in the RfT documents endorsed by the Committee.

The objective remains to have the FSP and related documents completed ready for endorsement by Council at its December 2026 meeting, in time to submit to the Office of Local Government (OLG) by mid-December.

Staff have been working hard over the past weeks to ensure that the timelines are met, with a significant portion of the data required already entered into the comprehensive data collection sheets.

From the Committee's perspective the key dates, highlighted in green in the attachment, are the following Committee meetings:

- 11 August 2026
- 8 September 2026
- 13 October 2026
- 10 November 2026
- 24 November 2026 (extraordinary meeting)

It was a requirement of the RfT that appointed consultant, namely ATA consultant Peter Tegart, be on site for all those meetings.

Financial

There are no additional costs because of this report.

OLG 23a Guideline consideration

N/a

GM MIA
Timing Risk



7 GENERAL MANAGER'S REPORT

7.1 GENERAL MANAGER OFFICE

7.1.1 LOCAL GOVERNMENT NSW ANNUAL CONFERENCE 2026

DOCUMENT NUMBER	472765
REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Good governance: an actively engaged community and strong leadership team 4.3 Cootamundra-Gundagai Regional Council is a premier local government Council
FINANCIAL IMPLICATIONS	Approximate total cost to attend the conference is \$7,848.30.
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:

1. **Endorse the attendance of the Mayor, Deputy Mayor and Interim General Manager at the 2026 LGNSW Conference.**
2. **Nominate the Mayor and Deputy Mayor as Council's voting delegates for the 2026 Conference and advise LGNSW of the appointed delegates by 5.00pm on 30 October 2026.**
3. **Consider any proposed motions for the 2026 LGNSW Conference at the September 2026 Council meeting, with draft motions to be submitted to the Interim General Manager by midday on Monday, 14 September 2026, and any endorsed motions submitted to LGNSW by 30 September 2026.**
4. **Reschedule the November 2026 Ordinary Council Meeting to Thursday, 26 November 2026, for the reasons outlined in this report.**

Introduction

The Local Government NSW (LGNSW) Annual Conference is the annual policy making event for NSW general purpose councils and its associate members. It is the pre-eminent event of the local government year where local councillors come together to share ideas and debate issues that shape the way the state is governed at a local level.

This year Conference is to be held between Sunday 22 November 2026 - Tuesday 24 November 2026 at the WIN Sports & Entertainment Centres in Wollongong. As Tuesday the 24 November is the last day of the conference, and the scheduled day of the November Council meeting, it is recommended that the Council Meeting date be moved to Thursday 26 November 2026.

Program available here: www.lgnsw.org.au/AnnualConference/AnnualConference/Program.aspx

Voting

CGRC is entitled to 2 voting delegates for both voting on motions and Board Elections. Nominations must be received by 5:00pm Friday 30 October 2026. Nominations submitted after this time will not be accepted, however, a member may notify LGNSW of a change to the name of an already nominated voting delegate, a substitute delegate, for voting at the Annual Conference subject to the LGNSW rules.

Motions

Each year, LGNSW members put forward motions that shape policy and advocacy priorities. These motions address key issues facing local government across NSW and help guide LGNSW's work in the year ahead. The preferred deadline for submitting motions is 30 September 2026. With only about 100 motions able to be debated at the conference, members are encouraged to submit only their most important motions for consideration, a maximum of three (3) is strongly requested.

Council will consider motions (if any) at the September 2026 Council meeting. Draft motions need to be submitted to the General Manager by midday Monday 14 September 2026.

Financial

The Costs (incl GST) per person are as follow:

- Member Early bird registration cost is \$1,312.50 per person; (ends 30th September) = \$3,937.50
- Conference dinner \$245.00 per person = \$735.00
- Accommodation 2 nights at Novotel North Beach = \$1,675.80. for all three (3) attendees; and
- Any travelling, parking and meal allowance = \$1,500 est.

Total Cost: \$7,848.30

The cost to attend the 2026 LGNSW Conference is to be funded through the Mayor, Deputy Mayor and Executive Office annual budget.

OLG 23a Guideline consideration

Does not conflict with guidelines.

7.1.2 INNOVATION IN ENERGY, WASTE AND THE CIRCULAR ECONOMY (IEWCE) CONFERENCE 9TH & 10TH SEPTEMBER 2026

DOCUMENT NUMBER	477519
REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	3. Protected and enhanced environment 3.4 Greater efficiency in the use of resources
FINANCIAL IMPLICATIONS	Total registration cost to attend conference is \$550.00 (exGST).
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 authorises the attendance of one (1) councillor at the 2026 Innovation in Energy, Waste and the Circular Economy (IEWCE).

Introduction

Riverina Eastern Regional Organisation of Councils (REROC) are hosting the Innovation in Energy, Waste and the Circular Economy (IEWCE) Conference 2026 which will be held on Wednesday 9th & Thursday 10th September 2026 at the Range Function Centre, Wagga Wagga.

The IEWCE is recognised as a premier opportunity for Government, Business, Industry and Community representatives working in these dynamic fields to gain professional development, valuable insights, trade connections and networking opportunities.

Discussion

Key reasons for Council to attend:

- Hear from over 30 leading innovators redefining what's possible.
- Gain practical, real-world insights into waste avoidance, circular economy principles, resource recovery, recycling and reuse initiatives, alongside energy efficiency, renewable technologies, battery storage and electric vehicles.
- Connect with government, business, industry and community leaders.

Financial

Registration cost for REROC member councils is \$275 per person (incl GST and admin fee).

OLG 23a Guideline consideration

Does not conflict with guidelines.

7.2 BUSINESS

7.2.1 SECTION 355 COMMITTEE MEETING MINUTES

DOCUMENT NUMBER	475173
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 Minutes - 22 June 2026 ↓ 2. MHMC Minutes - 31 May 2026 ↓ 3. CHCMC Minutes - 1 June 2026 ↓ 4. CHCMC Minutes - 6 July 2026 ↓

RECOMMENDATION

That the following s.355 Committee Meeting minutes, attached to the report, be received and noted:

- 1. The Minutes of the Stockinbingal Ellwood's Hall s.355 committee meeting dated, 22 June 2026.**
- 2. The Minutes of the Muttama Hall Management s.355 committee meeting dated, 31 May 2026.**
- 3. The Minutes of the Cootamundra Heritage Centre s.355 Management committee meeting dated, 1 June 2026 and 6 July 2026.**

Discussion

The Meeting Minutes of the following s.355 Committees, attached to the report are submitted for the information of Council and the community.

- The Minutes of the Stockinbingal Ellwood's Hall s.355 committee meetings dated, 22 June 2026.
Council notes that the date of 27 July 2026 has been set for the Annual AGM and has been advertised as requested, across Council's social media outlets.
- The Minutes of the Muttama Hall Management s.355 committee meeting dated, 31 May 2026.
- The Minutes of the Cootamundra Heritage Centre s.355 Management committee meeting dated, 1 June 2026 and 6 July 2026.

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

The report purpose does not conflict with guidelines.

Minutes

STOCKINBINGAL ELLWOOD HALL SECTION 355 COMMITTEE

AT ELLWOOD'S HALL STOCKINBINGAL

5.30PM MONDAY 22 JUNE 2026

1. AGENDA ITEMS

1.1. Attendance and Confirmation of Quorum:

Attendance: Chairperson: Carmel Payne

Secretary: Lorna Nixon

Treasurer: Alan Pether

Councillor:

General Members: Robyn Gray, Kim Lee,

Confirmation of a Quorum: There are 8 Members appointed to this Committee. Quorum has been met.

1.2. **Apologies:** Councillor Les Cooper, Sue Caldwell, Su Moon.

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 **20 April 2026** was confirmed except the balance in the Treasurer's Report. Secretary to correct.

Moved: Robyn Gray Seconded: Kim Lee

1.5. Business Arising from previous Minutes:

- Back Yard Tidy Up - Alan and Lorna removed the tall thistles/weeds and Jim Preston is to spray the remaining weeds. Unfortunately council has removed all of the bark from the area near the rail crossing that we were going to use. Bark to be sourced elsewhere.
- New Door - Design of the door has been finalised and a quote from Kris Piaskowski has come in at \$5550. This is better than the original design and quote.
- Back Fence Repairs, pigeons in the roof, water in the kitchen, and PO air conditioner - no sign of any repairs as yet. CGRC have been asked where these issues are up to - reply on 22 June indicates that the back fence and pigeon problem will be addressed on 29 June. Air conditioner in PO issue has been referred to CEFA again.
- Painting the front of the hall - two quotes obtained. Committee favouring Raymond James. A grant for this job will be sourced.
- The Signal App - most committee members are now on the Signal App.
- Pop Up Stall by Kayla - was cancelled due to personal reasons.

1.6. Correspondence in/out:

- 21.04.2026: From SCA -re the Big Lift volunteer group - dates in May no longer suit the group.
- 23.04.2026: Painting quote from Raymond James - \$6710
- 05.05.2026: From Sue Caldwell of SCA re Big Lift volunteers suggesting they could help in September at the car show, or at the Bowling Club.
- 06.15.2026: From Council approving the new door for the hall.
- 22.05.2026: To CGRC Steve Lowe re PO air conditioner still not heating since being 'serviced' by CEFA.
- 22.05.2026: Reply from Steve Lowe - referring A/c issue to CEFA. Also contractors to fix back fence have measured up for materials and expecting it to be fixed very soon.
- 29.06.2026: Quote from Peter Annetts to paint front of hall - \$8294
- 04.06.2026: Quote from Kris Piaskowski for the door - \$5550
- 10.06.2026; To Mark Pitchford re quoting the side door - new plan attached - not in a position to do this work at present. He made the original quote for the grant.
- 10.06.2026: To Raymond James accepting his quote.
- 21.06.2026: To Steve Lowe at CGRC asking where all repair jobs are up to as no sign of anything has been seen completed.
- 22.06.2026: From Steve Lowe outlining that fence and pigeon problem will be addressed on 29 June.

1.7. Report from the Treasurer:

- Previous Balance: \$16,798.43
- Income: 400.00 (\$200 recipe books; hall hire party \$120; line dancing \$80)
- Expenses: 0.00
- Closing Balance: \$17,198.43
- **Card A/c** Previous Balance: \$490.92; + \$60 line dancing hall hire.
Expenses: Photos \$28.35; Album \$20; small bin \$6.
Closing balance: \$496.57

1.8. General Business:

- 1) **Grant for painting front of the hall:** Discussion re obtaining grants from Inland Rail and CGRC Heritage Grants

Action: Secretary to check if Heritage Grants still available from CGRC. Carmel Payne to put in application if available. Secretary to apply for inland Rail Grant.

- 2) **New External emergency exit door:** Design has been changed for easier construction and has been approved by the CGRC Building Dept.

Action: It was moved by Carmel Payne and seconded by Kim Lee that we give builder Kris Piaskowski the job. Agreed. Secretary to contact Kris.

- 3) **AGM: 27 July:** The date has been set and advertised in the village newsletter.

Action: Anne Chamberlain to be contacted to advertise the AGM in the Council Newsletter and to request a guest speaker. Also to request a final copy of the s355 Manual. Notices for AGM to be put up on PO notice board.

- 4) **Painting the Front of Hall:**

Action: It was moved by Alan Pether and seconded by Robyn Gray that we appoint Raymond James to paint the Hall. Agreed. Secretary to confirm with Raymond.

5) **Bait Stations:** Mice have been a problem in the hall. It was suggested that we contact CGRC to see if they have a bait station program and if we can be included.

Action: Secretary to contact CGRC.

6) **Kareoke and Trivia night:** Jim from Young has volunteered to do another fund raiser for the hall.

Action: Carmel Payne to contact Jim with a possible date in late August or October.

7) **Market Day:** A date to be set in November.

Action: Carmel to investigate a date avoiding the Junee markets and other major events.

1.9. Date and Time of Next Meeting: 5.30pm 27 July 2026 for the AGM

1.10. Time Meeting Closed: 6.22pm

Signed

Carmel Payne

Lorna Nixon

Chairperson

Secretary

Minutes

MUTTAMA HALL MANAGEMENT COMMITTEE SECTION 355 COMMITTEE

MUTTAMA HALL

6.30 PM SUNDAY 31ST MAY, 2026.

1 MINUTES

1.1 Attendance and Confirmation of Quorum

Present: President/Chairperson:

Secretary: Cathy Last

Treasurer: Lien Puddicombe

Councillor:

General Members: Sarah Ingold, Sam Puddicombe, Bill Buckley.

Trevor Glover, Eliza Butt, Kate Last,

Cootamundra-Gundagai Regional Council representatives:

Confirmation of a Quorum: There are **12** Members appointed to this Committee.

Quorum numbers are met **yes**

Note: If quorum numbers are not met no actions can be made at this meeting. An informal discussion on items on the agenda can only take place. All agenda items from this meeting will be transferred to the next meeting for determination. Notes on the informal discussion can be made for reference at the next meeting.

1.2 Apologies

Kate Last, Kaede Ingold, Jane MacCulloch Abb McAlister.

1.3 Disclosure of Interest

There were **no** Disclosures of Interest.

1.4 Confirmation of previous Meeting Minutes

The minutes of the last **Muttama Hall Management Committee** Section 355 Committee meeting dated **12th April, 2026** are confirmed as true and correct.
Moved by Sam Puddicombe and seconded by Bill Buckley.

Business Arising from previous Minutes:

Correspondence in/out: (as per agenda)

1.5 Report from the Treasurer/President/Secretary

Balance \$13,820.42.

Moved by Sarah Ingold seconded by Emily Flint that the Treasurers report be accepted.

1.6 General Business (List Agenda Items)

Railway Celebration.

1. The Chairperson Robert Flint thanked all committee members for all their effort and hard work which made the 140 Year railway celebration an outstanding success. History display from the 140 Year Railway celebration to be made into a book and displayed in the kitchen area along with the Muttama history.

1.7 Maintenance.

Air Conditioning in kitchen

Bill Buckley presented a tax invoice for air conditioning.

Moved by Lien Puddicombe seconded by Robert Flint that Bill Buckley be paid. \$2,600.00.

1. Honour Board Display

Sam Puddicombe will advise the Committee when the Honour boards are completed and ready to be installed.

2. History Display in Kitchen.

Action: The history display has come off the walls and needs to be attached in a more permanent way.

Action: Sheet metal will be purchased as well as magnets so that a permanent display can be attached to the walls in the kitchen area near the stoves. Robert Flint to obtain a quote.

3. Guttering.

Action: Committee to get a quote to have gutter guard installed.

4. Signs for Toilets

Moved by Trevor Glover and seconded by Robert Flint that signs be purchased giving directions to male and female toilets.

5. Budget.

Moved by Robert Flint and seconded by Trevor Glover that the Committee have a discussion on setting up a budget for each financial year.

6. Door to kitchen display.

Action: Bill Buckley and Trevor Glover will make a door and runner.

7. Lighting for Hall.

Committee members and members of the public commented that the lighting

In the hall is very dull, it was particularly noticeable when the 140 Year railway celebration history was on display. Committee to investigate having more lights installed sometime in the future.

8. Shelving store room

Action: Shelving to be purchased.

9. Garden beds.

Action: Sarah Ingold and Cathy Last to investigate suitable plants to be used in garden beds near the side door.

Congratulations Lien Puddicombe.

The Muttama Hall Management Committee would like to congratulate Lien Puddicombe one of our hard-working committee members on obtaining her Australian citizenship.

1.7 Next meeting Sunday 26th July, 2026 at 6:30pm.

1.8 Time Meeting Closed at 7.45pm.

CHAIRPERSON'S REPORT

Good evening all thank you for attending this meeting.

Over the last 12months we have seen an increase in the number of members on the committee which is great to see especially the number of younger members in the community becoming involved.

A number of big improvements have been made to the Hall in the past 12months.

Construction of a new kitchen including lining of the kitchen area.

Construction of paths from the kitchen door to the toilets, path from the front door to side door.

New water tank and refrigerator.

New vacuum cleaner.

Grants from Community War Memorials Funds. Grant application for \$10,000.00 was successful.

**THE REPORT AND RECOMMENDATIONS OF THE COOTAMUNDRA HERITAGE CENTRE
MANAGEMENT COMMITTEE MONTHLY MEETING HELD AT THE COOTAMUNDRA HERITAGE
CENTRE ON MONDAY 1 JUNE 2026 COMMENCING AT 4.00PM**

PRESENT: Betty Brown, Helen Hamilton, Michele Pigram, Betti Punnett, Frances Redden

APOLOGIES: Leah Sutherland, Ros Wight, Robyn Williams

FRANCES REDDEN in the CHAIR,

DISCLOSURE OF INTEREST: There was no disclosure of interest.

MINUTES FROM THE PREVIOUS MEETING: Moved Betti Punnett, seconded by Michele Pigram that the Minutes be confirmed.

CARRIED

BUSINESS ARISING: * *Gilgal* relics: Now sorted and those for CHC delivered and in storage, Thanks go to Helen Hamilton for storing them from hospital placement and arranging their sorting.

* Marg Pavitt and Patsy Smith have been reimbursed for some of their costs for Lucky Dips.

* Reception area furniture - nothing further.

FINANCIAL REPORT: Frances Redden presented the Financial Report for May: CHC 154 Children 7 \$212.80 EFTPOS \$40.00 Lucky Dips \$20.00/\$30.00 VIC 96 Souvenirs \$129.00/\$190.00 **\$361.80** EFTPOS **\$260.00** **\$621.80** Expenses: Lucky Dips \$100.00 Pens \$300.85 **NB: \$440.00 Phil's Tree Service to be donated by Cootamundra Garden Club** Bank Balance: **\$7,901.84** Reported moved Frances Redden, seconded by Helen Hamilton.

CARRIED

CORRESPONDENCE: Nil

GENERAL BUSINESS: * Yvonne Forsyth - latest known news is that Yvonne is back in Cootamundra, but in Care.

* Opening of pathway in Rotary Park - Helen Hamilton expressed satisfaction with the occasion.

* Birthday celebrations in August - nothing definite (*Albion Hotel* silver), but in July meeting need to make plans.

* *Baileyana* planting - all doing well except one possibly struggling. Thanks to Simon Hall and any others who have weeded the fenced area.

* New members for committee - the need is there for more people to join the Management Committee - Marie Scott? Chris Holland? Simon Hall?

* Dishwasher - members advised that Helen Hamilton will be in charge of the dish washer and Elaine Pye will monitor Driver Reviver needs.

* Telephone - the telephone is still out of action. Frances Redden will report to CSC re its problems.

* There being no further business, the meeting closed at 5.01pm

Betti Punnett Secretary

Next meeting: Monday 6 July 2026 4.00pm

**THE REPORT AND RECOMMENDATIONS OF THE COOTAMUNDRA HERITAGE CENTRE
MANAGEMENT COMMITTEE MONTHLY MEETING HELD AT THE COOTAMUNDRA
HERITAGE CENTRE ON MONDAY 6 JULY 2026 COMMENCING AT 4.03PM**

Present: Ros Wight, Helen Hamilton, Michele Pigram, Betti Punnett, Frances Redden, Leah Sutherland, Linda Wiles

Apologies: Robyn Williams

Disclosure of Interest: There was no disclosure of interest.

Minutes from the Previous Meeting: Moved Betti Punnett, seconded by Helen Hamilton that the Minutes be confirmed.

CARRIED

Business Arising: * A new telephone has been installed, however, still not satisfactory. Linda Wiles worked to have it operating satisfactorily

* *Gilgal* relics - Betti Punnett reported that Helen Hamilton had placed a number of the relics on display in the glass cabinets in the front gallery.

* New committee members - Marie Scott, Donna/Konrad Streher, Chris Holland, Stacy Mitchell suggested as possible new members.

Financial Report: Frances Redden presented the Financial Report for June CHC 111, children, 17 \$187.90 EFTPOS \$57.00; Lucky Dips \$50.00 VIC 43 Souvenirs \$34.00 EFTPOS \$178.00 \$ **\$271.90** EFTPOS **\$235.00** **\$506.90** Expenses Phil's Tree Services \$440.00 Pens \$300.85 Moved Frances Redden, seconded Michele Pigram .

CARRIED

Betti Punnett informed members the \$440.40 would be reimbursed by the Cootamundra Garden Club as a sponsorship.

Correspondence: OUT - June Minutes

General Business: * Birthday celebrations - 18 August Morning Tea 10.30am Silver anniversary - feature silver table settings Albion Hotel Also: recent displays in glass cabinets. Tim McLaren exhibit to be highlighted.

* Telephone/computer - President Ros Wight repeated for members her remarks at Cootamundra Shire Council Meeting re the CSC's response (or lack of) when CHC problems have been reported. To help improve this situation lines of communication were established:

... CHC - Members to report to Betti Punnett or Frances Redden

- Betti Punnett or Frances Redden to report to Leah Sutherland or CSC
- Michele Pigram re Hardy Harness matters (including computer)

... CSC - Leah Sutherland to respond to Betti Punnett or Frances Redden

* Tim McLaren exhibit - hopefully TV (and audio) now fully installed (Steve Lowe). Monitor to be held in a wall bracket.

* Reception desk and shelves - best samples selected.

* Michele Pigram reported on chance meeting with donor of Railway Stationmaster's clock - more details to be sent.

* Leah Sutherland questioned the prospect of charging \$5.00 entry to CHC. Matter referred to AGM.

* Michele Pigram and Betti Punnett to meet with Leah Sutherland and/or Linda Wiles re the CHC

Computer Thursday 16 July 10.00am

There being no further business, the meeting closed at 5.01pm

Betti Punnett Secretary

Next meeting: **Monday 3 August 2026 4.00pm**

AGM 3 August 4.00pm

***Should you have any item/s you wish to place on
next month's meeting agenda, please notify me by
31 July.***

bettipunnett@bigpond.com

69421158

7.2.2 EASTERN RIVERINA ARTS (ERA) MEMBERSHIP RENEWAL

DOCUMENT NUMBER	476721
REPORTING OFFICER	Linda Wiles, Manager Business
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
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	Proposed Membership Fee of \$8,938.22 as budgeted, be endorsed.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. ERA Schedule of Membership ↓ 2. ERA 2025 Annual Report ↓ 3. ERA Financial Statements 2025 ↓

RECOMMENDATION

That Council continue its membership with Eastern Riverina Arts for the 2026/2027 financial year.

Introduction

Eastern Riverina Arts (ERA) is a small organisation providing big opportunities to artists and creative people in our region. Eastern Riverina Arts supports creative practitioners, stimulates creative activity and enterprise, and increases participation in the arts. ERA works in collaboration with the eight Councils of Bland, Coolamon, Cootamundra-Gundagai, Lockhart, Junee, Snowy Valleys, Temora and Wagga Wagga.

Discussion

Council membership provides:

- Ongoing service provision, including advice, project support and promotion available to Council staff, cultural organisations and groups, and individual residents of the LGA area.
- Partnership opportunities in Eastern Riverina Arts-led projects such as the Riverina Touring Network are available to Councils and local cultural organisations in the LGA.
- A representative on ERA's Regional Advisory Committee (2 members of RAC also sit on the ERA Board of Directors).
- Membership and voting rights in accordance with Eastern Riverina Arts' Constitution.

In addition to the core services provided under the agreement, ERA delivers several strategic initiatives that directly benefit participating Local Government Areas, including:

- Creative Industries Bootcamp – A professional development program for artists, creative industry professionals, community groups and cultural organisations. The program includes

workshops on strategic planning, project design, social media, marketing for creatives, and cultural tourism. During October each year, these workshops are delivered across the eight participating LGAs.

- Country Arts Support Program (CASP) – An annual grant program, opening in December 2026, that provides funding to artists and organisations to develop and deliver local arts and cultural projects within the region.
- Creative Riverina Website – An online platform that provides free listings and promotional opportunities for artists and creative businesses within participating LGAs. With more than 50 events and creative offerings promoted each month, the platform supports local creative industries, strengthens the regional economy, and encourages procurement of creative services.

Financial

The annual membership fee of \$8,938.22 has been included in Council's 2026/2027 adopted budget and will be funded from the Tourism and Economic Development budget. Endorsement of the continued membership will enable Council to maintain access to Eastern Riverina Arts' programs, funding opportunities, professional development initiatives, regional partnerships and advisory services.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

ERA Membership and Fee Structure 2026-27

Purpose

For Eastern Riverina Arts member Councils to ratify the membership and fee structure for the 2026-27 financial year.

Membership

Eastern Riverina Arts' service region encompasses the 8 Local Government Areas of Bland, Coolamon, Cootamundra-Gundagai, Junee, Lockhart, Snowy Valleys, Temora and Wagga Wagga, and its membership presently comprises all 8 Councils. All LGAs adjacent to our present service boundary are serviced by other Regional Arts Development organisations.

Council membership provides:

- Ongoing service provision, including advice, project support and promotion available to Council staff, cultural organisations and groups, and individual residents of the LGA area
- Partnership opportunities in Eastern Riverina Arts-led projects such as the Riverina Touring Network are available to Councils and local cultural organisations in the LGA
- A representative on ERA's Regional Advisory Committee (2 members of RAC also sit on the ERA Board of Directors)
- Membership and voting rights in accordance with Eastern Riverina Arts' Constitution

Councils renew their membership of Eastern Riverina Arts each year by paying their annual membership invoice.

Fee Structure

Our Constitution states that membership fees will be determined by the association. Eastern Riverina Arts have calculated their fees in accordance with the model recommended by Regional Arts NSW, which uses a base rate plus a per-capita loading on each LGA's population using most recent ABS Census data for each LGA, with an annual uplift in fees in line with Council rate pegging. The Association membership has consistently supported this membership model at all recent AGMs.

Eastern Riverina Arts continues to absorb rising costs on behalf of our member councils, and proposes only a modest uplift to keep pace with rising costs. ERA is proposing an uplift this year in line with the bottom end of the IPART rate peg range of 2.5%.

Eastern Riverina Arts

2026-27 Rate Peg 2.5 - 4.2%
Proposed fee uplift 2.5%

Data ABS 2021							
Council	Population	BASE	PER CAP	Rate Peg	2026-27	2025-26	
Bland	5,547	\$3,796.50	\$0.38	2.50%	\$5,902.42	\$5,758.46	
Coolamon	4,385	\$3,796.50	\$0.38	2.50%	\$5,461.26	\$5,328.06	
Cootamundra	11,403	\$3,796.50	\$0.38	2.50%	\$8,125.65	\$7,927.46	
Junee	6,415	\$3,796.50	\$0.38	2.50%	\$6,231.96	\$6,079.96	
Lockhart	3,319	\$3,796.50	\$0.38	2.50%	\$5,056.56	\$4,933.23	
Temora	6,034	\$3,796.50	\$0.38	2.50%	\$6,087.31	\$5,938.84	
Snowy Valley	14,891	\$3,796.50	\$0.38	2.50%	\$9,449.86	\$9,219.38	
Wagga Wagga	67,609	\$3,796.50	\$0.38	2.50%	\$29,464.25	\$28,745.61	
	119,603	\$30,372.00			\$75,779.27	\$73,931.00	

Recommendation

That the proposed membership and fee structure be endorsed for the 2026/27 Financial Year.

Eastern Riverina Arts

2025 Annual Report



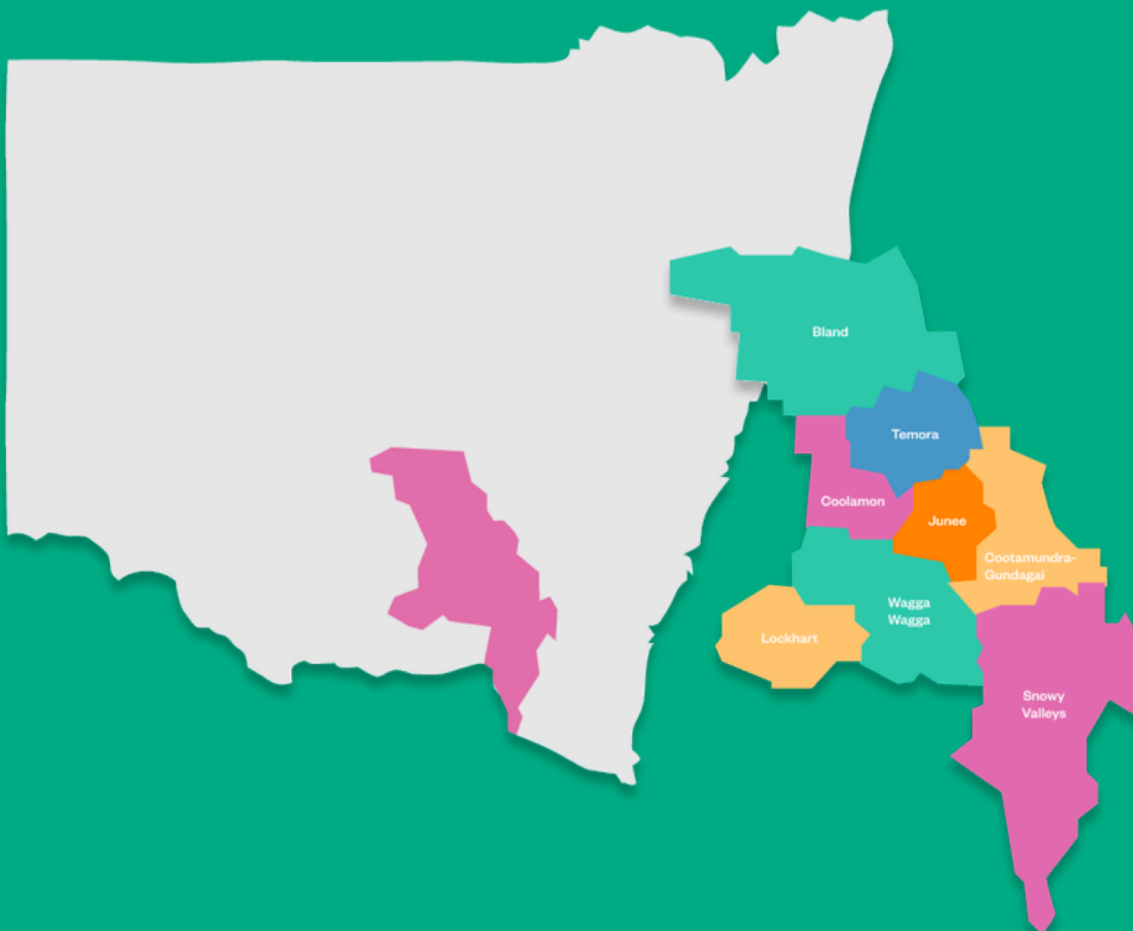
About Eastern Riverina Arts

Eastern Riverina Arts (ERA) is a small organisation providing big opportunities to artists and creative people in our region.

Eastern Riverina Arts supports creative practitioners, stimulates creative activity and enterprise, and increases participation in the arts. We work in collaboration with the eight Councils of Bland, Coolamon, Cootamundra-Gundagai, Lockhart, Junee, Snowy Valleys, Temora and Wagga Wagga.

We believe that arts and culture contribute to the vibrancy, prosperity and wellbeing of communities across our region.

Eastern Riverina Arts is funded by the NSW Government through Create NSW. We are part of a statewide network of Regional Arts Development Organisations and are a member of Regional Arts NSW.



Cover Image: Breakfast at Noon, Station Launch event.
Photo: Jack of Hearts Photography.

Chair's Welcome

It is a privilege to present the 2025 Annual Report for Eastern Riverina Arts (ERA). This year has been defined by a renewed sense of momentum, a deepening of our regional connections and a successful navigation of significant leadership transitions. As we look back on the achievements of the past twelve months, it is clear that ERA remains a vital heartbeat for the creative industries across our diverse footprint.

The successes of 2025 were built upon a foundation of dedicated governance. I must begin by acknowledging the immense contribution of my predecessor, Ann Sutton. Ann's tenure as Chairperson was marked by a steady hand, a deep passion for the arts and a tireless commitment to ensuring our regional artists felt seen and supported. Her leadership has left ERA in a position of strength and we are deeply grateful for her service.

We also bid farewell to three other pillars of our Board. Craig Richardson retires after an extended tenure and many years of exemplary service as our Treasurer. Craig's financial stewardship and long-term institutional knowledge have been invaluable, ensuring the organisation remained resilient through various economic cycles. We also farewelled Dr Sue Wood, who has served as a Regional Advisory Committee representative on the Board since 2019. Sue's generosity of insight and deep understanding of what it means to be a professional artist living and working regionally has significantly enriched the programs and opportunities we deliver. Similarly, we thank Fiona Piltz for her insight and advocacy during her time on the Board. The combined legacy of these retiring members is woven into the very fabric of our current strategic success.

Operationally, 2025 was a year of growth and opportunity. While our Executive Director, Ashleigh Baxter, was on maternity leave, the organisation remained in incredibly capable hands. I want to extend a sincere thank you to Brittany Hefren, who stepped up and into the Executive Director role with remarkable professionalism. We are thrilled to welcome Ashleigh back and are equally proud of the leadership depth within our team.

Our strategic focus this year has been on building sustainable infrastructure and professional pathways for our creative community. We continued to activate The Station Creative Workspace as a thriving hub for studios, digital content creation and community events. To further empower our practitioners, the Creative Industries Bootcamp provided intensive professional development, while the Cultural Tourism Content Boost project saw our teams travel across eight LGAs to capture and promote over 20 of the region's hidden cultural gems, ensuring our local galleries and museums receive the spotlight they deserve.

As we move into 2026, we remain focused on advocacy, sustainable funding, and, most importantly, celebrating the artists who make our region a vibrant place to live. Thank you to our member councils, our funding partners, and our creative community for a stellar 2025.



Vanessa Keenan

Chair of the Eastern Riverina Arts Board of Directors

Executive Director's Report

This was a year of celebration, consolidation and strategic planning for Eastern Riverina Arts. The year we took a moment to look back at how far we had come and to chart a bold, new course for our future.

In 2025 we celebrated the official launch of the Station Creative Workspace. Over a weekend packed with events and activities ranging from live music to pottery workshops, we welcomed hundreds of visitors to the Station. This launch marked the culmination of years of planning, advocacy and persistence, focused on revitalising this historic ambulance station into a cornerstone of our region's creative industries ecosystem. I could not be prouder of what the team has achieved in bringing this vision to life.

In September, we delivered the pilot of our Creative Industries Bootcamp, providing targeted professional development for artists, organisations, and creative leaders working in our region. This program laid important groundwork for us to invest in capacity building across our regions arts and cultural sector, supporting participants to strengthen their grant-writing and project design skills, embed important tools in their creative process and understand their audience base.

In 2025 the Riverina Touring Network presented Banjo to venues across the region, recording the highest audience numbers for the Riverina Touring Network to date. This initiative continues to prove that audiences are hungry for high-quality regional touring, enabling us to leverage it's success and viability as we continue to seek funding for the next phase of this initiative.

Strategically, 2025 was a year for reflection and future planning. We undertook a comprehensive review and refinement of our organisational direction, culminating in the finalisation of the Eastern Riverina Arts Strategic Plan 2025–2029. This plan sets a clear and ambitious pathway for the organisation. It responds to sector priorities, is grounded in community need, and invests in our capacity to build long-term sustainability into the work we do.

Eastern Riverina Arts has been fortunate to benefit from outstanding leadership from its Board of Directors, particularly during this period of reflection and strategic renewal. As we look to the future, we also farewell a number of long-serving Board members. I would like to thank Ann Sutton, Craig Richardson, Sue Wood, and Fiona Piltz for their significant contributions to Eastern Riverina Arts, including their role in shaping this strategic plan, and for the strong governance they have modelled for the organisation.

Each year I am deeply proud to serve our vibrant and creative region and to do so alongside a highly dedicated and capable team.



Ashleigh Baxter
Executive Director



Executive Director Ashleigh Baxter speaking at the Station Launch event. Image: Jack of Hearts.

Supporting a Thriving Creative Region

Our core services in 2025

Each day, Eastern Riverina Arts staff are on the ground working with and for our community, supporting the growth and development of arts, culture and the creative industries across the region. Here's a small snapshot of these core services.

Throughout 2025, we delivered over 300 instances of advice and support to creatives, councils and community groups across the region - facilitating connections, providing project and funding advice, supporting strategic planning and more!

We issued 13 letters of support for projects and initiatives and continued to offer our auspicing service, supporting 4 exciting new community projects.

Advocacy and Sector Engagement

Throughout the year, Eastern Riverina Arts actively contributed to sector advocacy and strategic planning at local, state and national levels.

We made submissions to Wagga Wagga City Council's Destination Management Plan and Community Strategic Plan 2050, as well as CreateNSW regional creative industries strategy 'Heartland'. We also led a Cultural Tax Reform submission on behalf of the Regional Arts Development Organisation Network and Regional Arts NSW.

We made contributions to statewide projects in collaboration with the Regional Arts Network. This included a coordinated advocacy response to the Arts and Cultural Funding Program (ACFP) reforms and further progress on statewide Cultural Tourism projects. As part of this work, we were able to build on our own Cultural Tourism Content Boost project, producing more than 20 new promotional videos marketing the hidden cultural gems across the eight LGAs in the Eastern Riverina Arts footprint.

Image: 24hr Economy Roundtable hosted by Business NSW and Eastern Riverina Arts

In 2025, we actively participated in regional forums, including business gatherings and roundtables. In May, we hosted a 24-hour Economy Roundtable at Station Creative Workspace, led by Business NSW and the Office of the 24-Hour Economy Commissioner. This event brought together the business and creative industry communities to explore how these sectors can cross-pollinate and unlock the opportunities outlined in the NSW Government's latest Vibrancy Reforms.

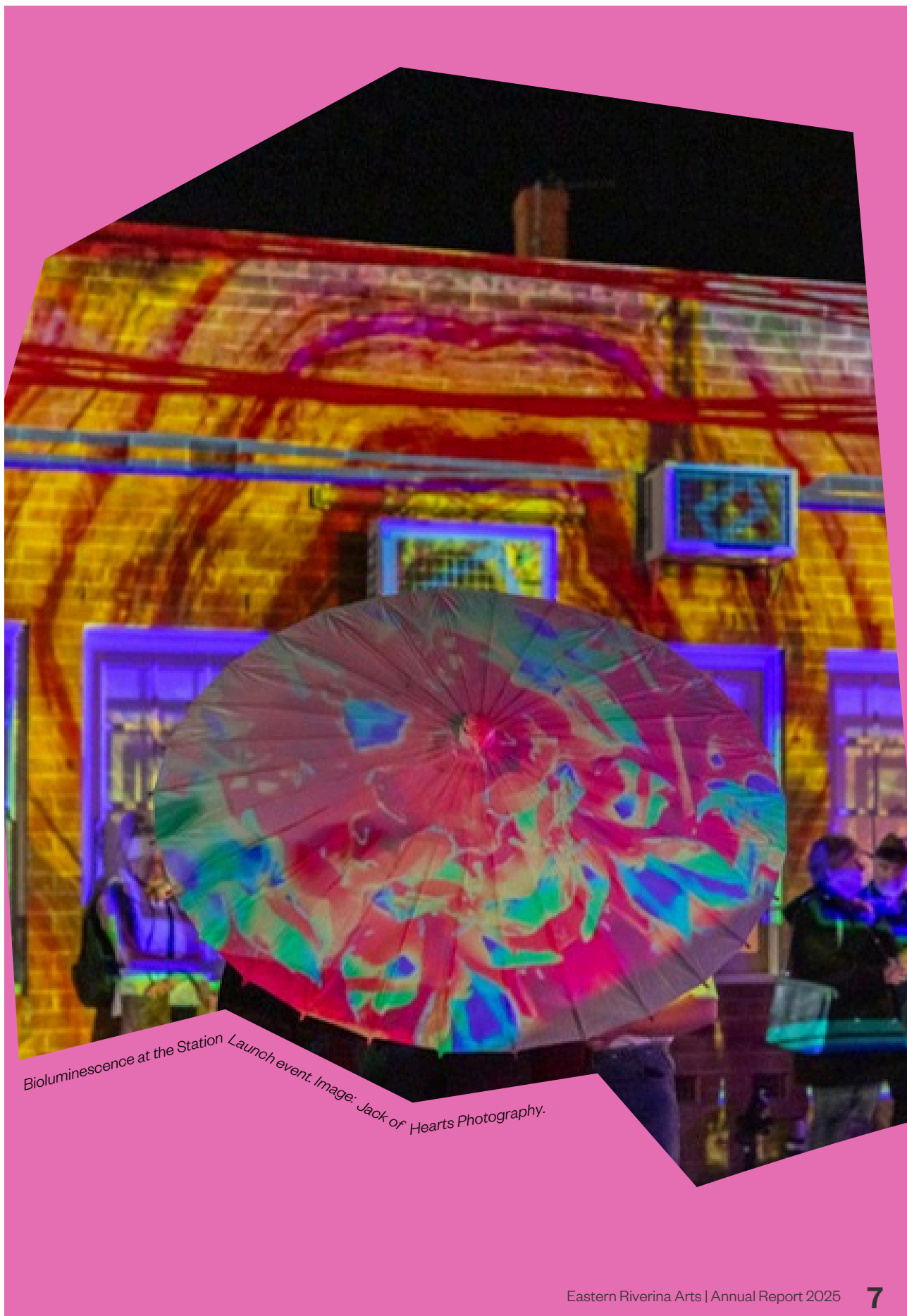
Advice, Support and Marketing Assistance

We promoted over 320 opportunities, events and funding news for creatives in our region via social media and our monthly newsletter. Over 120 of these were events and projects created and led by artists and creative organisations in our region.

We delivered 7 in-person workshops and information sessions across the region to support local artists, organisations and groups ahead of the 2026 Country Arts Support Program (CASP), and our one-off Eastern Riverina Writers Grant.

We continued to grow the Creative Riverina arts and creative industries directory. In 2025 the directory received 47 new listings, boosting the total number of artists, organisations and creatives to 276 listed across the region.





Bioluminescence at the Station Launch event. Image: Jack of Hearts Photography.

A Bold New Plan

Strategic Plan 2025-2029

After a period of significant research, growth and sector leadership, in 2025 Eastern Riverina Arts developed a bold new Strategic Plan for the next four years, responding to the evolving needs of our region and the opportunities ahead.

This plan builds on the momentum of recent years, expanding our role as a connector, catalyst and advocate for the creative industries across the Riverina. It reflects deep consultation, strategic thinking and a clear ambition to strengthen our impact for our communities, councils and the creative sector.

Our vision is bold: to be recognised as a driving force behind a thriving creative ecosystem, one that supports sustainable careers, fosters meaningful partnerships and enriches the cultural life of our region.

This is a plan designed for impact. The 2025–2029 Strategic Plan outlines five key priority areas that will guide our work over the next four years:

1. Deliver strategic growth in the Creative Industries sector

Use our expertise and knowledge to help others build robust creative careers and enterprises in our region. Targeted programs will mature the local cultural tourism offering and support creative businesses to grow.

2. Develop partnerships that generate new opportunities and pathways for Riverina creatives

Establish and grow long-term partnerships across business, community, creative, and institutional sectors that are pillars for the health and vibrancy of our communities.

3. Attract funding for a permanent First Nations Cultural Development program in the Eastern Riverina

Establish firm foundations and strong partnerships that lead to a flourishing of First Nations arts practice across our region.

4. Sustain and The Station Creative Workspace: Regional NSW's pioneering Creative Industries Hub

Continue to operate The Station as a fully activated and self-sustaining creative industries hub for the community: a catalyst for arts and creative sector development. Secure funding to implement Stage 2 of The Station Masterplan's upgrades.

5. Support viable performing arts touring for small towns across Southern NSW

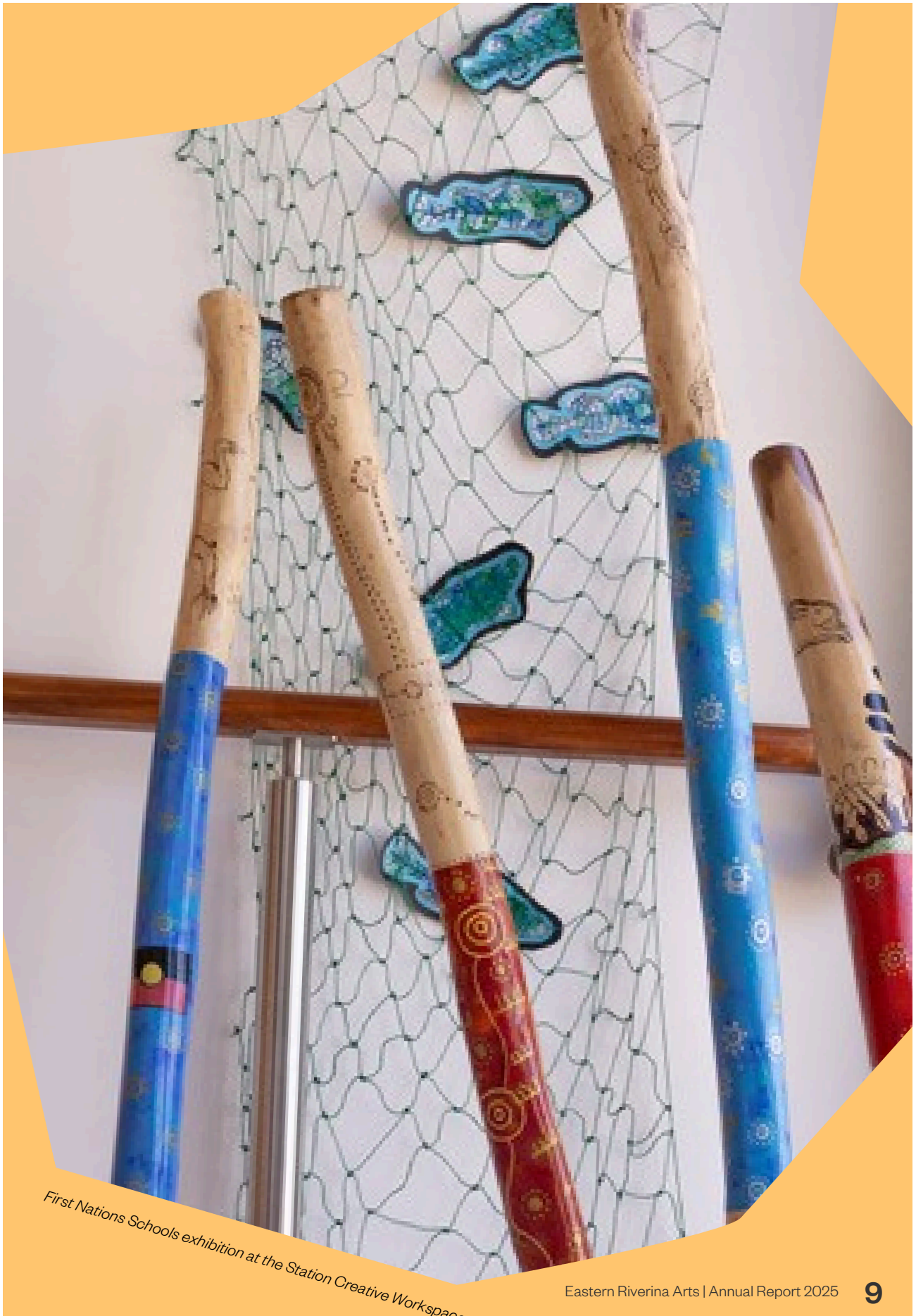
Expand the Riverina Touring Network's reach across Southern NSW, work with our partners to unlock statewide small town tour coordination for the audiences across NSW and establish a developmental pipeline for regionally-produced touring works.

Building on Strong Foundations

This plan is grounded in significant work already undertaken by Eastern Riverina Arts. From the development of The Station Masterplan and Business Case, to the Riverina Digital Content Industry Strategy and the growth of the Riverina Touring Network, we have invested in the research, partnerships and infrastructure needed to drive long-term impact. These initiatives demonstrate the value of strategic thinking backed by action, delivering both economic and social benefits to our region.

Read the plan >





First Nations Schools exhibition at the Station Creative Workspace

Country Arts Support Program (CASP)

In 2025, Eastern Riverina Arts' Country Arts Support Program (CASP) delivered two funding streams supporting arts and cultural activities across all artforms.

A total of \$22,224 was distributed to support ambitious and original creative projects across the ERA service region. This included an additional investment of \$5,224 from ERA alongside the NSW Government's investment, enabling support for a greater number of recipients.

The 2025 CASP round supported 16 successful applicants with funding for professional development and the creation of new work. Projects funded included skills development workshops, collaborative initiatives, music recording, exhibitions, live theatre, equipment upgrades and community murals.

The Country Arts Support Program (CASP) is funded by Create NSW and managed locally by Eastern Riverina Arts.



Art in the Outdoors, Tumut Art Society's workshop.



Up 2 Date Art Inc, painting a community mural.



Gabrielle Tozer 'Your creative reset' workshop



'Hyde Park' by Rosemary Warren, achieved through 2025 CASP funding.



Julie Gibbons pattern design class



Image from Rory Phillips' 'Dear Mum & Dad' music video

Major Project: Station Creative Workspace

Growth at the Station

In May, we officially launched the Station Creative Workspace with a vibrant weekend program featuring exhibitions, performances, studio tours, markets, live music and creative workshops.

Throughout 2025, the Station continued to serve its community through a dynamic program of exhibitions and events. In total, 45 events were delivered, including exhibitions, Work in Progress sessions, artist talks, markets and workshops. We supported four emerging artists through the Stations' dedicated artist studio program while our three creative office suites bustled with exciting new projects led by local creative businesses.

We continued to revitalise and reimagine the space for creative community use, including the installation of new glass doors to the gallery to improve accessibility and visibility, as well as the implementation of a comprehensive way-finding system to enhance visitor navigation.

The Station continues to strengthen connections between the creative and business communities through our ongoing partnership with the Wagga Wagga Business Chamber. We are grateful for their continued support of our creative industries initiatives and advocacy.



Refurbished glass doors at Station Creative Workspace



From left to right: 24hr Economy Commissioner Michael Rodrigues, Serena Hardwick (Business NSW) and local MP Dr Joe McGirr at the official launch of Station Creative Workspace



Works from the First Nations Community of Schools exhibition

Supporting new creative projects at the Station

2025 Exhibition Program

- 'Journey to the Centre of the Earth' a solo exhibition from Belinda Margaret.
- 'Selected', an annual group show by artists from the Art Factory.
- 'Not a Sunder' by Karen Cowled.
- 'ENORMOUS little moments' by Lucy Buttenshaw.
- 'Sacred Ground' by Renelle Harrison.
- 'In Bloom and Motion' by Georgia Martin.
- A collaborative First Nations exhibition, 'Through my Eyes' by Aunty Libby Warren, Aunty Debbie Wood, Joanne Cheney, Jessica Cheney and Tilly Cheney.
- 'Love Cats' a debut solo exhibition for Art Factory artist, Nina Magrath.
- 'yalbayarra giilang | telling stories' by Aunty Lorraine Tye.
- 'Myths of the Green Beetle' by Dr Sam Bowker.
- 'Mind + Matter: a meditation on materials, balance and being' by Bec Cutler.
- Collaborative Schools First Nations Art Exhibition, featuring works from First Nations students at public schools: Ashmont, Estella, Forest Hill, Kapooka, Koorringal, Lake Albert, Mount Austin High, South Wagga, Sturt, The Rock, Turvey Park, Uranquinty, and Wagga Public.
- Work in Progress events featured Elaine Camlin, Gabrielle Tozer, and Virginia Anderson, hosted in partnership with the Art Factory.
- Workshops included exhibition aligned programs by Bec Cutler, Nina Magrath, Dr Sam Bowker, Elaine Camlin, and additional workshops: 'Drawing Methods & Mediums' by Karen Walsh, 'Instagram for Business Owners' by Samantha Manton, 'Brush Lettering with Alena Tsarkova, and 'Bioluminescence' facilitated through ERA and supported by NSW Government and Create NSW.
- ERA continued partnership with the Social Queens Collective to host the bi annual Social Queen Markets.

Creative Commissions

Eastern Riverina Arts supported the creation of new work contributing to the life and legacy of the Station Creative Workspace through a series of Creative Commissions.

These one-off grants of \$1,500 were awarded to individuals and groups to develop ambitious and original creative outputs across a broad range of artforms, including visual arts, performance, writing, film, digital media and site-specific installations.

Successful applicants were supported throughout their projects with advice and access to the Station's creative spaces, including offices, studios and event areas, to assist in development and presentation. The commissioned works were developed in anticipation of the Station's official launch, with outcomes including exhibitions, performances, professional development opportunities and the creation of new site-responsive works.

Eastern Riverina Arts also commissioned a new site specific artwork by Aunty Fay Clayton Moseley, a proud Wiradyuri Elder and nationally recognised artist whose work reflects deep cultural knowledge and connection to Country. This work greets visitors to the Station's downstairs foyer, highlighting the significance of the Country we come together to work, meet and create on.



Former Chairperson Ann Sutton and local MP Joe McGirr unveiling Leigh Hewitt's Creative Commission 'Eddie's Ambo'.



Smoking ceremony at Station Launch event. Image: Jack of Hearts Photography.



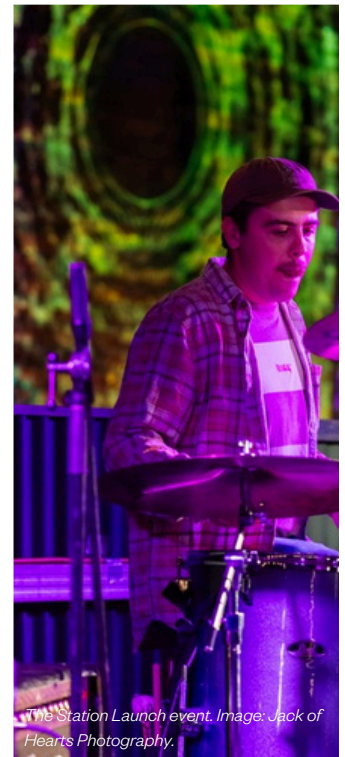
Kamali at Station Launch event. Image: Jack of Hearts Photography.



The Station Launch event.
Image: Jack of Hearts Photography.



Potters Club clay workshop at Station Launch event.
Image: Jack of Hearts Photography.



The Station Launch event. Image: Jack of Hearts Photography.



Ma Webber at The Station Launch event.
Image: Jack of Hearts Photography.



Quill Fine Art Creations stall at Station Launch Weekend.
Image: Jack of Hearts Photography.



ERA X Social Queens Markets at the Station Launch event.
Image: Jack of Hearts Photography.



Breakfast at Noon at the Station Launch event. Image: Jack of Hearts Photography.



The Station Launch event.
Image: Jack of Hearts Photography.



The Station Launch event. Image: Jack of Hearts Photography.



Filthy Rocks playing at the Station Launch event. Image: Jack of Hearts Photography.



Wagga Potters Club play workshop at the Station Launch.



Elaine Camlin (Unique State Art Space) ERA X Social Queens Markets at the Station Launch event. Image: Jack of Hearts Photography.

Major Project: Riverina Touring Network

The Riverina Touring Network is a collaboration between Eastern Riverina Arts and local performing arts venues to make touring performances viable and sustainable in our region.

Since its inception in 2023, the Riverina Touring Network has coordinated 12 tours across 13 venues, engaging over 20 artists and attracting over 3,000 patrons across a variety of halls and theatres in and around our region.

The Riverina Touring Network has received funding support from Create NSW and the Regional Arts Fund.



Glow promotional photographs. Image: Pia Johnson

GLOW

Eastern Riverina Arts partnered with Threshold Theatre to deliver their [2025 digital tour of GLOW](#) to the Eastern Riverina Region. Glow is a digital suite of creative and connective moments for parents and carers of new babies.

BANJO

Our largest touring project to date, BANJO by Got Ya Back productions toured six venues in the Riverina in early March, 2025.

BANJO showcased the poetry of Banjo Paterson alongside the music of Coldplay and contemporary dance and brilliantly intertwined iconic verses, including Clancy of the Overflow, Waltzing Matilda, and The Man From Snowy River, with Coldplay's greatest hits like Clocks, Yellow, Fix You, and Viva La Vida alongside contemporary dance. This tour travelled to Griffith, West Wyalong, Cootamundra, Ganmain, Lockhart and Junee.

The tour achieved outstanding success, marked by record-breaking audience numbers - the largest ever for a Riverina Touring Network production. The performance was met with overwhelmingly positive reception from audiences with 99% of surveyed attendees indicating they would return for a similar performance. More than 50 staff and volunteers throughout the region were involved in the tour. Each presenter was invited to partner with a local community group or local artists to perform as support acts, resulting in an additional 23 regional artists performing alongside BANJO.



BANJO on tour at Ganmain Hall.



Image: BANJO rehearsal in Lockhart.

Major Project: Creative Industries Bootcamp

In 2025, we launched ERA's first Creative Industries Bootcamp, a five-day program at Station Creative Workspace carefully designed to equip local creatives, cultural groups, and organisations with practical skills, strategic planning tools, and actionable project plans. The program included:

- Your Creative Reset: Gabrielle Tozer facilitated a full-day workshop helping participants reconnect with purpose, clarify creative goals, and implement strategies for enhanced workflow and productivity.
- Strategic Thinking and Project Design: Led by Narelle Vogel and co-facilitated by Brittany Hefren, this two-day workshop enabled participants to develop well rounded, actionable project plans and grant-ready proposals.
- Creative Industries Panel – Wearing Many Hats: A candid discussion of navigating burnout, volunteering, philanthropy, and creative careers, highlighting resilience and innovation in the local creative sector.
- Creative Cultural Tourism: Monica Davidson from Creative Plus Business facilitated a workshop exploring visitor motivations, collaboration opportunities, and market-ready experiences. The workshop brought together tourism and cultural professionals, planting seeds for future joint initiatives.
- Business After Hours Networking Event: Co-hosted with Wagga Wagga Business Chamber, this event allowed the local business community to tour The Station, connect with creatives, and learn more about ERA's strategic projects, partnerships, and philanthropy opportunities.

The Creative Industries Bootcamp engaged representatives from all LGAs in ERA's service region, strengthening networks and boosting local skillsets. Importantly, all content was bespoke and designed specifically for the needs of our region.



Creative Industries Panel; Wearing Many Hats panel discussion.



Your Creative Reset workshop

Financial Performance

Eastern Riverina Arts (ERA) consistently provides outstanding value to its member councils and government entities.

ERA maximises its members' investments by securing funding for strategic projects that generate employment opportunities and stimulate the creative economy within our region.

In 2025, we successfully delivered over \$300,000 in grant-funded projects, supplementing our core funding and member contributions. These ambitious regional initiatives are fostering cultural activity throughout the Riverina, strengthening the capacities of cultural organisations and groups and creating employment for artists and cultural workers across the area.

Grant funding will also continue to play a vital role in supporting staffing and programming in 2026.

As we move forward, ERA is committed to pursuing a diverse range of ongoing funding and income sources to maintain and expand this enriched cultural presence.

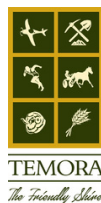
You can read our full audited 2025 financial report at:
easternriverinaarts.org.au/documents



Business NSW Networking Event hosted on the Deck at Station Creative Workspace

Acknowledgements

Eastern Riverina Arts acknowledges the financial and in-kind support of its member Councils



Eastern Riverina Arts

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Eastern Riverina Arts is funded by the NSW Government through Create NSW. We are part of a statewide network of Regional Arts Development Organisations and are a member of Regional Arts NSW.

All photography by Eastern Riverina Arts unless otherwise stated.

Eastern Riverina Arts

ABN: 93 195 464 075

Financial Statements

For the year ended 31 December 2025

Eastern Riverina Arts

Table of contents

For the year ended 31 December 2025

Auditor's independence declaration	2
Statement of profit or loss and other comprehensive income	3
Statement of financial position	4
Statement of changes in equity	5
Statement of cash flows	6
Notes to the financial statements	7
Board members' declaration	17
Independent audit report	18



Auditor Independence Declaration in Accordance with Section 60-40 of the *Australian Charities and Not-for-profits Commission Act 2012*

As auditor of Eastern Riverina Arts Incorporated for the year ended 31 December 2025, I declare that, to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements as set out in the *Section 60-40 of the Australian Charities and Not-for-profits Commission Act 2012* in relation to the audit; and
- b) no contraventions of any applicable code of professional conduct in relation to the audit.

Carolyn Rosetta-Walsh, Director
Registered Company Auditor #500108

07 May 2026

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Eastern Riverina Arts

Statement of profit or loss and other comprehensive income

For the year ended 31 December 2025

	Note	2025 \$	2024 \$
Revenue	4	567,376	902,174
Other income		122,102	113,533
		689,478	1,015,707
Less: Expenses			
Employee benefit expenses		322,499	363,863
Insurance		10,186	8,979
Other expenses		47,248	64,325
Depreciation expenses		14,152	20,092
Artist and production fees		67,931	26,998
Community Art Support Program (CASP)		-	17,000
Consultant and speaker fees		7,200	51,977
Equipment, maintenance, and upgrades		50,508	152,480
Membership expenses		5,135	5,000
Professional fees		11,647	9,825
Travel and accommodation		7,573	9,696
Rental outgoings		47,143	43,400
Website and advertising		38,321	35,678
Contributions to other projects		13,391	55,409
Total comprehensive income for the year		46,544	150,985

The accompanying notes form part of these financial statements.

Eastern Riverina Arts

Statement of financial position

As at 31 December 2025

	Note	2025 \$	2024 \$
Assets			
Current assets			
Cash at bank		189,342	298,818
Trade and other receivables	6	20,855	4,291
Other financial assets	7	745,929	733,595
Other assets		12,708	9,829
Total current assets		968,834	1,046,533
Non-current assets			
Property, plant and equipment	9	35,994	55,725
Total assets		1,004,828	1,102,258
Liabilities			
Current liabilities			
Trade and other payables	10	51,579	45,530
Provision for annual leave		29,083	39,008
Contract liabilities	8	291,635	414,635
Total current liabilities		372,297	499,173
Non-current liabilities			
Provision for long service leave	11	5,159	16,678
Total liabilities		377,456	515,851
Net assets		627,372	586,407
Equity			
Retained earnings		627,372	586,407
Total equity		627,372	586,407

The accompanying notes form part of these financial statements.

Eastern Riverina Arts

Statement of changes in equity

For the year ended 31 December 2025

	2025	2024
	\$	\$
Retained earnings		
Opening balance	586,407	435,422
Profit for the year	46,544	150,985
Correction of prior period error	(5,579)	-
Retained earnings at the end of the year	627,372	586,407

The prior period error relates to property, plant and equipment that had been capitalised in previous years but was subsequently written off after being assessed as fit-out asset that is not detachable from the leased premises.

The accompanying notes form part of these financial statements.

Eastern Riverina Arts

Statement of cash flows

For the year ended 31 December 2025

	2025	2024
	\$	\$
Cash flows from operating activities:		
Receipts from customers	159,747	127,357
Payments to suppliers and employees	(601,105)	(818,410)
Interest received	13,008	10,020
Receipt from grants	324,803	654,556
Net cash flows from/(used in) operating activities	(103,547)	(26,477)
Cash flows from investing activities:		
Purchase of property, plant and equipment	-	(16,675)
Reinvestment of term deposits	(625,037)	-
Proceeds from maturity of term deposits	619,108	102,468
Net cash provided by/(used in) investing activities	(5,929)	85,793
Net increase/(decrease) in cash and cash equivalents	(109,476)	59,316
Cash and cash equivalents at beginning of year	298,818	239,502
Cash and cash equivalents at end of financial year	189,342	298,818

The accompanying notes form part of these financial statements.

Eastern Riverina Arts

Notes to the financial statements

For the year ended 31 December 2025

1. Introduction

The financial statements covers Eastern Riverina Arts (the Association) as an individual entity.

Eastern Riverina Arts is a not for profit Association incorporated in New South Wales under the Incorporation ACT (NSW) 2009 and Association Incorporated Regulations (NSW) 2016.

The financial report covers Eastern Riverina Arts as an individual entity. Eastern Riverina Arts is a not-for-profit Association, registered and domiciled in Australia.

The principal activities of the Association for the year ended 31 December 2025 were to provide assistance and support to local artists and local councils in the Riverina.

The functional and presentation currency of Eastern Riverina Arts is Australian dollars.

The financial report was authorised for issue by the board members on 30 April 2026.

Comparatives are consistent with prior years, unless otherwise stated.

2. Basis of preparation

In the opinion of those board members, the Association is not a reporting entity since there are unlikely to exist users of the financial statements who are not able to command the preparation of reports tailored so as to satisfy specifically all of their information needs. These special purpose financial statements have been prepared to meet the reporting requirements of the *Australian Charities and Not-for-profits Commission Act 2012*.

The financial statements have been prepared in accordance with the recognition and measurement requirements of the Australian Accounting Standards and Accounting Interpretations, and the disclosure requirements of AASB 101 *Presentation of Financial Statements*, AASB 107 *Statement of Cash Flows*, AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors* and AASB 1054 *Australian Additional Disclosures*.

The financial statements have been prepared on an accruals basis and are based on historical costs modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

Material accounting policy information is consistent with prior reporting periods unless otherwise stated.

Economic Dependence

The Association is dependent on government funding for the majority of its revenue used to continuing operating. At the date of this report, the Board has no reason to believe the government will not continue to support the Association through recurring core grant funding.

Eastern Riverina Arts

Notes to the financial statements

For the year ended 31 December 2025

3. Material accounting policy information

a. Revenue

i. Revenue from contracts with customers

Revenue is recognised on a basis that reflects the transfer of control of promised goods or services to customers at an amount that reflects the consideration the Association expects to receive in exchange for those goods or services.

Generally, the timing of the payment for sale of goods and rendering of services corresponds closely to the timing of satisfaction of the performance obligations, however where there is a difference, it will result in the recognition of a receivable, contract asset or contract liability.

None of the revenue streams of the Association have any significant financing terms as there is less than 12 months between receipt of funds and satisfaction of performance obligations.

ii. Specific revenue streams

The revenue recognition policies for the principal revenue streams of the Association are:

1) Income of Not-for-Profit Entities

Under AASB 1058 Income of Not-for-Profit Entities, the Association recognises revenue on a basis that reflects the fair value of goods, services, and assets (such as cash, inventories and property, plant and equipment), which have been provided or transferred to the Association for nil or nominal consideration, and is deemed to further the objectives of the Association.

2) Grant revenue

Grant revenue derived is recognised on delivery of services in accordance with the milestone/activities of the Funding Agreement. Funding received in advance will be set aside as unearned income as contract liabilities in the statement of financial position.

3) Rendering of services

Contract revenue depends on whether the Association has fulfilled its performance obligation as outlined in the initial terms of the agreement with the customer. When a performance obligation is satisfied by completing contractual obligations for the customer before the customer pays consideration or the before payment is due, the Association presents the contract as a contract asset, unless the Association's rights to that amount of consideration are unconditional, in which case the Association recognises a receivable.

4) Local government membership income

Membership income is recognised on an accruals basis when the Association has met its specific performance obligations relating to the generated income.

Eastern Riverina Arts

Notes to the financial statements

For the year ended 31 December 2025

3. Material accounting policy information (continued)

a. Revenue (continued)

ii. Specific revenue streams (continued)

5) Other income

Other income is recognised on an accruals basis when the Association has met its specific performance obligations relating to the generated income.

iii. Rental income

Rental income is recognised on a straight-line basis over a period of the lease term so as to reflect a constant periodic rate of return on the net investment.

iv. Interest income

Interest income is recognised on an accruals basis when the Association is entitled to it.

b. Income tax

The Association is exempt from income tax under Division 50 of the *Income Tax Assessment Act 1997*.

c. Property, plant and equipment

Each class of property, plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment.

i. Depreciation

Property, plant and equipment, excluding freehold land, is depreciated on a straight-line basis over the asset's useful life to the Association, commencing when the asset is ready for use.

Leased assets and leasehold improvements are amortised over the shorter of either the unexpired period of the lease or their estimated useful life.

The estimated useful lives used for each class of depreciable asset are shown below:

Fixed asset class	Depreciation rate
Plant and equipment	20%
Motor vehicles	25%
Computer equipment	33%

At the end of each annual reporting period, the depreciation method, useful life and residual value of each asset is reviewed. Any revisions are accounted for prospectively as a change in estimate.

When an asset is disposed, the gain or loss is calculated by comparing proceeds received with its carrying amount and is taken to profit or loss.

3. Material accounting policy information (continued)

d. Financial instruments

i. 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.

1) Classification

On initial recognition, the Association classifies its financial assets into the following categories, those measured at:

- amortised cost
- fair value through profit or loss - FVTPL

Financial assets are not reclassified subsequent to their initial recognition unless the Association changes its business model for managing financial assets.

2) Amortised cost

The Association's financial assets measured at amortised cost comprise trade and other receivables short-term deposits, and cash and cash equivalents in the statement of financial position.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, foreign exchange gains or losses and impairment are recognised in profit or loss. Gain or loss on derecognition is recognised in profit or loss.

3) Fair value through profit or loss

a) Financial assets through profit or loss

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income are measured at FVTPL.

The Association has perpetual funds which are designated as other financial assets at fair value through profit and loss. Assets included within this category are carried in the statement of financial position at fair value with changes in fair value recognised in profit or loss.

Any gain or loss arising from derivative financial instruments is based on changes in fair value, which is determined by direct reference to active market transactions or using a valuation technique where no active market exists.

No financial assets measured at fair value through other comprehensive income during the year.

Eastern Riverina Arts

Notes to the financial statements

For the year ended 31 December 2025

3. Material accounting policy information (continued)

d. Financial instruments (continued)

ii. Financial liabilities

The Association measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Association comprise trade and other payables except GST payable which are measured at amortised cost using the effective interest rate method.

4. Revenue and other income

a. Revenue from continuing operations

	2025	2024
	\$	\$
Revenue from contracts with customers		
Grant revenue		
Dept Enterprise, Investment and Trade - Create NSW	235,653	542,401
Department of Regional NSW	193,054	210,335
Other grant income	42,657	75,305
Total Grant revenue	471,364	828,041
Local government memberships	73,930	71,087
Other income	22,082	3,046
	567,376	902,174

b. Other income

	2025	2024
	\$	\$
Rental income	72,958	53,222
Interest income	40,456	57,839
Other income	8,688	2,472
	122,102	113,533

Eastern Riverina Arts

Notes to the financial statements

For the year ended 31 December 2025

5. Auditor's remuneration

	2025	2024
	\$	\$
Remuneration of the auditor of the Association for:		
Financial audit and assisting with compilation of the financial statements	7,550	6,875

6. Trade and other receivables

Current	2025	2024
	\$	\$
Other receivables	20,855	4,291
	20,855	4,291

Other receivables relates to receivable from rentals.

7. Other financial assets

Current	2025	2024
	\$	\$
Perpetual funds	123,285	117,089
Short-term deposits	622,644	616,506
	745,929	733,595

The Association holds several term deposits with maturities ranging from four months to one year. These deposits accrue interest at variable rates ranging from 3.70% to 5.00% per annum.

8. Contract balances

The Association has recognised the following contract assets and liabilities from contracts with customers:

Current contract liabilities	2025	2024
	\$	\$
Grant monies received in advance	291,635	414,635

Eastern Riverina Arts

Notes to the financial statements

For the year ended 31 December 2025

8. Contract balances (continued)

Funding body	2025	2024
	\$	\$
Department of Regional NSW	172,953	147,774
Regional Arts NSW - Regional Arts Fund	2,250	15,282
Dept Enterprise, Investment and Trade - Create NSW	14,570	178,800
WWCC auspiced funds	17,054	28,886
Other unspent funding	84,808	43,893
Total	291,635	414,635

9. Property, plant and equipment

a. Property, plant and equipment details

Summary	2025	2024
	\$	\$
Computer equipment		
Cost	25,712	25,712
Accumulated depreciation	(22,733)	(20,627)
Total Computer equipment	2,979	5,085
Furniture, fixtures and fittings		
Cost	35,227	114,582
Accumulated depreciation	(16,548)	(83,278)
Total Furniture, fixtures and fittings	18,679	31,304
Motor vehicles		
Cost	29,336	29,336
Accumulated depreciation	(15,000)	(10,000)
Total Motor vehicles	14,336	19,336
	35,994	55,725

Eastern Riverina Arts

Notes to the financial statements

For the year ended 31 December 2025

9. Property, plant and equipment (continued)

a. Property, plant and equipment details (continued)

2025	Computer equipment \$	Furniture, fixtures and fittings \$	Motor vehicles \$	Total \$
Opening balance	5,085	31,304	19,336	55,725
Depreciation	(2,106)	(8,905)	(5,000)	(16,011)
Write-off	-	(3,720)	-	(3,720)
Closing balance	2,979	18,679	14,336	35,994

10. Trade and other payables

Current	2025 \$	2024 \$
Trade payables	9,064	15,201
GST payable	(1,084)	11,203
Employee benefits	32,896	12,251
Accrued expenses	10,703	6,875
	51,579	45,530

Trade and other payables are unsecured, non-interest bearing and are normally settled within 30 days. The carrying value of trade and other payables is considered a reasonable approximation of fair value due to the short-term nature of the balances.

11. Employee benefits

a. Employee benefit details

Current	2025 \$	2024 \$
Annual leave	29,083	39,008
Non-current	2025 \$	2024 \$
Long service leave	5,159	16,678

Eastern Riverina Arts

Notes to the financial statements

For the year ended 31 December 2025

12. Contingencies

In the opinion of the members, the Association did not have any contingencies at 2025 (2024: None).

13. Related parties

a. The Association's main related parties are as follows:

The remuneration paid to key management personnel of the Association is \$118,920 (2024: \$103,000).

No other related party transactions exist during the year.

14. Cash flow information

Reconciliation of net income to net cash provided by operating activities:

	2025	2024
	\$	\$
Profit for the year	46,544	150,985
Add / (less) non-cash items:		
Depreciation and amortisation	14,152	20,092
Unrealised gain on financial assets	(6,405)	(24,619)
Changes in assets and liabilities:		
(increase) / decrease in receivables	(16,564)	54,688
(increase) / decrease in other assets	(2,879)	(9,032)
increase / (decrease) in payables	6,049	18,418
increase / (decrease) in employee benefits	(21,444)	28,157
increase / (decrease) in contract liabilities	(123,000)	(265,166)
Cash flows from operations	(103,547)	(26,477)

15. Events occurring after the reporting date

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Association, the results of those operations, or the state of affairs of the Association in future financial years.

Eastern Riverina Arts

Notes to the financial statements

For the year ended 31 December 2025

16. Statutory information

The registered office and principal place of business of the Association is:

Eastern Riverina Arts
Station Creative Workspace, 54-58 Johnston St
Wagga Wagga NSW Australia
2650

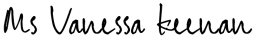
Eastern Riverina Arts

Board members' declaration

The board members declare that in their opinion:

- there are reasonable grounds to believe that the registered entity is able to pay all of its debts, as and when they become due and payable; and
- the financial statements and notes satisfy the requirements of the *Australian Charities and Not-for-profits Commission Act 2012*.

Signed in accordance with subsection 60.15(2) of the *Australian Charities and Not-for-profit Commission Regulation 2022*.

DocuSigned by:

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Vanessa Keenan
Director

Dated: May 4, 2026

DocuSigned by:

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Craig Richardson
Director

May 3, 2026



INDEPENDENT AUDITOR'S REPORT

To the Members of Eastern Riverina Arts Incorporated (the Association)

Opinion

I have audited the financial report of Eastern Riverina Arts Incorporated (the Association), which comprises the statement of financial position as at 31 December 2025, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information, and board members' declaration.

In my opinion, the accompanying special purpose financial statements of the Association, present fairly, in all material respects, in accordance with the material accounting policies described in Note 3, the financial position of Eastern Riverina Arts Incorporated as at 31 December 2025 and the results of its operations for the year then ended.

Basis for Opinion

I conducted the audit in accordance with Australian Auditing Standards. The responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of the report. I am independent of the Association in accordance with the ethical requirements of the *Australian Charities and Not-for-profit Commission Act 2012* and the other ethical requirements of the Accounting Professional & Ethical Standards Board's *APES 110 Code of Ethics for Professional Accountants* (including Independence Standards) (the Code) that are relevant to the audit of the financial report in Australia. I have also fulfilled the other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of Matter

I draw attention to Note 2 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the Committee's financial reporting responsibilities under the Act and Regulations. As a result, the financial report may not be suitable for another purpose. My opinion is not modified in respect to this matter.

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Wagga Wagga, NSW, 2650

Responsibilities of Management and Those Charged with Governance for the Financial Report

The Association is responsible for the preparation and fair presentation of the financial report in accordance the relevant Accounting Standards and Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012* and for such internal control as the Association determine is necessary to enable the preparation of the financial statements that gives a true and fair value and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

The Board is responsible for overseeing the Association's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in the auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.
- I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during the audit.

A handwritten signature in black ink, appearing to read 'Carolyn Rosetta-Walsh', is positioned above the printed name.

Carolyn Rosetta-Walsh, Director
Registered Company Auditor #500108

07 May 2026

7.2.3 CGRC COMMUNITY NEWSLETTER

DOCUMENT NUMBER	477305
REPORTING OFFICER	Linda Wiles, Manager Business
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.2 Proactive, practical Council leaders who are aligned with community needs and values
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 Council:

- 1. Discontinue production and distribution of the monthly Community Newsletter.**
- 2. Adopt a Digital Communications Model as Council's primary method of community communication, including communicating through Council's existing digital and statutory communication channels, e.g. promoting subscription to Council's email communications list.**
- 3. Make printed copies of key media releases, community notices and other important information available at Council Administration Offices, Libraries, the Visitor Information Centre and other suitable Council facilities.**
- 4. Monitor community feedback in relation to Council communication.**

Introduction

Council has produced and distributed a monthly Community Newsletter to all households within the Local Government Area (LGA) for approximately nine years.

The newsletter was introduced following the merger of the former Cootamundra and Gundagai councils as a mechanism to provide consistent information across the newly formed Local Government Area. Since that time, it has been used to communicate Council decisions, projects, community events, public notices and service information directly to residents, ensuring all households have access to Council information regardless of location or preferred media.

Recently, community feedback was sought regarding whether the newsletter should continue in its current printed format or whether Council should transition to a Digital Communications Model.

Community Consultation

A public survey was undertaken seeking feedback on the future of the newsletter.

A total of 18 responses were received:

- 9 respondents supported continuing the printed newsletter.
- 9 respondents supported moving to a digital newsletter.
- Two respondents suggested printed copies be made available at Council facilities rather than delivered to every household.

The survey results did not indicate a preferred direction. More importantly, the very low response rate does not provide sufficient evidence to conclude whether the broader community supports or opposes continuation of the newsletter.

Low participation may indicate a range of factors, including limited awareness of the survey, survey fatigue, or a lack of interest in the newsletter itself. Consequently, the survey should not be relied upon as a definitive measure of community sentiment.

Discussion

For many years the Community Newsletter has formed an important part of Council's communication strategy and has complemented other communication channels including media releases, newspaper advertising, Council's website and social media platforms.

When the newsletter was introduced following the merger, it provided a practical and reliable mechanism for ensuring consistent communication across the newly formed Local Government Area. Over the past nine years, however, communication technologies and community expectations have changed significantly. Residents increasingly access information online and expect more timely updates than can be provided through a monthly publication.

Council now communicates with the community through multiple digital channels that enable information to be distributed more frequently, more efficiently and at significantly lower cost than a printed publication delivered to every household.

The ongoing production, printing and Australia Post distribution of the newsletter represents a recurring operational expense. Given the absence of clear evidence that the community either supports or opposes continuation of the publication, Council has the opportunity to review whether the newsletter continues to provide sufficient value relative to its cost while maintaining effective communication with the community.

Digital Communications Model

Should Council resolve to discontinue the printed newsletter, Council will strengthen its digital communication services by:

- Promoting subscription to free Council email communication to deliver Council news, project updates, community notices and important announcements directly to residents.
- Expanding the use of Council's website as the primary source of current information.
- Continuing to utilise social media and media releases to provide timely community updates.
- Promoting digital subscription opportunities through Council Administration Offices, Libraries, the Visitor Information Centre, Customer Service and community events.
- Providing printed copies of key media releases, community notices and important information at Council Administration Offices, Libraries, the Visitor Information Centre and other Council facilities for residents who prefer printed information or have limited internet access.

This approach supports a gradual transition to digital communication while maintaining equitable access to Council information through a combination of digital channels and printed information

available at Council facilities. It also reduces the ongoing costs associated with producing and distributing a monthly newsletter to every household.

Should discontinuation result in significant community concern or evidence that important groups are no longer receiving Council information, Council may reconsider alternative communication options as part of a future review.

Financial

Discontinuing the Community Newsletter will remove the recurring costs associated with graphic design, printing and Australia Post distribution, resulting in operational savings. Current estimates for the cost of producing each monthly newsletter is \$4,500-\$5,000/month.

Existing staff resources will continue to support Council's digital communication channels and the preparation of printed media releases and community information for display at Council facilities.

OLG 23a Guideline consideration

Does not conflict with the guidelines.

7.3 FINANCE

7.3.1 FINANCE UPDATE - JUNE 2026

DOCUMENT NUMBER	477265
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

That the Finance Update report for the month of June 2026, be noted.

Report

The June Finance Update has been reviewed, and no issues have been detected.

Operations

Income

The operational income is at 107% 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	\$542,755	\$457,500	119%	😊	
Business Department	\$306,001	\$279,200	110%	😊	
Engineering Cootamundra	\$8,049,375	\$6,322,763	127%	😊	Natural Disaster Income received was not budgeted for.
Engineering Gundagai	\$1,922,371	\$897,023	214%	😊	Natural Disaster Income received was not budgeted for. Grant administration completed by operations.
Executive Department	\$304,344	\$190,000	160%	😊	Above budget due to Workers Comp Insurance bonus received.
Finance Department	\$106,329	\$30,000	354%	😊	Includes Insurance rebates of \$70k.
Grants	\$7,123,955	\$7,795,082	91%	😊	R2R income not fully received this FY

Department	Income Actual	Income Budget	Variance	Result	Comment
Rates Cootamundra	\$6,930,098	\$6,930,098	100%	😊	
Rates Gundagai	\$4,789,534	\$4,789,534	100%	😊	
Services Cootamundra	\$4,192,723	\$4,072,051	103%	😊	Includes Waste Charges Received
Services Gundagai	\$1,999,332	\$1,896,132	105%	😊	Includes RSL Contribution of \$340,615 for Richard Norden Memorial project.
Sewer Cootamundra	\$3,039,274	\$3,305,537	92%	😊	
Sewer Gundagai	\$807,908	\$878,687	92%	😊	
Water Cootamundra	\$4,664,927	\$3,858,436	121%	😊	
Water Gundagai	\$2,539,332	\$1,900,424	134%	😊	
Plant Hire - Gundagai	\$1,348,698	\$1,591,502	85%	😊	
Plant Hire - Cootamundra	\$2,199,399	\$2,208,498	100%	😊	
Interest on Investments	\$1,423,107	\$1,333,835	107%	😊	
Overheads Recovery	\$3,614,957	\$3,505,000	103%	😊	
Total	\$55,904,420	\$52,241,302	107%		

Expenditure

Operational Expenditure is at 98% when comparing actual to budget.

Department	Expense Actual	Expense Budget	% Spent	Result	Comment
Building Department	\$1,528,820	\$1,889,868	81%	😊	
Business Department	\$3,405,735	\$3,828,458	89%	😊	
Engineering Cootamundra	\$10,250,840	\$9,717,347	105%	😊	Includes ND & Emergency Service Plant running costs of \$155k that was not budgeted.
Engineering Gundagai	\$4,737,948	\$4,338,442	109%	😊	Includes ND & Emergency Service Plant running costs of \$72k that was not budgeted.
Executive Department	\$2,237,267	\$2,369,008	94%	😊	
Finance Department	\$1,576,827	\$1,742,122	91%	😊	Includes \$89K expenditure for pension concessions, rates write offs and legal fees for debt collection that was not budgeted.
Services Cootamundra	\$5,747,109	\$5,796,026	99%	😊	
Services Gundagai	\$2,952,627	\$3,024,923	98%	😊	
Sewer Cootamundra	\$998,681	\$2,855,996	35%	😊	Staff resourcing issues have led to a lack of capacity. Existing staff focusing on critical faults only.
Sewer Gundagai	\$699,152	\$759,189	92%	😊	Staff resourcing issues due to vacant position. Work on pump

					stations underway. Budget to be underspent in 2025-26.
Water Cootamundra	\$3,074,403	\$3,312,194	93%	😊	Town bulk water supply approx. \$2.3m of \$2.1m budget, overspend reflected in water income
Water Gundagai	\$873,142	\$1,631,379	54%	😊	Staff resourcing issues due to vacant position. Work on pump stations underway. Budget to be underspent in 2025-26. Cleaning of reservoirs completed in last quarter.
Plant Expenses - Cootamundra	\$1,446,755	\$1,450,000	100%	😊	
Plant Expenses - Gundagai	\$813,605	\$1,050,000	77%	😊	
Depreciation	\$13,010,078	\$13,010,078	100%	😊	
Overhead Expenses	\$5,168,283	\$4,940,000	105%	😊	
Total	\$58,521,272	\$61,715,030	95%		

Capital

Income

Capital income is at 95% of budget when comparing actual to budget.

Asset Category	Total YTD.	Budget	% Rec'd	Result	Comments
Plant & Equipment - Cootamundra	\$293,567	\$325,000	90%	😊	
Plant & Equipment - Gundagai	\$330,557	\$325,000	102%	😊	
Property Disposal – Cootamundra	\$0	\$0	0%		
Property Disposal – Gundagai	\$0	\$0	0		
Dog on the Tuckerbox	\$400,000	\$457,500	87%	😊	Annie Pyers Drive Sold in June
Section 7.12 Developer Contributions	\$181,691	\$160,000	114%	😊	
TOTAL	\$1,205,815	\$1,267,500	95%		

Expenditure

Capital expenditure is at 44% of budget when comparing actual to budget.

Asset Category	Total	Budget	% Spent	Result	Comments
Cootamundra Land	\$4,800	\$245,000	2%	😊	Aerodrome Land development on hold due to demerger and planned cost saving opportunities.
Cootamundra Plant	\$1,393,355	\$1,170,000	119%	😊	Includes the purchase of Jet Patcher RFQ2024/8 from prior

					years. Previous Years Budget not carried.
Cootamundra Roads	\$1,980,370	\$2,854,688	69%	☹️	All planned reseals and heavy patching completed on time and under budget. Onley St Drainage (\$300k) progressing into next FY. Gasworks hardstand required for EPA OMO outstanding (\$150k)
Cootamundra Building	\$745,757	\$779,752	92%	😊	Soccer club decided not to go ahead with new roller doors and internal fit outs. Funds of \$70k will go to Fisher Park project instead. Cemetery Masterplan tender came in cheaper than expected \$50k.
Cootamundra Recreation	\$230,170	\$239,623	109%	😊	Pool Changeroom Flooring (Replace) not finalised this FY will be carried forward to FY26/27
Cootamundra Waste	\$0	\$0		😊	Nil Budget
Cootamundra Bridges	\$0	\$20,000	0%	😊	Contractor engaged to report on bridges this in 2027FY
Cootamundra Water	\$40,097	\$912,427	4%	☹️	Water Main Replacement (\$500k) Contract awarded and design underway. Res 1 & 2 Chlorination (\$350k) on hold pending GWCC service level agreement review.
Cootamundra Sewer	\$1,865,317	\$3,353,000	56%	😊	Sewer Mains Replacement (\$500k) Contract awarded investigation and design underway. Vent Pipe Replacement (\$80k) Contract awarded waiting on material deliveries to install.
Cootamundra Demerger	\$162,462	\$1,500,000	11%	☹️	Actual shows current year expense
Cootamundra Property	\$0	\$50,000	0%	☹️	Cemetery Masterplan in final stages
Gundagai Bridges	\$113,966	\$121,417	94%	😊	Contractor engaged to report on bridges this FY
Gundagai Building	\$217,813	\$567,010	38%	☹️	Anticipating that there will be under expenditures of \$50k and \$165k to be carried over for works at depot, water proofing of admin building and caravan park. Works still underway on VIC, LEMC & Carberry Park Toilets
Gundagai Demerger	\$162,462	\$1,500,000	11%	😊	Actual shows current year expense
Gundagai Plant	\$930,889	\$1,100,000	85%	😊	
Gundagai Property	\$29,761	\$120,994	25%	☹️	Cemetery beams installed, irrigation upgrade in progress and Toilets units purchased and delivered, project to be completed in July/August 2026.

Gundagai Recreation	\$110,050	\$816,862	13%	☹️	Pool tiling completed. Tenders for pool works to be released shortly (est \$355K); Effluent project awaiting EPA approval. Update of tree plan done and first round of tree orders issued. Anticipate saving of \$20k
Gundagai Roads	\$1,909,979	\$2,806,978	68%	😊	All R2R projects completed and fully expended. All RERRF projects completed and fully expended for 2025-26. Gravel re-sheeting budget reduced due to repairs being completed under natural disaster program. Reseal program completed. Heavy patching program budget reduced due to works being completed under natural disaster program.
Gundagai Sewer	\$253,178	\$1,254,000	20%	☹️	Sewer Main Rehab in preliminary stage. Caravan Park Pump at tender. William St Pump Station – design only. Sewer modelling project completed. Unspent sewer funds to be carried over. A large amount of shovel ready works prepared for 2026-27.
Gundagai Waste	\$0	\$720,000	0%	☹️	Council Resolution 147/2026 to proceed and complete works, Procurement processes commenced. Budget to be carried over.
Gundagai Water	\$1,224,990	\$5,703,959	21%	☹️	\$2.7M committed for DOTT with project underway. Water mains budget nearing completed. Designs substantially completed for improvements at WTP. Preliminary works for fluoridation nearing completion. Unexpended funds to be carried over.
IT	\$0	\$50,000	0%	☹️	No IT purchases to date
Total	\$11,375,415	\$25,885,710	44%		

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 (\$)
Consultant	53,720	
Legal Fees	2,465	-
Other	678	-
Software Upgrades and Training	155,440	53,400
Wages and Allowances	87,562	
Total	299,865	53,400
Grand Total	439,896	53,400

7.3.2 RESTRICTED CASH RECONCILIATION - JUNE 2026

DOCUMENT NUMBER	476942
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	CGRC is compliant with OLG legislation.
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 30 June 2026, be received and noted.

Report

The restricted cash figures have been reconciled to 30 June 2026 as shown in the below table.

Internally Restricted Reserves	Bal 30 Jun 2025	Transfers To	Transfers From	Bal 30 June 2026
Aerodrome Bitumen Resurfacing	165,588		(4,800)	160,788
Bradman's Birthplace	76,337		-	76,337
Cootamundra Caravan Park	191,419	24,318		215,737
Heritage Centre	28,621		(2,739)	25,882
Development - Land & Buildings	1,767,204		(1,133)	1,766,071
Employee Leave Entitlements	1,536,363		-	1,536,363
Quarries & Pit Restoration	286,225		(37,900)	248,325
Plant Replacement	2,749,019	4,150,246	(4,588,916)	2,310,349
Cemetery	37,963	451,369	(450,915)	38,416
Southern Phone	540,143		(34,545)	505,598
Waste Management	500,000		-	500,000
Dog on Tuckerbox Land		400,000	(32,500)	367,500
Advanced Financial Assistance Grant	-	6,127,518		6,127,518
Total Internal	7,878,881	11,153,451	(5,153,448)	13,878,884

Externally Restricted Reserves	Bal 30 Jun 2025	Transfers To	Transfers From	Bal 30 June 2026
Domestic Waste	1,970,948	2,632,321	(1,868,908)	2,734,361
Water Supply	7,807,419	6,925,158	(5,050,577)	9,682,001
Sewerage Service	5,928,360	3,883,440	(3,659,323)	6,152,477
Stormwater Infrastructure Renewal	517,986	128,216	(162,743)	483,460
Developer Contributions - General	1,293,961	181,691		1,475,652
Developer Contributions - Sewer	403,000	18,276		421,276
General Fund Unspent Grants & Contributions	1,286,229	361,794	(654,370)	993,653
RERRF, SCF Rd1, OLG Flood Unspent Grants	3,564,519		(2,534,920)	1,029,599
Total External	22,772,423	14,130,895	(13,930,840)	22,972,479
TOTALS	30,651,304	25,284,346	(19,084,288)	36,851,362

Restricted Cash Reconciliation

Cash at Bank on 30 June 2026	\$ 36,264,823
Less:	
Externally Restricted Reserves	(22,972,479)
Add:	
Grant Debtors and Contract Asset Outstanding	867,842
Unrestricted Cash	14,160,187

Less:	
Internally Restricted Allocations	(13,878,884)
Net Balance	\$ 281,303

Financial

CGRC is compliant with OLG legislation having Unrestrictive Cash of \$14.1M on 30 Jun 2026. In addition, council currently has enough funds to also cover internally allocated restrictions, leaving a projected net balance of \$281K.

Please note the balance of restricted funds and allocations is yet to be finalised due to the ongoing preparation of the year-end Financial Statements. As part of this process there will be further adjustments to reserve balances including the following:

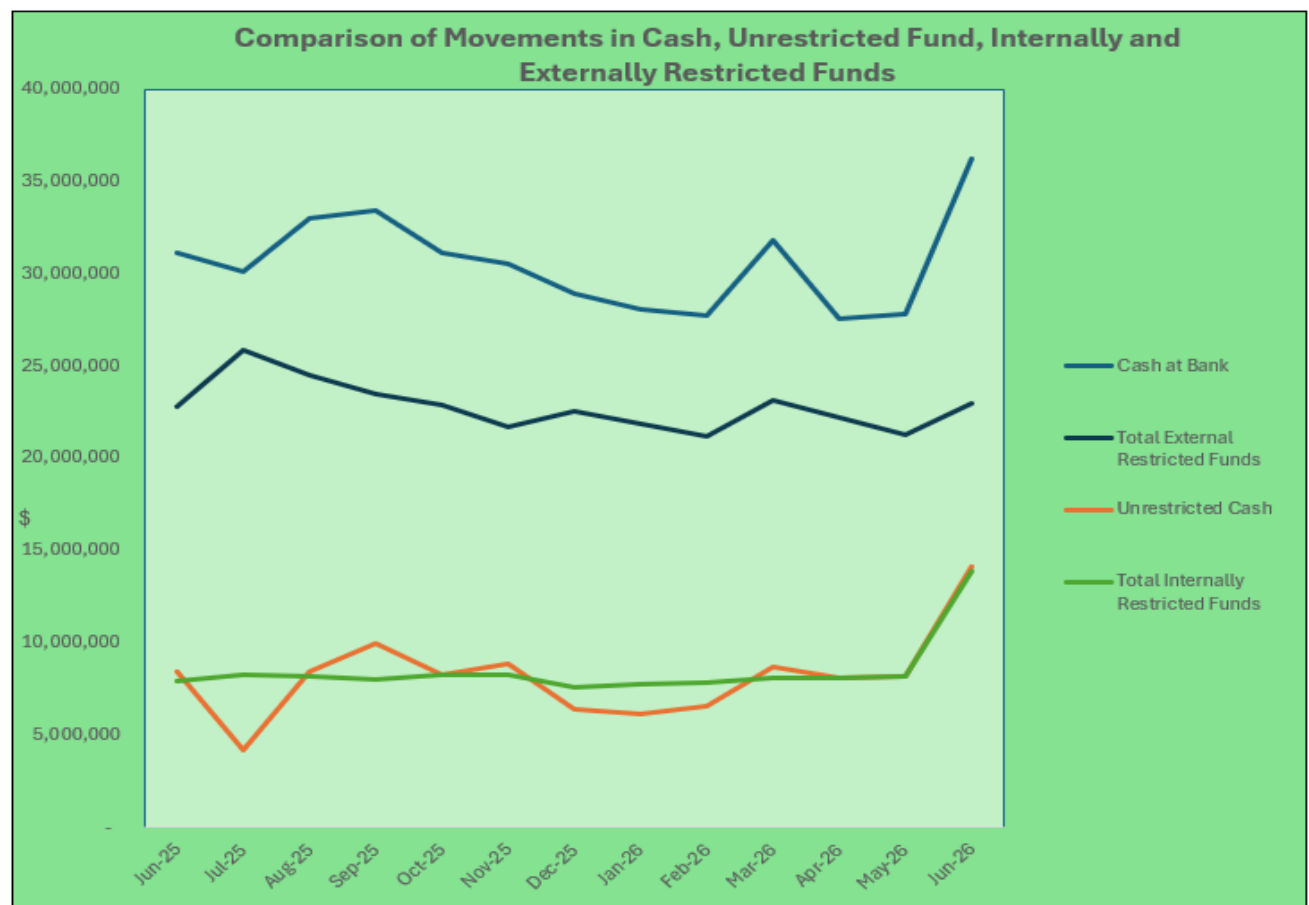
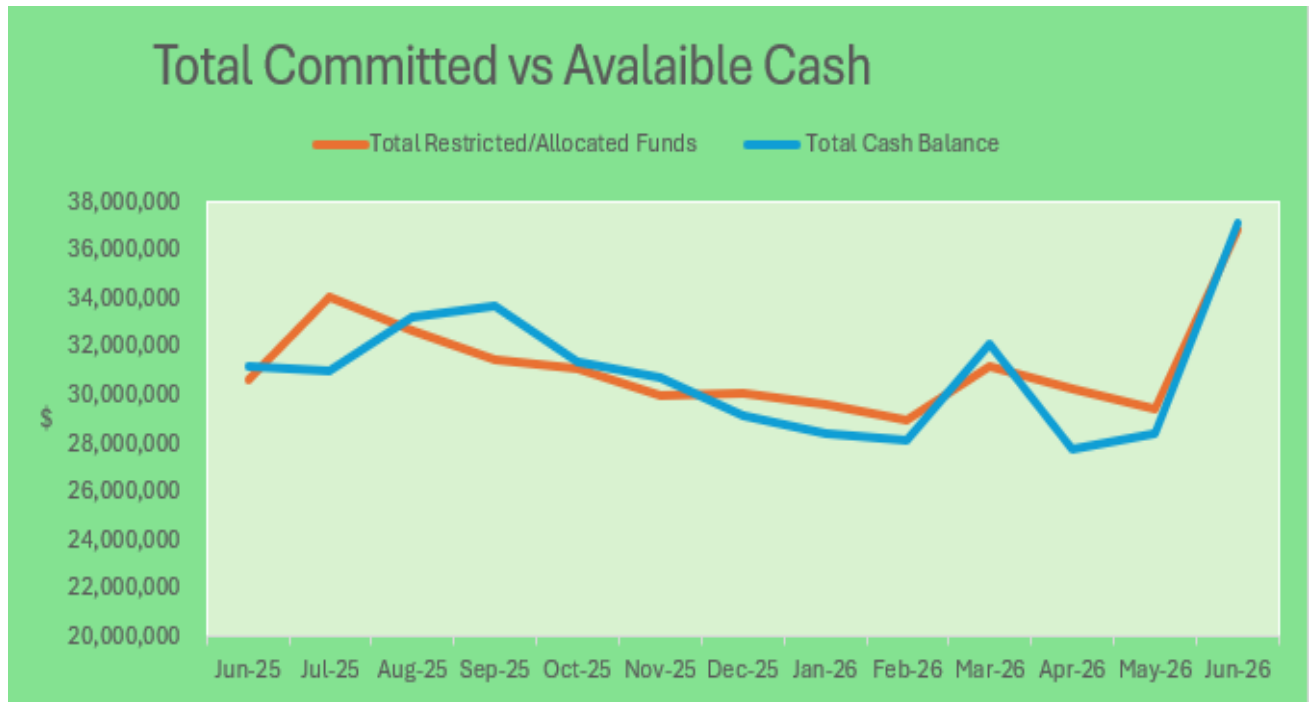
- Calculation of movement in Employee Leave Entitlements Reserve.
- Further assessment and reconciliation of allocated grants.
- Adjustment to Water and Sewer Funds for year-end interest and administrative charges.

Prepayment of 80% of the 2027 Financial Assistance Grants (FAG) of \$6,127,518 was received on 23rd June 2026 and is treated as restricted funds on 30 June 2026. The amount received comprised of \$4,333,284 general purpose grant with a Local Roads component of \$1,794,234.

The estimated 20% balance of FAG owing for 2027 of \$1,531,880 will be received as quarterly instalments of \$382,970. Note the OLG may make further adjustments to FAG calculations before the balance owed is finalised for 2027FY.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.



7.3.3 REVALUATION OF PROPERTY, BUILDINGS AND OTHER STRUCTURES

DOCUMENT NUMBER	477188
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	1. Revaluation of Land, Buildings and Other Structures - Council Review ↓ 2. CGRC Land, Buildings and Other Structures Revaluation Report from Australis ↓

RECOMMENDATION

That the report on the 2026 Revaluation of Property, Buildings and Other Structures be noted.

Introduction

Please find as follows a detailed review of the Revaluation of Property, Buildings and Other Structures for 2026 as well as the report received from Australis.

Discussion

The Revaluation of CGRC's Land Buildings and Other Structures conducted by 'Australis - Asset Advisory Group' and coordinated by Vanguard Consulting was completed on 23rd June 2026.

As a result:

- Council Land increased in value by 6%, from \$21.1m prior to revaluation, to \$22.5m on 30 June 2026. An increase of \$1.3m.
- Council Buildings and Other Structures replacement cost has now been revalued to \$130.4m, an increase of \$20.7m. The carrying amount in the financial statements after accumulated depreciation will be \$61m at 30 June 2026.
- Depreciation recorded in the Income Statement from revalued Buildings and Other Structures will increase by \$503k for 2026.
- Asset Revaluation Reserve increased by \$12.6m.
- A loss on assets written off will be recorded in the Income Statement for the following:

Description	Amount
DOTT Awning	-\$ 6,255
Coota Saleyards cattle scale room	-\$ 40,347
Gundagai Museum enclosed awning	-\$ 88,514
Jubilee Botanical Park Gardens Raised	-\$ 103,382
Kindergarten/Preschool	-\$ 233,958
Kiosk (Five Mile)	-\$ 82,079
Public Toilets	-\$ 39,710
Rugby League Announcers Box/Kiosk/Awning - Fisher Park	-\$ 11,937
Shelter Near Kiosk	-\$ 9,809
Showroom/Store (ex Service Station)	-\$ 15,300
Total	-\$ 631,296

Financial

The revalued amounts will be reflected in the Financial Statements for the year ended 30 June 2026.

OLG 23a Guideline consideration

Does not conflict with OLG 23a Guidelines.



Prepared by:	Curtis Jones (Vanguard Consulting Group)
Reviewed by:	Damian Smith, Acting Finance Manager
DATE:	18 June 2026
SUBJECT:	Revaluation of land and buildings 2026: Council review

Background

Council performed a comprehensive revaluation of the following classes of assets in the 2026 financial year:

Class	Requirement
Land	Desktop valuation
Land improvements	Desktop valuation
Other structures	Partial inspection and comprehensive valuation (70-80% of class) and desktop valuation of remaining assets.
Buildings	Full scope inspection and comprehensive valuation

Council does not have the expertise to conduct a comprehensive valuation, therefore it engaged independent advisory firm, Australis Asset Advisory Group (Australis), to perform the valuation. The principal valuer as well as the engagement valuer are experienced and qualified experts. The last time a comprehensive valuation was conducted was in 2023 and Council has since indexed these assets at 5% in 2024 and 2025.

The purpose of this memo is to reflect management's review of the results of valuation on a reasonableness basis. In doing so, Council formed hypotheses (expectations) on the anticipated results of the valuation. Where the actual results of the valuation differ significantly with the expectations set, more analysis would be required. Otherwise, the results of the valuation can be considered as satisfactory and acceptable.

Hypotheses

Management formed the following expectations before commencing analysis of the valuation:

- **Hypothesis 1** – The majority of buildings and other structures are valued using the cost approach. Council has applied 5% indexation in 2024 and 2025. The increase in 2026 may be higher due recent increases in construction costs as a result of the situation in the Middle East. We would still not expect the overall increase to be above 10%.

- **Hypothesis 2** – other structures include a large number of minor and unique assets. It is not always easy to keep track of those items, particularly after capitalisation of bulk capital expenditure into assets. Therefore, this valuation also serves as a comprehensive stock take to ensure all assets are captured and valued properly. Due to the fact that the last valuation occurred in 2023, we would not expect a significant number of found assets.
- **Hypothesis 3** – Land values have also been indexed each year. We have set an expectation that land values would increase between 5-10% as a maximum.

Buildings and Other Structures

Summary

For comparability purposes, the summary below represents comparison of values as at 30 June 2026 (before revaluation) with the values received from the valuers. The 30 June 2026 values before valuation represent audited 30 June 2025 values adjusted on annual depreciation for the 2026 financial year. We have split our analysis by asset category to reflect the nature of each asset:

Class	Category	30 June 2026 (before reval)			30 June 2026 (Australis)			Change \$			Change %		
		RC	AD	CA	RC	AD	CA	RC	AD	CA	RC	AD	CA
Buildings and other structures	Specialised Buildings	54,285,921	33,489,586	20,796,335	69,397,150	41,231,013	28,166,138	15,111,229	7,741,427	7,369,802	28%	23%	35%
Buildings and other structures	Non-Specialised Buildings	2,845,038	1,737,744	1,107,294	3,081,950	2,168,690	913,260	236,912	430,946	194,034	8%	25%	-18%
Buildings and other structures	Other Assets	252,150	97,998	154,152	257,400	87,608	169,793	5,250	-	10,390	2%	-11%	10%
Buildings and other structures	Other Structures	52,363,028	24,067,845	28,295,183	57,685,100	25,906,578	31,778,523	5,322,072	1,838,733	3,483,339	10%	8%	12%
Land improvements	Land Improvements - depreciable	4,000	400	3,600	4,800	480	4,320	800	80	720	20%	20%	20%
Land improvements	Land Improvements - non-depreciable	6,100	305	5,795	7,300	730	6,570	1,200	425	775	20%	139%	13%
		109,756,236	59,393,877	50,362,359	130,433,700	69,395,098	61,038,603	20,677,464	10,001,220	10,676,243	19%	17%	21%

As can be seen from the table above, overall, the value of subject classes of assets in total has increased 21% which is mostly a result of an increase in replacement cost of 19%. When we look at each asset category it is evident that the replacement cost of non-specialised buildings, other asset and other structures all increased within 10%, consistent with our first hypothesis. While land improvements increased more than this, they are not a material asset class. We have therefore focused the majority of our analysis on specialised buildings which increased by 28%, exceeding our expectations set in hypothesis 1.

Some found assets were identified by the valuer, but as predicted in hypothesis 2 they represent only \$180k or less than 1% of the total replacement cost.

Overall, management accepts the changes as reasonable and in line with expectations. More in-depth analysis has been provided below. The detailed summary reconciliation as well as our other analysis is available in the analytical file <**CGRC FY26 Buildings & OS 260618_COUNCIL REVIEW**>.

The structure of the file is as follows:

- **"SUMMARY"** – summary tables used in preparation of this memo. The tables are linked to the detailed register in tab "Assets" in section "AUSTRALIS >>".
- **"AUSTRALIS >>"** – This is the starting point of a series of tabs prepared by Australis. The main tab is the one called "Assets". It includes the register received from the valuer with our analytical columns to the right (marked bright yellow).
- **"MAG"** – original asset register provided to the valuer.

Existence and Completeness

All buildings and other structures from the fixed asset register audited in 2025 were captured in this valuation. The opening balance in the valuation report was reconciled with the 2025 audited financial statements. All buildings were physically inspected by the valuer. Pictures are available at request.

Summary of Movements

The following table is a summary of movements as a result of the revaluation:

Row Labels	Sum of Change in RC, \$	Sum of Change in AD, \$	Sum of Change in CA, \$	Note
CY revaluation adj	22,893,354.52	11,585,814.50	11,307,540.02	
Asset has been sold.	379,811.25 -	32,245.16 -	347,566.09	1
Consolidated and revalue	224,132.39	264,735.66 -	40,603.27	2
Could not be located.	157,500.00 -	10,500.04 -	146,999.96	3
Duplicate asset	491,329.15 -	114,219.33 -	377,109.82	4
Found asset	290,450.00	167,025.00	123,425.00	5
Nil value asset	26,143.54 -	26,143.54	-	6
Not owned by Council	-	-	-	7
Revaluation of existing as	23,592,342.87	11,409,278.14	12,183,064.73	8
Rolled back into parent as -	286,586.80 -	153,506.23 -	133,080.57	9
Zero value in MAG (blank)	127,800.00	81,390.00	46,410.00	10
CY write-off	2,215,890.91 -	1,584,594.04 -	631,296.87	
Asset has been sold.	591,987.42 -	488,351.91 -	103,635.51	11
Demolished during the ye -	1,623,903.49 -	1,096,242.13 -	527,661.36	12
Grand Total	20,677,463.61	10,001,220.46	10,676,243.15	

Notes

- 1** This asset was sold 7 November 2023 and was not removed from the register. It has been treated as a revaluation adjustment this year.
- 2** These assets have been consolidated/grouped and revalued.
- 3** This asset could not be located by the valuer or confirmed by Council and has been removed from the register.
- 4** These are duplicate assets in Councils asset register and have been given nil value by the valuer.
- 5** Assets identified by the valuer which were not included in Councils asset register.
- 6** Assets in Councils register that were assigned nil values by the valuer.
- 7** Assets initially identified by the valuer but later removed as they are not owned by Council.
- 8** These assets represent a normal revaluation adjustment in the current year.
- 9** These assets have been consolidated into the parent asset and revalued as a group.
- 10** These assets were in Councils register with nil value and have been revalued by the valuer.
- 11** These assets were sold in the current year and will be assessed against the income to determine the gain/loss from sale.
- 12** These assets were demolished during the year and will be treated as disposals.

As can be seen from the table above the majority of the movements in replacement cost is the effect of the revaluation itself with some effect from demolished assets during the year. The valuation also uncovered one asset disposed in a prior period which was not removed from the asset register, duplicate assets, found assets, one asset on the register that could not be located or confirmed by Council and assets recorded at nil value in the register and not their fair value. The effect of these items is not material as it represents less than 1% of the total replacement cost and will be treated as a revaluation adjustment in the current year.

Replacement Cost

As noticed in the summary section, the value of buildings increased significantly. While we understand that this is expected change with continued rise in construction costs, we still asked the valuer to provide justifications for some items with significant increases:

Australis ID	Description	Cost 2025	Cost 2026	Change \$	Change %
34400	Sports Stadium Brown Brick Colourbond	3,491,507	5,963,000	2,201,493	63%
100	18-20 Wallendoon Street – CCAC	2,154,616	3,950,800	1,796,184	84%
76100	Cootamundra Town Hall, Chambers	7,473,497	9,243,600	1,770,103	22%

34400 – Sports Stadium Brown Brick Colourbond



The Rawlinsons rate has increased 75% since the 2023 valuation for this asset category (Rawlinsons 11.3).

100 – 18-20 Wallendoon Street – CCAC



The Rawlinsons rate has increased 90% since the 2023 revaluation for this asset category (11.5.2 Rawlinsons Community Rec Centre).

76100 – Cootamundra Town Hall, Chambers, Office



The Rawlinsons rate has increased 34% since the 2023 revaluation for this asset category (1.2.6 Rawlinsons).

We have focused our additional queries above on specialised buildings as they are responsible for over 98% of the increase in replacement cost.

Condition

Australis performed 100% inspection and condition assessment of building assets and about 70-80% of other structures. As a result of inspection some assets have been adjusted on condition but overall, there is no significant changes to the data. The increase in depreciation is an effect of the valuation increase rather than changes in condition. The split of condition across replacement cost improved because of the valuation.

The following pivot tables represent the condition ratings assigned by the valuer:

Row Labels	Sum of RC Excluding Parents	
Non-Specialised Buildings	3,081,950.00	
1	48,150.00	2%
2	21,850.00	1%
3	567,350.00	18%
4	2,444,600.00	79%
	-	0%
Specialised Buildings	69,397,150.00	
1	5,304,000.00	8%
2	13,940,650.00	20%
3	32,071,100.00	46%
4	17,863,500.00	26%
5	217,900.00	0%
	-	
Grand Total	72,479,100.00	

Row Labels	Sum of RC Excluding Parents
Other Assets	257,400.00
1	7,200.00 3%
2	250,200.00 97%
	-
Other Structures	57,685,100.00
1	16,690,000.00 29%
2	10,001,250.00 17%
3	21,166,200.00 37%
4	9,726,250.00 17%
5	101,400.00 0%
	-
Grand Total	57,942,500.00

The updated condition ratings are within management's expectations. The fact that accumulated depreciation as a percentage of replacement cost has only changed from 54% before the revaluation to 53% after revaluation demonstrates that no significant changes have occurred to asset values as a result of condition ratings applied by the valuer.

To further satisfy assurance over conditions we selected a number of samples and visually confirmed the allocation to pictures. The full extent of our analysis can be reviewed in the analytical file, and a summary is available in [Appendix 1](#) of this memo. For the sample reviewed we agree with the valuers' condition rating giving us confidence that overall, the condition was assessed properly for the entire class.

Useful Life and Depreciation

Depreciation is expected to increase by 18% in 2027:

Class	Category	MAG		Change in Depn	
		Depn 2026	Depn 2027	\$	%
Buildings and other structures	Specialised Buildings	1,080,502.15	1,384,342.83	303,840.68	28%
Buildings and other structures	Non-Specialised Buildings	75,322.96	72,014.61	- 3,308.35	-4%
Buildings and other structures	Other Assets	13,116.88	14,935.67	1,818.79	14%
Buildings and other structures	Other Structures	1,631,130.90	1,832,028.75	200,897.85	12%
Land improvements	Land Improvements - depreciable	66.67	80.00	13.33	20%
Land improvements	Land Improvements - non-depreciable	-	73.00	73.00	100%
		2,800,139.56	3,303,474.85	503,335.29	18%

This is consistent with the overall increase in replacement cost (19%).

Useful lives have been changed to reflect industry averages and applied consistently across components however they remain within the range set in Council's financial statement accounting policy and have been benchmarked and determined to be consistent to neighbouring Councils.

Land

Summary

Similar to buildings and other structures, for comparability purposes, the summary below represents comparison of values as at 30 June 2025 (audited) with the values received from the valuers:

Class	30-Jun-25	30-Jun-26	Change \$	Change %
Land	21,186,457.26	22,529,800.00	1,343,342.74	6%

The movement in land values is in line with hypothesis 3 which predicted it would be between 5-10%. The change in value is attributable to revaluation movements of \$1,511,448 (7% movement on existing replacement cost) partially offset by one sold asset that was not removed from the register of \$158,445. While this asset was sold in the 2024-2025 financial year and not removed from the asset register it represents less than 1% of the 2025 replacement cost and is not considered to be material to the financial statements. Hence, the effect will be treated as a normal revaluation adjustment of the current year.

Overall, management accepts the changes as reasonable and in line with expectations. More in-depth analysis has been provided below. The detailed summary reconciliation as well as our other analysis is available in the analytical file <CGRC FY26 Land 260612_COUNCIL REVIEW>.

The structure of the file is as follows:

- **"SUMMARY"** – summary tables used in preparation of this memo. The tables are linked to the detailed register in tab "Assets" in section "AUSTRALIS >>".
- **"AUSTRALIS >>"** – This is the starting point of a series of tabs prepared by Australis. The main tab is the one called "Assets". It includes the register received from the valuer with our analytical columns to the right (marked bright yellow).
- **"MAG"** – original asset register provided to the valuer.

Completeness and Existence

We have confirmed that the valuation report includes all land recorded in the 30 June 2025 asset register that was audited. There were no new assets identified in the valuers' report. To confirm existence and the rights and obligations assertions the valuer has confirmed the land owned by Council to third party sources such as title searches and the Valuer Generals' data.

Valuation

As mentioned above, the increases in land values are well within our expectations. The valuer acknowledged that in smaller and more regional locations, sales evidence can be limited. Where this is the case, they expand their search geographically and extend their timeframe to build a reliable data set. Where the volume and quality of sales evidence have improved between valuation cycles the valuer can capture and analyse those transactions which can, at times, produce larger movements. It is worth noting that a lack of sales activity does not mean the market has been static, it simply means that movement has not yet been realised through transactions.

When a stronger baseline of sales activity emerges valuations can (and should) reflect that adjustments often result in large than anticipated movements.

For lots where decreases have occurred, the valuer has in a number of cases applied discounts per their methodology on non-marketable zoning. The methodology involves identifying sales of lots that closely reflect the restrictions most commonly seen in their experience. Most commonly poor shape, inferior zoning, flood exposure, poor or no access or steep topography. They compare these against sales of comparable lots without those constraints and then a discounting rate is applied.

We have however queried the biggest movements with the valuer. The following table represents the three largest decreases in values:

Australis ID	Description	Cost 2025	Cost 2026	Change \$	Change %	Reference
300099	River Park – Land Only	544,215	147,400	-396,815	-73%	1
300013	Treatment Works Landon St	280,586	54,300	-226,286	-81%	2
300121	Wallendbeen Oval – Land	362,565	172,600	-189,965	-52%	3

1. This lot has been further constrained by what appears to be a gravel pit, no made access and no services connected which limits marketability.
2. The previous assessment accounted for this lot as predominantly community or public open space in nature rather than active treatment plant land. The current approach has valued this as active treatment plant land to future proof the valuation by reflecting the lots designated use and applying a value consistent with that function.
3. This is a low-lying lot with Cunningham Creek traversing the site. Low-lying creek affected land of this nature is commonly utilised for public purposes given physical constraints on development potential. The active creek corridor has been valued significantly below the remainder of the lot which weighs on overall value. The valuer notes a limited number of comparable sales in this locality, necessitating a broader geographic search. This does introduce a degree of subjectivity to the analysis, which is acknowledged.

For this valuation cycle, a restrictive discount has been applied to reflect the lot's Public Recreation zoning, which materially limits utility and therefore value.

Acknowledging flood prone land is not as desirable as non-flood land within a townsite; we are aware of further cost implications which have been evolving, especially since the 2022 northern NSW floods in and around Lismore as one example. These include difficulties in gaining building approvals in some areas, and prohibitive insurance costs charged when insuring improvements thereon. Factors such as these serve to soften demand and value for this type of property.

The following table represents the three largest increases in value:

Australis ID	Description	Cost 2025	Cost 2026	Change \$	Change %	Reference
300021	Works Depot No. 2	298,998	474,400	175,402	59%	1
300070	Betts St Pumping Station	28,555	172,700	144,145	505%	2
300119	Tennis Courts - Land	49,245	168,800	119,555	243%	3

1. This is a key industry zoned site and has been valued consistently with adjoining and similar properties and recent industry zoned parcels in town.
2. This is a pump station with underlying residential zoning and has been valued in line with recent sales evidence.
3. This is part of a larger parent asset and reflects the tennis courts component being deducted from that parent. Somewhat an effect of componentisation but also increase in value based on dedicated use.

Valuation Audit Pack

The valuation audit pack includes the following folders:

- RFQ – the original request for quotation sent to the valuer.
- PPE VALUATION REPORTS – final report received from the valuer (Excel and PDF).
- COUNCIL REVIEW – this position paper and analytical files <CGRC FY26 Land 260612_COUNCIL REVIEW> and < CGRC FY26 Buildings & OS 260618_COUNCIL REVIEW >.

Appendix 1 – Condition Review

Australis ID	Description	Condition	Photo
47900	Neighbourhood Centre Cottage End of life asset	5	
98200	Residence 11 Temora Street Two offers on this property have been revoked following building and pest inspections. It is not in great condition.	4	
94800	Cootamundra Baby Health Clinic This building is in okay condition.	3	
44700	Wallendbeen Memorial Hall This building is in okay condition.	3	
21900	Indoor Heated Pool Pretty good condition.	2	
40500	Tennis Courts CTA Sports Great condition.	1	
53200	Tourist Centre Great condition.	1	



australis
asset advisory group

Cootamundra-Gundagai Regional Council (CGRC)

Measurement for Financial Reporting Purposes

Asset Categories: Land, Buildings, Other Structures

Date of Measurement: 30 June 2026

Date of Issue: 23 June 2026





TABLE OF CONTENTS

Executive Summary	4
1. Introduction	6
1.1 Instructions	6
1.2 About Australis – Experience	6
1.3 Project Team – Experience	7
1.4 Certification	7
1.5 Definitions	8
2. Standards and Valuation Framework	18
2.1 Applicable Standards	18
2.2 State Treasury Policies and Guidelines	18
2.3 Fair Value Measurement Principles	19
2.4 Fair Value Hierarchy	19
2.5 Highest and Best Use	20
2.6 Selection of Valuation Approach	20
3. Valuation Methodologies	22
3.1 Market Approach	22
3.2 Income Approach	22
3.3 Cost Approach	22
4. Cost Approach Inputs and Techniques	24
4.1 Gross Replacement Cost (Input)	24
4.2 Economic Useful Life (Input)	25
4.3 Remaining Service Potential (Input)	25
4.4 Componentisation (Technique)	26
4.5 Optimisation	27
4.6 Residual Values	27
4.7 Depreciation Methodology	27
4.8 Capitalisation Thresholds	28
5. Application by Asset Class	29
5.1 Buildings and Other Structures	29
5.2 Infrastructure	29
5.3 Land	30
6. Property Details	31
6.1 Location	31
6.2 Registered Owner	31
6.3 Easements, Encumbrances, and Interests	31
6.4 Town Planning	31
6.5 Additional or Found Assets	31



7. Quality Assurance	32
7.1 Process	32
7.2 Information Supplied by the Entity	32
8. Significant Assumptions	33
8.1 General Assumptions	33
8.2 Assumptions Specific to AASB 13 Appendix F (NFP Public Sector)	34
8.3 Climate Change and Risk	35
9. Movement Analysis and Prior Valuation	36
9.1 Methodology Consistency	36
9.2 Comparison with Prior Values	36
9.3 Statement of Valuation Reasonableness	36
10. Valuers Pecuniary Interest and Report Qualifications	37
10.1 Pecuniary Interest	37
10.2 Qualifications	37
Appendices	40
Appendix I – Built Assets Fair Value Spreadsheet (Summary)	40
Appendix II – Land Assets Fair Value Spreadsheet (Summary)	41

Version	Date	Description	Author
260530	30-May-2026	Report Export	AW
260623	23-June-2026	Report Completion	AW



Executive Summary

Property Locations	Assets held within the State of New South Wales.
Client	Cootamundra-Gundagai Regional Council (CGRC)
Instructions	In accordance with the engagement instructions issued by CGRC, Australis has provided a comprehensive valuation of the specified asset classes for Financial Reporting purposes.
Scope	Valuation for Financial Reporting Purposes in accordance with the Australian Accounting Standards as at the date of measurement, having regard to Highest and Best Use and valuation methodologies and techniques appropriate for asset valuation.
Date of Inspections	13 April 2026 to 18 April 2026
Date of Valuation (Date of Measurement)	30 June 2026
Asset Classes	Land, Buildings, Other Structures
Valuation Rationale	Assets have been assessed by way of a Market Approach, Level 2 and Level 3 on the Fair Value Hierarchy, or a Cost Approach, being a Level 3 on the Fair Value hierarchy.
Applicable Standards/ Guidance Notes/ Regulations	➤ This valuation has been prepared to comply with the following Australian Accounting Standards (where applicable) and the relevant State Treasury policy or guidelines: ➤ AASB 13 Fair Value Measurement (compiled standard incorporating AASB 2022-10). ➤ AASB 116 Property, Plant and Equipment. ➤ AASB 136 Impairment of Assets. ➤ AASB 5 Non-current Assets Held for Sale and Discontinued Operations. ➤ AASB 16 Leases (where right-of-use assets are in scope). ➤ AASB 140 Investment Property (where investment property is in scope). ➤ Applicable State Treasury policy or guidelines.



Valuation Statement

Subject to the comments, qualifications, assumptions and conditions stated herein, our Valuation for Financial Reporting Purposes for the specified assets as at 30 June 2026 and exclusive of GST is as follows:

Comprehensive Appraisal

Asset Category	Replacement Cost	Fair Value	Accumulated Depreciation	Annual Depreciation	Valuation Methodology
Buildings	82,244,350	34,963,130	47,281,220	1,646,280	Cost and Market Approaches
Infrastructure	48,189,350	26,075,473	22,113,878	1,657,195	Cost Approach
Land	22,529,800	22,529,800	-	-	Market Approach
TOTAL	\$152,963,500	\$83,568,403	\$69,395,098	\$3,303,475	

Special Comments

- This summary must be read in conjunction with the following report as well as spreadsheets of which this summary forms part and is subject to our remarks and qualifications therein.
- Liability limited by a scheme approved under Professional Standards Legislation

On behalf of Australis Asset Advisory Group

Elise Wallace 23 June 2026	Adam Wallace 23 June 2026
Elise Wallace AAPI Partner, Property Certified Practising Valuer	Adam Wallace Partner, Property Co-Signatory

This report has been electronically signed, for verification you can visit:

<https://australisadvisory.com.au/digitalcertificates>



1. Introduction

1.1 Instructions

We refer to communication from Cootamundra-Gundagai Regional Council (CGRC) requesting a valuation of specified assets located within the State of New South Wales for Financial Reporting purposes as at 30 June 2026.

We confirm that this valuation has been prepared in accordance with the NSW Treasury Guidelines and the Australian Accounting Standards (including AASB 13 and AASB 2022-10).

The assets were specifically appraised using Fair Value principles including the Highest and Best Use premise and Fair Value measurement hierarchy.

1.2 About Australis – Experience

Expertise Overview

- **Specialisation:** Valuation of specialist assets and real property. With a team of experienced professionals, Australis Group is a trusted partner for comprehensive valuation services in the Financial Reporting and Insurance sectors.
- **Sector Focus:** Financial Reporting and Insurance
- **Experience:** **1,000+ Projects** conducted in large portfolio Financial Reporting and Insurance

Client Portfolio

Australis Group has successfully partnered with a diverse range of clients, including:

Councils & Regional Authorities

- Brisbane City Council
- Gold Coast City Council
- Moreton Bay Regional Council
- Bundaberg Regional Council
- Greater Hume Council
- Rockhampton Regional Council
- Sunshine Coast Council
- Snowy Valley Shire Council
- Cootamundra-Gundagai Regional Council
- Leeton Shire Council
- Mareeba Shire Council
- Mt Isa City Council
- North Sydney Council
- Norfolk Island Regional Council
- Shire of Meekatharra
- Shire of Northam
- Shire of Wyndham East Kimberley

- Torres Shire Council
- Wujal Wujal ASC
- Warrumbungle Shire Council
- Western Downs Regional Council
- Westland District Council
- Centroc NSW

Corporate Entities

- Anglican Diocese of Grafton
- Aqwest
- Armour Energy
- Mid West Ports
- National Parks and Wildlife Service NSW
- Racing Queensland
- SRG Global
- Stadiums Queensland
- United Energy



1.3 Project Team – Experience

Elise Wallace – Partner, Property

Credentials & Education:

- AAPI Certified Practising Valuer
- Queensland Registered Valuer #3002
- Batchelor of Communication (Business)
- Graduate Diploma Property Valuation

Elise has been a valued member of the Australian Property Institute for 18 years, specialising in Financial Reporting and Insurance Valuation for the past 12 years. As a Partner in the Property Team at Australis Asset Advisory Group, she has worked with a variety of notable clients, including:

- | | |
|--|----------------------------------|
| ➤ Anglican Diocese of Grafton | ➤ Southbank Corporation |
| ➤ Brisbane City Council | ➤ Stadiums Queensland |
| ➤ Gold Coast City Council | ➤ Snowy Valley Regional Council |
| ➤ Government Property NSW | ➤ Stadiums Queensland |
| ➤ Perth Airport | ➤ Torres Shire Council |
| ➤ Queensland Fire & Emergency Services | ➤ Western Downs Regional Council |

1.4 Certification

We hereby certify that the Valuer/s:

- Have no interest, financial or otherwise, in the properties subject to appraisal
- Are suitably qualified to carry out the valuation
- Confirm that the valuation has been prepared for Financial Reporting purposes.



1.5 Definitions

Australis Asset Advisory provides the following definitions, which apply to the valuation:

1.5.1 Abbreviated Bill of Quantities

Building elementals are summarised into relevant aggregated amounts and varied based on observed primary characteristics such as materials, standard of finish, and installed services. This differs from a bill of materials approach, which quantifies each building elemental and sums them together. Using an abbreviated bill of quantities approach enables comparison of project costings and the use of tabulated cost guide unit rates.

Source: Australis methodology.

1.5.2 Accumulated Depreciation

The total depreciation that has been allocated against an asset since its acquisition or last revaluation. Under AASB 116, accumulated depreciation reflects the consumption of an asset's economic benefits over time and is deducted from its gross carrying amount to determine its net carrying amount.

Source: AASB 116 Property, Plant and Equipment, paragraph 6 and paragraphs 43–62.

1.5.3 Annual Depreciation

The depreciation expense recognised in respect of an asset for a reporting period of one year, representing the systematic allocation of the asset's depreciable amount over its useful life. The annual charge reflects the pattern in which the asset's future economic benefits are expected to be consumed by the entity and is recognised in profit or loss unless it is included in the carrying amount of another asset.

Source: AASB 116, paragraphs 6, 48 and 60.

1.5.4 Active Market

A market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

Source: AASB 13 Fair Value Measurement, Appendix A.

1.5.5 Carrying Amount

The amount at which an asset is recognised in the statement of financial position after deducting any accumulated depreciation and accumulated impairment losses.

Source: AASB 116, paragraph 6.

1.5.6 Component

A significant part of a complex asset that has a different useful life or pattern of consumption from the other significant parts of the asset. Each significant part is depreciated separately.

Source: AASB 116, paragraphs 43–47.

1.5.7 Comprehensive Valuation

A revaluation that entails significant levels of physical inspection and evaluation of all appropriate aspects, including methodology, assumptions, and unit rates.

Source: Australis methodology.



1.5.8 Cost Approach

A valuation technique that reflects the amount that would be required currently to replace the service capacity of an asset (often referred to as Current Replacement Cost). From the perspective of a market participant seller, the price that would be received for the asset is based on the cost to a market participant buyer to acquire or construct a substitute asset of comparable utility, adjusted for obsolescence.

Source: AASB 13, paragraphs B8–B9.

1.5.9 Current Replacement Cost (CRC)

Current Replacement Cost is the Fair Value of an asset determined under AASB 13 using the Cost Approach. It represents the amount that would be required currently to replace the service capacity of the asset, based on the cost to a market participant buyer of acquiring or constructing a substitute asset of comparable utility, adjusted for obsolescence. Obsolescence includes physical deterioration, functional obsolescence, and economic obsolescence.

CRC replaced the concept of Depreciated Replacement Cost (DRC) previously applied under AASB 116, reflecting the shift from an entity-specific accounting measure to a market-based Fair Value measurement aligned with AASB 13.

Where the asset is held by a not-for-profit public sector entity and is not held primarily for its ability to generate net cash inflows, the Cost Approach under AASB 13 is applied in accordance with the additional implementation guidance in Appendix F of AASB 13 (introduced by AASB 2022-10), which addresses the measurement of replacement cost for specialised assets held for their service capacity.

Source: AASB 13, paragraphs B8–B9 and Appendix F.

1.5.10 Depreciable Amount

The cost of an asset, or other amount substituted for cost, less its residual value.

Source: AASB 116, paragraph 6.

1.5.11 Depreciation

The systematic allocation of the depreciable amount of an asset over its useful life, reflecting the pattern in which the asset's future economic benefits are expected to be consumed by the entity.

Source: AASB 116, paragraph 6.

1.5.12 Desktop Assessment

A desktop assessment is an assessment that:

- a] Is prepared by Valuers on specified documents and information;
- b] Does not involve an inspection of the subject property; and
- c] Produces an indicative assessment, with stated conditions, of value of the subject.

Source: Australis methodology.

1.5.13 Economic Obsolescence

A loss of value or usefulness caused by factors external to the asset, particularly factors related to changes in supply or demand for the products or services produced by the asset, that result in a loss of value.

Source: AASB 13, paragraph B9 (obsolescence within the Cost Approach).



1.5.14 Exit Price

The price that would be received to sell an asset or paid to transfer a liability.

Source: AASB 13, Appendix A.

1.5.15 Fair Value (FV)

Fair Value is a measurement objective defined in Australian Accounting Standard 13 as follows:



The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The measurement is obtained by applying one or more of the valuation techniques permitted by the standard – the Market Approach, the Income Approach, or the Cost Approach – selected according to the nature of the asset and the availability of relevant inputs.

Source: AASB 13, paragraph 9 and Appendix A and paragraphs 61-66.

1.5.16 Fair Value Hierarchy

A three-level hierarchy that prioritises the inputs used in valuation techniques to measure Fair Value:

- **Level 1** – quoted prices (unadjusted) 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; and
- **Level 3** – unobservable inputs for the asset or liability.

The valuation of specialised assets using the Cost Approach typically falls within Level 3 of the hierarchy.

Source: AASB 13, paragraphs 72–90.

1.5.17 Functional Obsolescence

The loss of value or usefulness of an asset caused by inefficiencies or inadequacies in the asset itself when compared with a more efficient or less costly replacement asset that new technology has developed.

Source: AASB 13, paragraph B9.

1.5.18 Gross Method (of Revaluation)

A method of accounting for a revaluation in which the gross carrying amount of the asset and the accumulated depreciation are restated proportionately so that the carrying amount after revaluation equals the revalued amount (Fair Value). The asset's original cost base and depreciation history are preserved in the accounts, with both grossed up or down by the same ratio. This is the alternative to the net method, under which accumulated depreciation is eliminated against the gross carrying amount before restating to Fair Value.

Source: AASB 116, paragraph 35(a).



1.5.19 Gross Replacement Cost (GRC or RC)

The estimated cost to construct or acquire a new Modern Equivalent Asset (MEA), or in some cases the cost of reproducing an asset, in order to replace the total potential future economic benefit of the existing asset. Any differences in the utility of the existing asset and the MEA are taken into account.

When estimating the gross replacement cost of a reference asset, an entity:

- a] assumes the reference asset will be acquired or constructed at the subject asset's existing location; and
- b] shall use its own assumptions as a starting point in developing unobservable inputs to measure the costs currently required to acquire or construct a reference asset, and adjust those assumptions to the extent that reasonably available information indicates that other market participants would use different data.

Source: AASB 13, Appendix F (paragraphs F5 and F11).

1.5.20 Highest and Best Use (HBU or HABU)

A Fair Value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its Highest and Best Use, or by selling it to another market participant that would use the asset in its Highest and Best Use.

Per AASB 13, the Highest and Best Use of a non-financial asset takes into account the use of the asset that is physically possible, legally permissible, and financially feasible, as follows:

- a) A use that is **physically possible** takes into account the physical characteristics of the asset that market participants would consider when pricing the asset (for example, the location or size of a property).
- b) A use that is **legally permissible** takes into account any legal restrictions on the use of the asset that market participants would consider when pricing the asset (for example, the zoning regulations applicable to a property).
- c) A use that is **financially feasible** takes into account whether a use of the asset that is physically possible and legally permissible generates adequate income or cash flows (taking into account the costs of converting the asset to that use) to produce an investment return that market participants would require from an investment in that asset put to that use.

Highest and Best Use is determined from the perspective of market participants, even if the entity intends a different use. An entity's current use of a non-financial asset is presumed to be its Highest and Best Use unless market or other factors suggest that a different use by market participants would maximise the value of the asset.



Not-for-profit public sector entities (AASB 13 paragraphs Aus29.1 and Aus29.2)

"Financially feasible" – for a non-financial asset of a not-for-profit public sector entity not held primarily for its ability to generate net cash inflows, this means that market participants (including, but not limited to, other not-for-profit public sector entities) would be willing to invest in the asset's service capacity, having regard to both:

- a) the capability of the asset to be used to provide needed goods or services to beneficiaries; and
- b) the resulting cost of those goods or services.

Per paragraph Aus29.1, a not-for-profit public sector entity is required to consider whether an asset's Highest and Best Use differs from its current use only when, at the measurement date, the asset is:

- a) classified as held for sale or held for distribution to owners in accordance with AASB5 Non-current Assets Held for Sale and Discontinued Operations; or
- b) highly probable to be used for an alternative purpose to its current use, in accordance with paragraph Aus29.2.

Per paragraph Aus29.2, it is highly probable that an asset will be used for an alternative purpose to its current use when, at the date of measurement, all of the following conditions are met:

- a) the alternative purpose for the asset is physically possible, legally permissible, and financially feasible in accordance with the definition of Highest and Best Use;
- b) the appropriate level of management is committed to a plan to change the use of the asset to that alternative purpose, and an active programme to complete the plan has been initiated;
- c) any approvals required to change the asset's use have been obtained; and
- d) based on reasonably available information, it is highly probable that the current use of the asset will cease under the plan within one year of the measurement date.

Entities are required to disclose where an asset's Highest and Best Use differs from its current use.

Source: AASB 13, paragraphs 27–30, Aus29.1, Aus29.2 and Appendix F.

1.5.21 Impairment

A condition that exists when the carrying amount of an asset exceeds its recoverable amount. Under AASB 136 Impairment of Assets, an entity is required to assess at the end of each reporting period whether there is any indication that an asset may be impaired and, if so, to estimate the recoverable amount.

Source: AASB 136 Impairment of Assets, paragraphs 8–9 and 59.

1.5.22 Income Approach

A valuation technique that converts future amounts (such as cash flows or income and expenses) to a single current (discounted) amount, reflecting current market expectations about those future amounts.

Source: AASB 13, Appendix B and paragraph B10.



1.5.23 Market Approach

A valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable (similar) assets, liabilities, or a group of assets and liabilities.

Source: AASB 13, Appendix B and paragraphs B5–B7.

1.5.24 Market Participant

A buyer or seller in the principal (or most advantageous) market for the asset or liability that has all of the following characteristics:

- a] independent of each other (i.e. not related parties as defined in AASB 124, although the price in a related-party transaction may be used as an input if there is evidence the transaction was entered into on market terms);
- b] knowledgeable, having a reasonable understanding of the asset or liability and the transaction using all available information, including information that might be obtained through due diligence efforts that are usual and customary;
- c] able to enter into a transaction for the asset or liability; and
- d] willing to enter into a transaction for the asset or liability (i.e. they are motivated but not forced or otherwise compelled to do so).

Source: AASB 13, Appendix A.

1.5.25 Measurement

The process of determining the monetary amount at which an asset, liability, item of income or expense is to be recognised or disclosed in the financial statements, applied in accordance with a specified measurement basis. The measurement bases recognised under Australian Accounting Standards are historical cost and current value, with current value comprising Fair Value, value in use (or fulfilment value for liabilities), and current cost. The selection of measurement basis is determined by the relevant accounting standard applicable to the item being measured.

Source: AASB Conceptual Framework for Financial Reporting, Chapter 6; AASB 13, paragraph 9.

1.5.26 Modern Equivalent Asset (MEA)

An asset that provides a similar function and equivalent utility to the subject asset, but is of a current design and constructed or made using current cost-effective materials and techniques.

Source: AASB 13, Appendix F (paragraphs F5–F11) and Australian valuation practice.

1.5.27 Most Advantageous Market

The market that maximises the amount that would be received to sell the asset, or minimises the amount that would be paid to transfer the liability, after taking into account transaction costs and transport costs.

Source: AASB 13, Appendix A.



1.5.28 Net Method (of Revaluation)

A method of accounting for a revaluation in which any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset, and the resulting net amount is then restated to the revalued amount (Fair Value). After the revaluation, the asset is carried at its Fair Value with nil accumulated depreciation, and depreciation recommences over the asset's remaining useful life. This is the alternative to the gross method, under which cost and accumulated depreciation are restated proportionately to reflect the revalued amount.

Source: AASB 116, paragraph 35(b).

1.5.29 Optimisation

Any method that seeks to reduce the inputs or costs required to produce an output or replace an asset, by which a least-cost replacement option is determined for the remaining service potential of an asset. Optimisation is a process of adjustments that reduces the replacement cost to reflect that an asset is technically obsolescent, over-engineered, or has greater capacity than required. It minimises, rather than maximises, the resulting valuation where alternative lower-cost replacement options are available. In determining current replacement cost, optimisation is applied for obsolescence and relevant surplus capacity.

Source: Australian valuation practice; supports the Cost Approach under AASB 13 Appendix F.

1.5.30 Orderly Transaction

A transaction that assumes exposure to the market for a period before the measurement date to allow for marketing activities that are usual and customary for transactions involving such assets or liabilities. It is not a forced transaction (for example, a forced liquidation or distress sale).

Source: AASB 13, Appendix A.

1.5.31 Pattern of Consumption

The pattern in which the asset's future economic benefits are expected to be consumed by the entity. The pattern may be constant, increasing, decreasing, or variable.

Source: AASB 116, paragraphs 60–62A.

1.5.32 Physical Deterioration

The loss in value or usefulness of an asset due to the using up or expiration of its useful life, caused by wear and tear, deterioration, exposure to the elements, physical stresses, and similar factors.

Source: AASB 13, paragraph B9.

1.5.33 Principal Market

The market with the greatest volume and level of activity for the asset or liability.

Source: AASB 13, Appendix A.

1.5.34 Recoverable Amount

The higher of an asset's Fair Value less costs of disposal and its value in use. For not-for-profit entities, the recoverable amount of primarily non-cash-generating assets is generally expected to be materially the same as Fair Value determined under AASB 13.

Source: AASB 136, paragraph 6 and (for NFPs) paragraph Aus5.1.



1.5.35 Reference Asset

A suitable alternative to the subject asset that the market participant buyer would consider in developing its pricing assumptions about the subject asset. Identifying the most appropriate reference asset involves the application of judgement and, on occasion, detailed valuation assessments. In the circumstances of the subject asset, a reference asset could be a Modern Equivalent Asset, or a replica asset where the utility offered by the subject asset could only, or more cheaply, be provided by a replica rather than a Modern Equivalent Asset.

Source: AASB 13, Appendix F (paragraph F5).

1.5.36 Remaining Useful Life (RUL or RL)

The estimate of time remaining until an asset ceases to provide the required level of service or reaches the end of its economic usefulness. Calculation of the remaining useful life requires consideration of physical deterioration, functional obsolescence, and economic obsolescence (each defined separately in this section).

Source: AASB 116, paragraph 6 and Australian valuation practice.

1.5.37 Reproduction Cost

The estimated cost to construct an exact replica of the asset, as far as possible to the same specifications and using the same materials, construction techniques, quality and design, and including all of the asset's deficiencies. This is typically applied for heritage and culturally sensitive assets, and often disregards elements of functional and economic obsolescence.

Source: AASB 13, Appendix F (paragraph F11(a)) and Australian valuation practice.

1.5.38 Residual Value

The estimated amount that an entity would currently obtain from disposal of an asset, after deducting the estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life. The AASB has determined that residual value does not include the recycled value contained within a renewed asset.

Source: AASB 116, paragraph 6.

1.5.39 Restricted Assessment

A restricted assessment (sometimes referred to as a kerbside assessment) is a valuation assessment conducted without the benefit of a full inspection of the property, for the purpose of providing an indication of the value range within which the market value of the property is likely to fall. A restricted assessment should not be regarded as a fully researched valuation assessment of the property in accordance with the definition of market value.

Source: Australis methodology, consistent with API and IVSC professional valuation guidance.

1.5.40 Revaluation Increment

The amount by which the carrying amount of an asset is increased as a result of a revaluation to Fair Value. An increment is recognised in other comprehensive income and accumulated in equity as a revaluation surplus, except to the extent that it reverses a revaluation decrement of the same asset previously recognised in profit or loss, in which case the increment is recognised in profit or loss to that extent.

Source: AASB 116, paragraph 39.

1.5.41 Revaluation Decrement

The amount by which the carrying amount of an asset is decreased as a result of a revaluation to Fair Value. A decrement is recognised in profit or loss, except to the extent that there is a credit



balance in the revaluation surplus for the same asset, in which case the decrement is recognised in other comprehensive income and reduces the revaluation surplus to that extent.

Source: AASB 116, paragraph 40.

1.5.42 Revaluation Surplus

The component of equity that accumulates revaluation increments (net of any decrements and related tax effects) recognised on assets carried under the revaluation model. The surplus relating to an item of property, plant and equipment may be transferred directly to retained earnings when the asset is derecognised, or transferred progressively as the asset is used by the entity (being the difference between depreciation based on the revalued carrying amount and depreciation based on the asset's original cost).

Source: AASB 116, paragraph 41.

1.5.43 Service Capacity (or Service Potential)

The capability of an asset to provide goods or services consistent with the entity's objectives, irrespective of whether those goods or services result in net cash inflows. Service capacity is the central concept underpinning the Cost Approach for not-for-profit public sector assets, where Fair Value reflects the cost a market participant would incur to acquire or construct a substitute asset of comparable service capacity.

Source: AASB 13, paragraph B8 and Appendix F.

1.5.44 Specialised Asset

An asset that is rarely, if ever, sold in the market, except as part of a sale of the business or entity of which it forms part, due to its uniqueness arising from its specialised nature and design, configuration, location, or a combination of these factors. The Cost Approach is typically the most appropriate valuation technique for specialised assets, particularly within the not-for-profit public sector.

Source: AASB 13, Appendix F; consistent with International Valuation Standards.

1.5.45 Straight-line Depreciation

A method of depreciation that results in a constant charge over the useful life of the asset, reflecting a consistent pattern of consumption of the asset's economic benefits.

Source: AASB 116, paragraph 62.

1.5.46 Unobservable Inputs

Inputs for which market data are not available and that are developed using the best information available about the assumptions that market participants would use when pricing the asset or liability. Unobservable inputs shall be used to measure Fair Value to the extent that relevant observable inputs are not available, allowing for situations in which there is little, if any, market activity for the asset or liability at the measurement date. In developing unobservable inputs, an entity:

- a] may begin with its own data, but shall adjust those data if reasonably available information indicates that other market participants would use different data, or there is something particular to the entity that is not available to other market participants (for example, an entity-specific synergy); and
- b] need not undertake exhaustive efforts to obtain information about market participant assumptions.

Source: AASB 13, paragraphs 86–89 and Appendix A.



1.5.47 Useful Life/Economic Useful Life (UL or EUL)

The useful life of an asset is:

- a] the period over which an asset is expected to be available for use by the entity; or
- b] the number of production or similar units expected to be obtained from the asset by the entity.
- c] The economic life of an asset may be shorter than its physical life, necessitating renewal. Estimating the useful life of an asset is a matter of judgement and analysis based on the experience of the Valuer and factors such as the entity's recorded historical renewal data for similar assets.

Source: AASB 116, paragraph 6.

1.5.48 Valuation

The act or process of estimating the value of an asset or liability as at a specified date, undertaken in accordance with a defined measurement basis (such as Fair Value under AASB 13) and the applicable valuation approaches and techniques. A valuation is the means by which a measurement required under the accounting standards is determined; the resulting figure is supported by professional judgement, evidence and stated assumptions.

Source: AASB 13, paragraphs 61–66; International Valuation Standards (IVS) General Standards.



2. Standards and Valuation Framework

This section sets out the regulatory framework, applicable standards, and core measurement principles that govern this valuation. The technical methodologies applied to specific asset classes are addressed in Section [3 \(Valuation Methodologies\)](#) and Section [4 \(Cost Approach Inputs and Techniques\)](#).

2.1 Applicable Standards

The valuation has been prepared to comply with the following Australian Accounting Standards (as compiled and applicable for periods beginning on or after 1 January 2024):

- **AASB 13** Fair Value Measurement – incorporating Appendix F (Australian implementation guidance for not-for-profit public sector entities) introduced by AASB 2022-10;
- **AASB 116** Property, Plant and Equipment;
- **AASB 136** Impairment of Assets;
- **AASB 5** Non-current Assets Held for Sale and Discontinued Operations;
- **AASB 16** Leases (where right-of-use assets are within scope); and
- **AASB 140** Investment Property (where investment property is within scope).

Compliance with the Australian Accounting Standards is the responsibility of the reporting entity. This report applies the standards to the valuation methodology and assumptions employed.

2.2 State Treasury Policies and Guidelines

In addition to the Australian Accounting Standards, public sector valuations are governed by the relevant State or Territory Treasury policies and guidelines, which set out jurisdiction-specific requirements for valuation methodology, frequency, materiality, Valuer engagement, and disclosure. The applicable policy depends on the engaging entity. The current references for each Australian jurisdiction are set out below.

For this engagement, the applicable jurisdictional reference is:

- New South Wales

2.2.1 Current Jurisdictional References

Jurisdiction	Document(s)	Issuing Authority
New South Wales (NSW)	TPG25-11 Valuation of Physical Non-Current Assets at Fair Value (replaces TPP21-09); read with TD 21-05 Treasurer's Direction and TPG23-09 Guidance when performing valuations of physical non-current assets.	NSW Treasury

Where the engaging entity is a local government authority, the applicable State Local Government Code of Accounting Practice (or equivalent) is also considered, in conjunction with the State Treasury reference above. Where the entity is a State-owned corporation, statutory body, or Commonwealth entity, additional jurisdiction-specific or Commonwealth requirements may apply (for example, the Commonwealth Department of Finance Resource Management Guides where applicable).



2.2.2 Application

Where this engagement involves a public sector entity, the valuation has been performed consistently with the applicable jurisdictional reference identified above, including any specific requirements relating to:

- revaluation frequency (typically every three to five years, with managerial assessment in intervening years);
- Valuer qualifications and engagement requirements;
- componentisation expectations;
- application of the gross versus net method on revaluation;
- indexation thresholds (where the entity opts to apply indexation in non-revaluation years); and
- disclosure of Fair Value hierarchy classifications.

Specific requirements that have informed the methodology applied to this engagement are noted in the relevant sections of this report.

2.3 Fair Value Measurement Principles

Fair Value is defined under AASB 13 as the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. Fair Value is an exit price, measured from the perspective of market participants, and is not entity-specific.

In measuring Fair Value, the Valuer makes assumptions consistent with those that market participants would use when pricing the asset, including assumptions about:

- the characteristics of the asset (condition, location, design, configuration);
- the principal or most advantageous market for the asset;
- the asset's Highest and Best Use; and
- costs properly attributable to acquiring the service capacity (transaction costs are excluded from Fair Value but transport costs are included where location is a characteristic).

2.4 Fair Value Hierarchy

AASB 13 establishes a three-level hierarchy that prioritises the inputs used in valuation techniques. Each significant input used to measure Fair Value is categorised as Level 1, Level 2, or Level 3. The overall Fair Value measurement is categorised in its entirety at the lowest level of any significant input. The hierarchy is summarised in Section [1.5.16](#) of this report.

For specialised assets valued under the Cost Approach, while certain inputs to the Gross Replacement Cost (such as published unit rates) may be observable (Level 2), the inputs to depreciation – being useful life, pattern of consumption, condition score, and residual value – are unobservable (Level 3). As these unobservable inputs are significant to the valuation, the overall Fair Value measurement for specialised assets is categorised as Level 3.

AASB 2015-7 provides relief from certain Level 3 disclosures for assets within the scope of AASB 116 held by not-for-profit public sector entities where the future economic benefits are not primarily dependent on the asset's ability to generate net cash inflows. Where applicable, the entity may elect to apply this relief.



2.5 Highest and Best Use

Highest and Best Use is determined from the perspective of market participants, considering uses that are physically possible, legally permissible, and financially feasible. The full definition and the associated criteria are set out in Section [1.5.20](#) of this report. An entity's current use is presumed to be its Highest and Best Use unless market or other factors suggest otherwise.

2.5.1 Application to not-for-profit public sector entities

Per AASB 13 paragraphs Aus29.1 and Aus29.2 (introduced by AASB 2022-10), a not-for-profit public sector entity is required to consider whether an asset's Highest and Best Use differs from its current use only when, at the measurement date, the asset is held for sale or distribution under AASB 5, or it is highly probable the asset will be used for an alternative purpose. Where this is not the case, the current use is presumed to be the Highest and Best Use, and no further analysis is required.

"Financially feasible" for these entities means that market participants would be willing to invest in the asset's service capacity, considering both the capability of the asset to provide needed goods or services and the resulting cost of those goods or services.

2.6 Selection of Valuation Approach

AASB 13 recognises three valuation approaches: the Market Approach, the Income Approach, and the Cost Approach (each defined in Section [1.5](#)). The Valuer applies judgement to select the approach (or combination of approaches) most appropriate to each asset, having regard to:

- the characteristics of the asset and the existence of an active market;
- the availability and reliability of observable inputs;
- any legal or physical restrictions on use or sale; and
- the entity's intention to retain the asset for continued use in the foreseeable future.

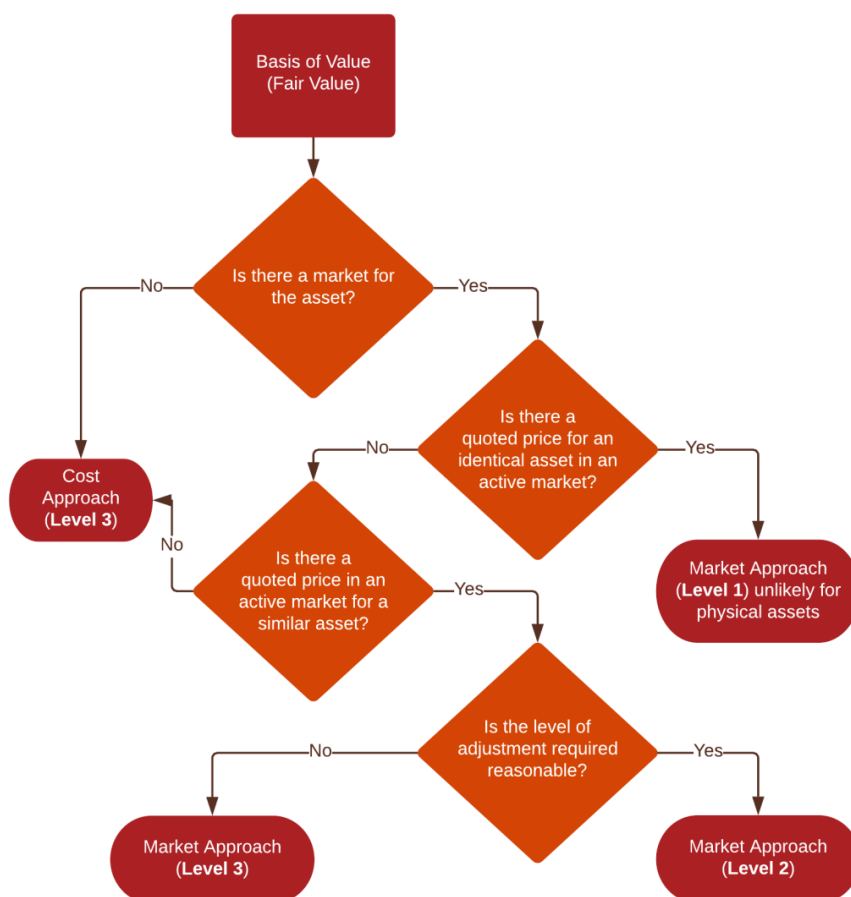
The general application is summarised below; specific application to each asset class is detailed in Section [5](#).

Asset Profile	Typical Approach	Typical Hierarchy Level
Active market exists; asset is not subject to significant restrictions on use or sale (e.g. residential dwellings, leased commercial space, vacant land)	Market Approach (Direct Comparison or Summation); Income Approach where rental data is available	Level 2 (Level 3 where significant adjustments are required)
No active market; asset is specialised or subject to use/sale restrictions; substantial customisation or limited alternative use (e.g. public toilet blocks, libraries, depots, infrastructure)	Cost Approach (Current Replacement Cost)	Level 3
Income-producing investment property where reliable market rental and yield data exist	Income Approach (Capitalisation or DCF)	Level 2 or Level 3



2.6.1 Decision Tree

The selection is represented in the following diagram:





3. Valuation Methodologies

This section explains the three valuation approaches recognised under AASB 13. The selection of approach for a given asset is governed by the principles set out in Section [2.6](#).

3.1 Market Approach

The Market Approach uses prices and other relevant information generated by market transactions involving identical or comparable assets. Two techniques are typically applied within an asset valuation framework:

3.1.1 Direct Comparison Approach

Sales evidence from comparable properties is analysed and adjusted for differences in attributes (location, size, configuration, condition, time of sale) to arrive at a valuation of the subject asset.

3.1.2 Summation Approach

Value is determined by aggregating an analysed land value with the depreciated value of any improvements. Improved sales are analysed to allocate value between land and improvements, or vacant land sales are used to derive the land component, with improvements valued separately.

The reliance placed on comparable evidence depends on the quality of the comparables and the level of adjustment required. The Market Approach is most reliably applied to non-specialised assets with observable market evidence, including residential dwellings, vacant or improved commercial land, and standard industrial property.

3.2 Income Approach

The Income Approach analyses the income or cash flows associated with an asset and converts them to a single current (discounted) amount. It is most applicable to income-producing investment property.

3.2.1 Capitalisation of Income Approach

A static analysis of the asset's expected income-generating potential. Net market income is capitalised using a market-derived capitalisation rate (yield), assuming a reasonable return on investment in perpetuity.

3.2.2 Discounted Cash Flow (DCF)

A dynamic analysis projecting future cash flows (typically over a 10-year horizon) and discounting them to present value at a market-derived discount rate. The DCF is particularly suited to assets with multiple income streams or staged income profiles.

3.3 Cost Approach

Where there is no active market for the subject asset (typically the case for specialised public sector assets), the Cost Approach is the most reliable method for measuring Fair Value. The Cost Approach assesses the cost a market participant buyer would incur to acquire or construct a substitute asset of comparable utility, adjusted for obsolescence (physical deterioration, functional obsolescence, and economic obsolescence).

Under the Cost Approach, Fair Value is calculated as:

$$\text{Fair Value} = \text{Gross Replacement Cost} - \text{Accumulated Depreciation}$$



For not-for-profit public sector entities holding assets not primarily for net cash inflows, AASB 13 Appendix F (introduced by AASB 2022-10) sets out additional implementation guidance for replacement cost measurement. Key elements include:

3.3.1 Modern Equivalent Asset (MEA)

The Reference Asset used to estimate replacement cost is generally a Modern Equivalent Asset – providing similar function and equivalent utility but constructed to current design and using cost-effective contemporary materials and techniques. Differences in utility between the existing asset and the MEA are reflected in the valuation.

3.3.2 Reference Asset Location

In estimating the Gross Replacement Cost of a Reference Asset, the asset is assumed to be acquired or constructed at the subject asset's existing location, even where it would be feasible to construct it more cheaply elsewhere.

3.3.3 Site Preparation Costs

Site preparation costs are included in the Cost Approach measurement for built assets per AASB 2022-10, unless those costs are reflected in the Fair Value measurement of the underlying land parcel. Site preparation includes earthworks, removal or disposal of unwanted existing structures, and similar costs necessary to prepare the site for construction.

3.3.4 Costs to Restore Other Entities' Assets

Costs required to restore another entity's asset that would necessarily be disturbed in the hypothetical acquisition or construction of the Reference Asset are included in the Cost Approach measurement, except where the asset belongs to a related entity within the consolidated group.

3.3.5 Disruption Costs

Other disruption costs that would necessarily be incurred in the hypothetical acquisition or construction of the Reference Asset (for example, traffic management costs during the replacement of a drainage pipe under a road) are included.



4. Cost Approach Inputs and Techniques

The Cost Approach requires several inputs and applies a number of recognised techniques to arrive at Fair Value. This section explains each in turn.

4.1 Gross Replacement Cost (Input)

The Gross Replacement Cost (GRC) reflects all incidental costs that would be incurred by a market participant to acquire or construct the Reference Asset, including professional fees, preliminaries, design and project management, and the costs identified in Section 3.3.3 to 3.3.5. Where a feature of the existing asset is redundant or no longer provides economic benefit, an adjustment is applied; conversely, where a feature is absent (betterment), an addition is made to arrive at the net MEA.

4.1.1 Calculation Approach

Replacement costs are developed from unit rates, quantities, and intangible factors. The general formula applied to a simple asset is:

$$\text{Asset GRC} = (\text{Unit Rate} \times \text{Quantity}) \times (1 + \text{Project Intangibles} + \text{Locality Factor})$$

Typical input ranges are:

- Project intangibles of 4–90% (covering design, planning, project management, preliminaries, overheads, and site preparation costs);
- Regional locality factors of 40–85% above metropolitan base rates, depending on remoteness and supply constraints.

Rates are applied primarily on a top-down basis (an abbreviated bill of quantities allocated across components using cost-guide percentage breakdowns), validated bottom-up against specific cost-guide rates and project records as a check.

4.1.2 Sources of Rate Data

Unit rate inputs are drawn from a combination of observable and unobservable sources, including:

- published construction cost guides (e.g. Rawlinsons, Cordell);
- actual project cost data for comparable asset types;
- discussions with local builders, suppliers, and active construction companies;
- Australis' internal database of cost data from comparable engagements; and
- entity-supplied data on recently constructed assets.

4.1.3 Incremental Rate Methodology

For network and infrastructure assets, the incremental approach models how an entity (or hypothetical market participant) would actually replace, upgrade, or build individual assets, groups, or networks. We do not assume the whole network is replaced at once; rather, we analyse historical project data to estimate likely project size and apply unit rate assumptions appropriate to those quantities. This is particularly important in supply-constrained remote markets where prices fluctuate with demand.



4.1.4 Rate Variance Within Asset Type Categories

Variances in rates may be observed across the same functional asset type because some services within buildings are built up by quantity (e.g. air-conditioning units, hot water systems, solar arrays, water tanks, transportation units) rather than as a rate per square metre. As a result, the overall (blended) rate may differ between two buildings nominally assigned the same functional asset type.

4.2 Economic Useful Life (Input)

Useful Life is determined having regard to the type and location of the asset, the entity's Asset Management policies (where available), and the observed pattern of service potential exhibited by equivalent assets in the area. The Valuer takes into account climate, usage, public expectations, functional and economic obsolescence trends, and locational factors.

Where the entity has documented useful life data in its Asset Management Plan or Capital Renewal programme, the Valuer considers that data within the analysis. Useful Life is not solely a function of physical material durability but reflects the broader pattern of service potential consumption.

4.3 Remaining Service Potential (Input)

To determine the remaining service potential of an asset, the Valuer applies a Remaining Service Potential (RSP) Score taking into account both physical condition and matters of obsolescence. The RSP Score integrates:

- physical condition assessment from inspection;
- chronological age and maintenance history;
- data on potential future trends and obsolescence affecting the asset class; and
- observations made for the specific asset on inspection.

Australis applies a 0–10 RSP Score on 0.5 intervals, providing a more granular depreciation assessment than a 1–5 condition scale.

RSP Score (0-10)	Remaining Service Potential (%)	Equivalent IPWEA Condition (1-5)	Equivalent IPWEA Condition (text)	Equivalent Straight-Line Condition (1-5)	Equivalent Straight Line Condition (text)
0.0	0%	5	Failed	5	Failed
1.0	10%	5	Failed	4	Poor
2.0	20%	4	Poor	4	Poor
3.0	30%	3	Average	3	Average
4.0	40%	2	Good	3	Average
5.0	50%	2	Good	3	Average
6.0	60%	1	Excellent	2	Good
7.0	70%	1	Excellent	2	Good
8.0	80%	1	Excellent	1	Excellent
9.0	90%	1	Excellent	1	Excellent
10.0	100%	1	Excellent	1	Excellent



4.3.1 External-Only Inspections

Where internal access to an asset was not available, the RSP Score is determined based on external inspection, the inspector's assessment of age and physical condition, and information provided by the entity (including renewal and refurbishment records and strategic asset directions).

4.4 Componentisation (Technique)

Major assets are componentised in accordance with AASB 116, particularly where significant parts have materially different remaining lives. Some entities apply componentisation aligned with their Asset Management Policy; the Valuer accommodates such policies where they exist. The standard component structure applied by Australis is set out below.

Component	Description
Parent Asset	Parent Asset can have differing roles, depending value on the column Pattern of Consumption in the spreadsheet: Componentised: the Parent Asset line will be the aggregated value of the related child components below it. The Life, Condition, and RSP data will be the weighted average of the components, using the Replacement Cost for weightings. Straight Line: the Parent Asset line will be a 'single' (whole of asset) entry. The entire asset value is included within this line with no child components. Market: the Parent Asset line is the value under the Market Approach method. Under the valuation method the Valuer typically assesses a single value only. If the client requests componentisation for Market assets, a hypothetical apportionment will be applied to the components based on an equivalent asset type. Condition Assessment is a technique under the Cost Approach
Substructure	Foundations, footings, slab, ground floor structure, drainage, damp-proofing, and external services to 3 m from the building face.
Superstructure	Columns, upper floors, stairs, external and internal walls, doors, windows, screens, roof structure.
Roof Cladding	Watertight roof covering, fascia, eaves, guttering, downpipes.
Finishes	Wall, floor, and ceiling finishes including acoustic linings.
Fittings	Fixed items: benches, cupboards, shelving, mirrors, counters, special-purpose fit-outs.
Mechanical Services	Air conditioning, ventilation, evaporative cooling, hot water and steam systems, specialist services.
Services	Light, power, emergency lighting, distribution boards, sub-mains, communications, CCTV, intercom systems, plumbing, fire detection and suppression, security alarms, transportation (lifts, hoists, conveyors).

4.4.1 Componentisation Under a Market Approach

Where componentisation is required by the entity and a Market Approach has been used, the Valuer apportions the value across the relevant components and assigns useful lives. This is an apportionment only and does not reflect a change in valuation methodology.



4.5 Optimisation

Optimisation is applied where, on inspection or review, an asset is identified as technically obsolescent, over-engineered, or holding capacity in excess of requirements. Optimisation reduces the replacement cost to reflect the least-cost replacement option that delivers the same remaining service potential. The asset register identifies each asset where optimisation has been applied.

Per AASB 13 paragraph BC37d(ii), economic obsolescence is not identified for an asset where the surplus capacity is necessary for stand-by or safety purposes.

4.6 Residual Values

In line with the AASB position, residual values have not been applied to specialised assets in this valuation. A complex built asset is the sum of its parts to a market participant, and the recycled value contained within a renewed asset is excluded by the AASB from residual value. Adopting appropriate componentisation and useful life estimates produces better accounting and asset management outcomes than residual recognition for specialised assets.

Residual value may, however, be recognised where the entity expects to receive consideration on disposal at the end of useful life and where this is supported by observable patterns within the entity's asset management.

4.7 Depreciation Methodology

Australis applies straight-line depreciation, on the basis that asset usage and consumption are not expected to change materially over the foreseeable future and that economic benefits are consumed evenly over time.

Annual depreciation is calculated as:

$$\text{Annual Depreciation} = (\text{Fair Value} - \text{Residual Value, if any}) \div \text{Remaining Useful Life}$$

4.7.1 Net Method (Market Approach Assets)

For assets assessed under a Market Approach, the Net Method of revaluation is applied. Under this method, accumulated depreciation as at the date of recognition of the revaluation is eliminated against the gross amount of the asset, and depreciation recommences from that date. Accordingly:

$$\text{Gross Replacement Cost} = \text{Fair Value} = \text{Written-Down Value (at the date of recognition)}$$

Where agencies recognise revaluations prior to financial year-end, accumulated depreciation will accrue between the recognition date and year-end; this does not require further elimination. This treatment is consistent with the State Treasury policy applicable to this engagement (see Section [2.2](#)) and with the AASB 116 revaluation model.



4.8 Capitalisation Thresholds

The default asset capitalisation thresholds applied to this engagement are:

Asset Category	Threshold (AUD, GST exclusive)
Land	\$1
Buildings	\$10,000
Other Structures	\$5,000

Where the calculated Gross Replacement Cost of an asset is below the applicable threshold, the asset is treated as "Under Threshold" in the working spreadsheet. Thresholds are confirmed with the entity at engagement initiation and may be varied to align with the entity's capitalisation policy.



5. Application by Asset Class

This section sets out how the methodologies in Sections [3](#) and [4](#) are applied to each asset class within scope.

5.1 Buildings and Other Structures

Buildings have been assessed using either a Market Approach (where an active market exists and the asset is not subject to material restrictions on use or sale) or the Cost Approach (where the asset is specialised and no active market is identifiable).

5.1.1 Fair Value Measurement Outcomes – Buildings

Profile	Hierarchy Level	Approach
Active market identified; asset is not subject to use or sale restrictions (e.g. residential dwellings, leased commercial offices)	Level 2 (Level 3 where significant adjustments are required using unobservable inputs)	Direct Comparison; Summation; Income Approach
No active market; asset is subject to use or sale restrictions; limited alternative use or substantial customisation (e.g. hospitals, public toilet blocks, depots, library buildings, park shelters)	Level 3	Cost Approach

5.1.2 Significant Inputs – Market Approach

Inputs to the Market Approach for buildings include market transaction evidence; building area; capitalisation rates and market rentals (Income Approach); net lettable area; outgoings and statutory expenses; leasing fees; vacancy and incentive allowances; capital expenditure; and retention rates.

5.1.3 Significant Inputs – Cost Approach

Inputs to the Cost Approach for buildings include building area, lineal metres or quantity; Gross Replacement Cost (typically a rate per m² of building area on an abbreviated bill of quantities); Useful Life; and Remaining Service Potential Score.

5.2 Infrastructure

Infrastructure assets (roads, water and sewerage networks, drainage, bridges, jetties, public lighting, and similar) are by their nature specialised and are valued under the Cost Approach. The incremental rate methodology described in Section [4.1.3](#) is typically applied to network components, with particular regard to:

- segmentation and componentisation aligned with the entity's asset hierarchy;
- condition assessment based on entity-supplied data and inspection (where access permits);
- disruption and traffic-management costs that would be incurred during replacement (per Section [3.3.5](#)); and
- appropriate site preparation and restoration costs (per Sections [3.3.3](#) and [3.3.4](#)).



5.3 Land

Land valuations are performed under AASB 13, using the Market Approach (typically the Direct Comparison method) as the primary methodology where reasonable comparable evidence exists.

5.3.1 Site Attributes Considered

In assigning input rates and applying minor or significant adjustments, the Valuer reviews:

- ▶ access; shape; topography; vegetation;
- ▶ current built form over the land (e.g. concrete drainage structures);
- ▶ zoning, use, and any other planning restrictions;
- ▶ easements and encumbrances identified in spatial data;
- ▶ potential contamination, where indicated; and
- ▶ flood risk and other natural hazards.

5.3.2 Significant Inputs

Land assets are valued on one or more of the following inputs: rate per square metre; rate per hectare; capitalisation rate; or market leasing rate (per square metre of lettable area).

5.3.3 Current Cost Approach

The Current Replacement Cost Approach, as defined in Section [1.5.9](#), is generally not applicable to land assets. We confirm that this approach **was not** applied to the valuation of the Cootamundra-Gundagai Regional Council Land Assets.

5.3.4 Data Sources

Inputs are derived from observable sources (registered sales transactions via the State Titles Office and RP Data; agent-advised transactions; published transaction reports) and supported by unobservable sources (discussions with active local agents; review of published market reports and sub-market commentary).

5.3.5 Fair Value Measurement Outcomes – Land

Profile	Hierarchy Level	Approach
Active market observed; vacant or improved land not subject to material use or sale restrictions	Level 2	Direct Comparison; Income Approach
No active market; land is subject to material restrictions on use or sale (e.g. operational reserve land, restricted-use Crown land)	Level 3	Direct Comparison with significant adjustments

5.3.6 Level 3 Adjustments

Adjustments applied to Level 3 land assets due to zoning, use, or significant restriction are determined having regard to: case law on restricted-use land; discussions with industry experts; Local Government and State land valuation policies; sales analysis; and the Valuer's professional opinion.

5.3.7 Nominal Value Assessment

Where the size, shape, or restrictive particulars of a site indicate there would be no suitable or available market participant, the land is categorised as Nominal Value, for which a minimum valuation amount of \$100 is applied.



6. Property Details

6.1 Location

All assets within the scope of this valuation are located within State of New South Wales. For assets inspected, Australis has used data supplied by CGRC (including spatial data and asset register information) and on-site staff support to confirm asset location.

6.2 Registered Owner

All assets are assumed to be owned by, or under the control of, Cootamundra-Gundagai Regional Council.

6.3 Easements, Encumbrances, and Interests

Title searches have not been sighted for each property. We have assumed there are no easements, encumbrances, or interests on the land that would affect the Fair Value of the assets or, by extension, the physical asset structures. Should any information come to light that may affect value, the matter should be referred back to the Valuer for comment and, if appropriate, revision.

6.4 Town Planning

Where required, we have relied on town planning information available through Local Government Authority (LGA) websites and entity-supplied data, and have considered each property on the basis of its zoning and Highest and Best Use. No responsibility is accepted for the accuracy of planning information sourced by, or supplied to, the Valuer. Should the planning information prove materially incorrect, the matter should be referred to the Valuer for review.

6.5 Additional or Found Assets

During the inspection process, where additional assets were identified that were not on the asset register, those assets were added to the register and a valuation was provided for the current year.



7. Quality Assurance

7.1 Process

Australis applies a structured quality assurance process across the engagement to ensure accuracy and defensibility of the valuation outcome. The process is built around regular information exchange with the client, peer review of methodology and outputs, and reconciliation against entity asset registers.

7.2 Information Supplied by the Entity

The following information was provided by the entity during the engagement:

- Financial asset registers – assumed to be accurate, with completeness reviewed during project initiation;
- Inspection contact liaisons and site access arrangements;
- Building plans, where requested or available;
- Costs for newly constructed assets, where available;
- Historical condition reports and maintenance records;
- Spatial data (where applicable).

Reconciliation actions taken during the engagement included: review of the asset register prior to scope finalisation; querying assets with unique descriptions or missing data during the start-up workshop; agreement of treatment for assets identified during inspection but not on the register; and a single contact liaison for inspection access and escalations.



8. Significant Assumptions

8.1 General Assumptions

The following general assumptions apply to the valuation:

- a] The entity has provided pertinent information to the Valuer, particularly any data that may influence the valuation methodology or outcome. It is assumed that the entity has disclosed all relevant matters – directly or through documents such as the asset register and Town Planning Scheme – that could affect value (including flooding, contamination, and zoning issues).
- b] Data available to the Valuer (including aerial photography, GIS data, land area measurements, and town planning information) accurately represents each asset as at the date of measurement, with no material change between the data production date and the date of measurement.
- c] The valuation contemplates the most principal or most advantageous market for each asset.
- d] Any restrictions on use or sale have been identified through the Valuer's review of mapping, Council Planning Schemes, visual inspections, and entity-supplied information. Where additional factors that may affect value are not readily available to the Valuer, those should be communicated for further consideration.
- e] The physical attributes of each property – including title, town planning status, and registered plans – are not expected to change between the date of inspection and the date of measurement.
- f] Given the current zoning of each parcel of land, the Highest and Best Use of the site is assumed to be its present use unless stated otherwise.
- g] Market conditions are not anticipated to exhibit high volatility within a six-month timeframe from the date of measurement.
- h] Sales transactions analysed have been considered on a GST-exclusive basis.
- i] The entity intends to retain each asset for ongoing use in support of its enterprise for the foreseeable future.
- j] Asset condition does not change significantly between the date of inspection and the date of measurement.



8.2 Assumptions Specific to AASB 13 Appendix F (NFP Public Sector)

The following assumptions apply where the entity is a not-for-profit public sector entity holding assets not primarily for their ability to generate net cash inflows:

- a] Site preparation costs are recognised upfront within the Fair Value measurement and are not amortised. Where assets are identified as not requiring replacement in the event of deprival, demolition is not factored into the Cost Approach for built assets. Asset-by-asset review is applied where this default may diverge – for example, where Highest and Best Use considerations or market participant expectations support adjusting the land value for demolition.
- b] Modern Equivalent rates apply to all demolition inputs. These rates do not provide for the removal of contaminated materials (e.g. asbestos).
- c] Where demolition and removal of an existing structure are contemplated, a "whole parent asset" approach is applied – i.e. the entire asset is treated as demolished, not individual components.
- d] Earthworks are considered in the Fair Value measurement of the subject land parcel (consistent with the Site Value definitions used by the State Valuer-General), unless those earthworks are specific to a built asset.



8.3 Climate Change and Risk

We have had regard to climate risks on an asset-by-asset basis as damage from weather events can be random and very localised, and can be verified by inspection post-event, during the inspection and condition assessment process undertaken by Australis, and/or with additional information supplied by the clients.

As a wider discussion, increasing weather events could have the potential to impact asset values in future, and as such this is an emerging topic, as we experience an increase in variable weather. With this increase this may include damage and/or destruction of government assets, accelerating depreciation for some assets, and reactive maintenance budgets may require revision. Future land values may be impacted in areas more susceptible, as well as in line with local and state government town planning considerations are updated this may also impact property values.

Higher asset management focus and resourcing will be required at all government levels, to plan for increased weather activity, response to adverse events, and budget for repair works; future building codes may be introduced to mitigate climate related risks for new construction works. This may lead to additional costs of construction in order to meet updated building codes. As more data emerges in this field, further consideration may need to be given to economic life policies of assets.

We note that indirect (though no explicit) climate-change-related adjustments have been incorporated into the valuation of the subject asset classes: Land, Buildings, Other Structures. This position is consistent with the requirements of AASB 13 Fair Value Measurement, which mandates the use of assumptions that market participants would apply when pricing the asset at the measurement date. In forming this position, we note the following:

8.3.1 Market-participant assumptions:

Fair value for Level 2 assets is underpinned by observable market evidence. Any climate-related risk perceptions, behavioural shifts, or pricing considerations adopted by market participants are inherently embedded within the comparable sales and, therefore, within the valuation outcomes.

8.3.2 Economic lives reflecting expected obsolescence:

The useful lives and depreciation schedules applied in the valuation incorporate allowances for expected physical deterioration, functional obsolescence, and depreciation arising from typical climatic conditions. These assessments are consistent with market-based expectations and industry benchmarks at the valuation date.

8.3.3 No indication of materially accelerated impacts:

At the time of valuation, we were not aware of any material, recurring, or emerging climate-related events within the locality that would reasonably indicate accelerated deterioration or warrant an adjustment to the adopted valuation assumptions.

This approach aligns with the principles of AASB 13, ensuring that the valuation reflects conditions and assumptions that a knowledgeable, willing market participant would apply at the measurement date.



9. Movement Analysis and Prior Valuation

9.1 Methodology Consistency

Australis completed the prior comprehensive valuation for these assets. We confirm there has been no change in methodology between engagements.

9.2 Comparison with Prior Values

A comparison of prior and current values across the asset classes within scope is set out below:

Asset Class	Method [±]	Gross			Fair Value		
		Prior	Current	Var (%)	Prior	Current	Var (%)
Buildings	Cost	61,604,853	81,969,350	33.06%	25,993,344	34,688,130	33.45%
Buildings	Market	399,877	275,000	-31.23%	345,192	275,000	-20.33%
Buildings	-	2,782,595	-	-100.00%	1,415,497	-	-100.00%
Other Structures	Cost	43,851,189	48,189,350	9.89%	24,748,183	26,075,473	5.36%
Other Structures	Market	-	-	0.00%	-	-	0.00%
Other Structures	-	1,117,722	-	-100.00%	660,284	-	-100.00%
Land	Market	21,186,457	22,529,800	6.34%	21,186,457	22,529,800	6.34%

[±] Hyphen Indicates assets not valued such as demolished assets, or assets not found.

9.3 Statement of Valuation Reasonableness

The Valuer has had regard to the most recent observable market data in determining current values. Based on our methodology and process – applied in accordance with the Australian Accounting Standards – the valuation is considered reasonable as at the date of measurement.

For land assets, the most recent comparable sales evidence has been analysed for each property. We note that sales volumes in some markets and regions are inherently low; in such cases, improved property sales have been analysed to supplement vacant land evidence. Where evidence is sparse, the Valuer's findings are supplemented by Local Government and State land valuation indicators (e.g. Valuer-General determinations) for the relevant LGA.



10. Valuers Pecuniary Interest and Report Qualifications

10.1 Pecuniary Interest

10.1.1 Valuers Pecuniary Interest

The Valuer/s and Australis Asset Advisory Group (Australis) confirm that they have no pecuniary interest in the said assets or client and the opinion expressed is free of any bias in this regard.

10.2 Qualifications

10.2.1 Valuers Qualifications

The Valuer/s is/are a properly qualified, licensed and the Valuer is an Associate of the Australian Property Institute (where required).

10.2.2 Confidential Document for Authorised Users Only

This report is prepared for the private and confidential use of our client and their Auditors only and should not be reproduced in whole or part, or relied upon by any other party for any use without the express written authority of Australis.

Any other intending third party wishing to rely upon the contents of this valuation and its recommendations should note that in accordance with the provisions of our company's policy, they must, in written form, seek our approval in response to which we will consider the authorisation of this report for their use.

Under the provisions of our policy, certain third parties may be ineligible for reliance upon the whole or any part of the contents of this report. It should be noted that any subsequent amendments or changes in any form thereto, would only be notified to and known by the parties to whom it is authorised.

This valuation has been prepared on specific instruction from **Cootamundra-Gundagai Regional Council (CGRC)**, for **Financial Reporting Purposes** only. The report is not to be relied upon by any other person or for any other purpose, unless stated or extended herein. We accept no liability to third parties nor do we contemplate that third parties will rely upon this report. We invite other parties who may come into possession of this report to seek our written consent to them relying on this report. We reserve our right to withhold consent or to review the contents of this report in the event that our consent is sought.

10.2.3 Investigations

This valuation is conducted on the basis that we are not, or for reasons outside of our control cannot, carry out all possible investigations and inspections in relation to each asset. We have, however, identified where this has occurred, as well as certain limitations to our investigations to enable you to instruct further investigations if you consider this appropriate. Australis are not liable for any repercussions occasioned by a decision not to instruct further investigations.

10.2.4 Future Matters

To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to Australis at the date of this document. Australis does not warrant that such statements are accurate or correct.



10.2.5 Currency of valuation

This valuation represents the Valuer's opinion of value at the date of valuation. This valuation has been made on the basis that there was no material change to the asset, its features, or market conditions, between the dates of inspection and the date of valuation. Furthermore the Valuer/s has/have utilised information available to them, including obtaining information from the Client, to ensure to the best of their ability the values represent the date of valuation.

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect of the valuation.

10.2.6 Information Supplied by Others

This report contains a significant volume of information derived from sources other than the Valuer. AASB guidelines require us to identify which inputs are observable and which are unobservable, and how this affects the asset's status on the Fair Value Hierarchy. Where observable inputs are not available, unobservable inputs are used to determine value, in accordance with AASB 13.

10.2.7 Contamination Issues

Contaminants such as asbestos, chemicals, toxic wastes, and other potentially hazardous materials could, if present, adversely affect the value of property. Unless otherwise stated, the extent of any hazardous substances present on or in the property has not been considered by the Valuer in concluding value. The stated value is on the assumption that there is no material on or in the property that would cause loss in value. The Valuer is not qualified to detect such substances, quantify their impact on value, or estimate remediation cost.

10.2.8 Structural and Mechanical Survey

We emphasise that we have not carried out a structural or mechanical survey of the improvements nor have we examined them for signs of rusting, timber infestation, concrete cancer and the like, and accordingly cannot be responsible for the consequence of such defects. No soil analysis or geological studies were ordered or made in conjunction with this report. No electrical testing was undertaken as this is outside the scope of this brief.



10.2.9 Environmental Considerations

We draw your attention that Australis is not an expert in identifying environmental hazards and compliance requirements effecting properties.

While we will attempt to identify all matters of environmental concern and the effect they may have on the value of the property, we accept no liability for failure to identify all such matters or environmental concern and the impact which any such related issue may have on the property or its value including loss arising from:

- Site contamination;
- The non-compliance with any environmental laws;
- Costs associated with the clean-up of the property in which an environmental hazard has been recognised, including action by the Environmental Protection Authority to recover clean-up cost pursuant to the Environmental Protection Act;
- Flooding;
- Coastal erosion;
- Native vegetation and Threatened Species;
- Acid Sulphate Soils;
- Bushfire Hazards;
- Cultural Heritage;
- Foreshore Rehabilitation; and
- Developable Area.

10.2.10 Limitation of Liability

Liability limited by a scheme approved under Professional Standards Legislation.



Appendices

Appendix I – Built Assets Fair Value Spreadsheet (Summary)

Asset Category	Asset Type	Number of Assets	W.Average Useful Life	W.Average Remaining Life	W.Average RC Rate	Replacement Cost	Fair Value	Accumulated Depreciation	Annual Depreciation
Buildings	Non-Specialised Buildings	11	55.80	13.69	3,125.06	3,081,950.00	913,260.00	2,168,690.00	72,014.61
Buildings	Other Structures	28	55.68	34.19	2,653.51	9,867,000.00	5,942,832.50	3,924,167.50	194,439.49
Buildings	Specialised Buildings	131	57.44	22.72	3,731.63	69,295,400.00	28,107,037.50	41,188,362.50	1,379,825.58
Other Structures	Land Improvements – depreciable	1	60.00	54.00	4,800.00	4,800.00	4,320.00	480.00	80.00
Other Structures	Land Improvements – non-depreciable	1	100.00	90.00	7,300.00	7,300.00	6,570.00	730.00	73.00
Other Structures	Other Assets	6	23.15	15.36	64,071.43	257,400.00	169,792.50	87,607.50	14,935.67
Other Structures	Other Structures	648	38.10	20.30	32,774.08	47,840,650.00	25,851,702.50	21,988,947.50	1,637,921.76
Other Structures	Specialised Buildings	4	28.66	12.02	645.67	79,200.00	43,087.50	36,112.50	4,184.75
Buildings	Nil	15	-	-	-	-	-	-	-
Other Structures	Nil	12	-	-	-	-	-	-	-
TOTAL		830				\$130,433,700	\$61,038,603	\$69,395,098	\$3,303,475



Appendix II – Land Assets Fair Value Spreadsheet (Summary)

Suburb	Council Region	Total Assets	Percentage of Total	Total FV	Total Valued Sqm	Average Rate/sqm	Average Val	Level 2 Assets	Level 3 Assets
Cootamundra	Cootamundra	66	45.52%	\$12,837,700	4,099,200	\$3.13	\$194,511	\$1,728,500	\$11,109,200
Milvale	Cootamundra	1	0.69%	\$48,400	10,750	\$4.50	\$48,400	\$0	\$48,400
Stockinbingal	Cootamundra	9	6.21%	\$944,600	189,460	\$4.99	\$104,956	\$388,800	\$555,800
Wallendbeen	Cootamundra	8	5.52%	\$631,500	207,396	\$3.04	\$78,938	\$404,400	\$227,100
Adjungbilly	Gundagai	1	0.69%	\$104,400	18,980	\$5.50	\$104,400	\$104,400	\$0
Coolac	Gundagai	1	0.69%	\$127,200	39,150	\$3.25	\$127,200	\$0	\$127,200
Gundagai	Gundagai	51	35.17%	\$7,331,900	746,450	\$9.82	\$143,763	\$3,243,200	\$4,088,700
Muttama	Gundagai	3	2.07%	\$67,300	46,034	\$1.46	\$22,433	\$40,500	\$26,800
South Gundagai	Gundagai	3	2.07%	\$114,200	7,963	\$14.34	\$38,067	\$11,700	\$102,500
Tumblong	Gundagai	2	1.38%	\$322,600	172,825	\$1.87	\$161,300	\$282,700	\$39,900
TOTAL ASSETS		145	100.00%	\$22,529,800	5,538,208	\$4.07	\$155,378	\$6,204,200	\$16,325,600

7.3.4 INVESTMENT REPORT - JUNE 2026

DOCUMENT NUMBER	476055
REPORTING OFFICER	Damian Smith, Accountant
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	Council's cash and investment portfolio increased \$8,454,275.16 from \$27,810,547.98 as at 31st May 2026 to \$36,264,823.14 as at 30th June 2026.
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 30th June 2026, 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 increased \$8,454,275.16 from \$27,810,547.98 as at 31st May 2026 to \$36,264,823.14 as at 30th June 2026.

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	BBB	A3	Heartland	At Maturity	20-01-26	21-07-26	182	4.65	4.47	\$1,000,000.00
TD	BBB	A3	Heartland	At Maturity	28-01-26	27-10-26	272	4.75	4.47	\$3,000,000.00
TD	A-	A2	Rabobank	At Maturity	03-02-26	04-08-26	182	4.48	4.47	\$3,000,000.00
TD	AA-	A1+	NAB	At Maturity	10-02-26	11-08-26	182	4.55	4.47	\$1,000,000.00
TD	BBB	A2	JUDO	At Maturity	17-03-26	15-09-26	182	5.10	4.47	\$3,000,000.00
TD	AA-	A1+	NAB	At Maturity	18-03-26	21-07-26	125	5.00	4.47	\$1,000,000.00
TD	A-	A2	Bank of Queensland	At Maturity	08-04-26	07-10-26	182	5.30	4.47	\$2,000,000.00
TD	AA-	A1+	NAB	At Maturity	07-04-26	06-10-26	182	5.25	4.47	\$3,000,000.00
TD	BBB	A3	Heartland	At Maturity	19-05-26	17-11-26	182	5.35	4.47	\$3,000,000.00
TD	A-	A2	Bank of Queensland	At Maturity	24-06-26	05-01-27	195	5.25	4.47	\$2,000,000.00
TD	AA-	A1+	NAB	At Maturity	24-06-26	05-01-27	195	5.27	4.47	\$4,000,000.00
CASH	AA-	A1+	CBA	Monthly				3.90	4.35	\$4,722,888.48
CASH	AA-	A1+	CBA	Monthly				3.90	4.35	\$5,517,850.86
CASH	AA-	A1+	NAB	Monthly				4.35	4.35	\$24,083.80
Total										\$36,264,823.14

Performance

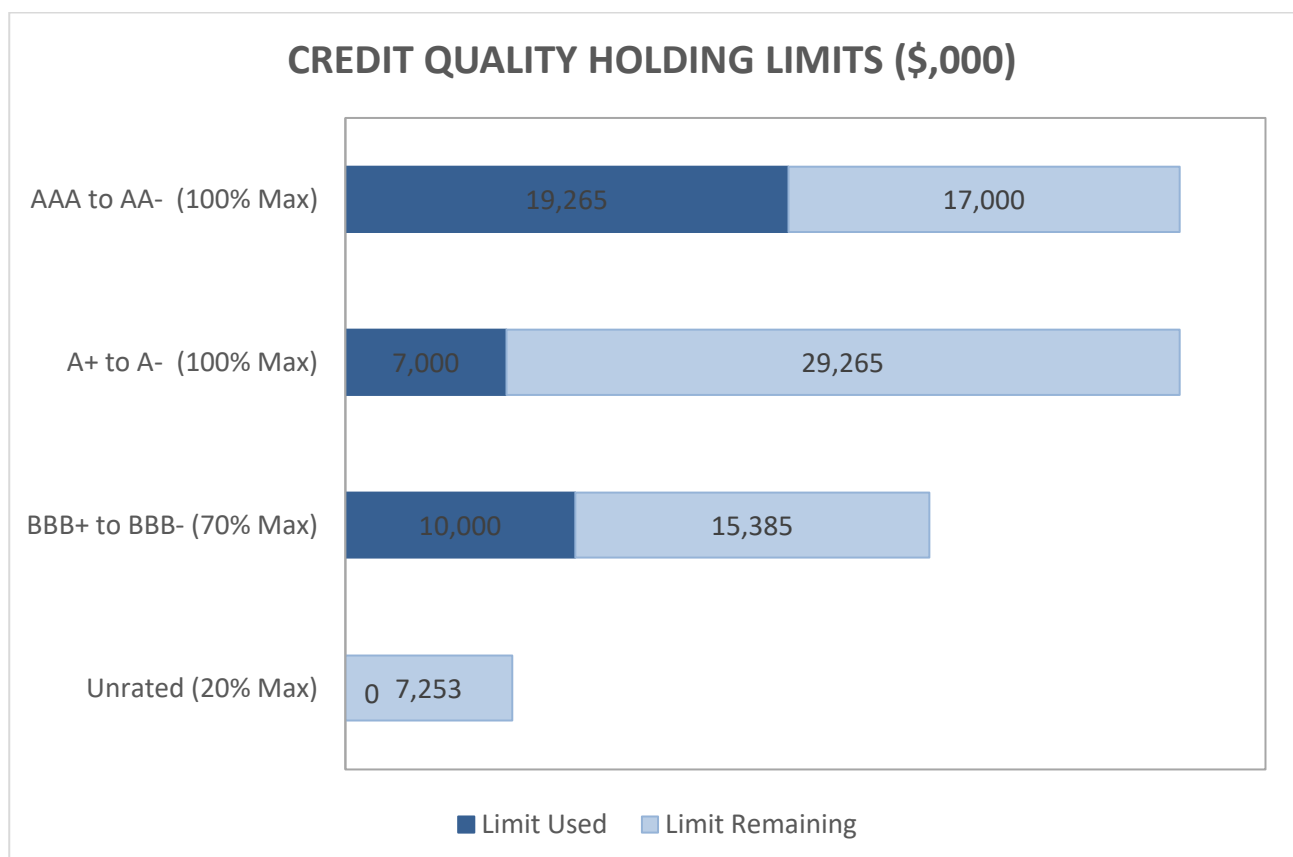
Cootamundra-Gundagai Regional Council's investment portfolio outperformed the relevant BBSW Index benchmark by 5.57%. The average weighted yield for June was 4.72%, over an average weighted term of 78.10 days, with a benchmark of 4.47%.

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 \$36,264,823	Monthly Interest Received \$120,802	Weighted Average Term 78.1 Days
Total Value \$36,264,823	Yearly Interest Received \$1,336,456	Weighted Average Yield 4.72%

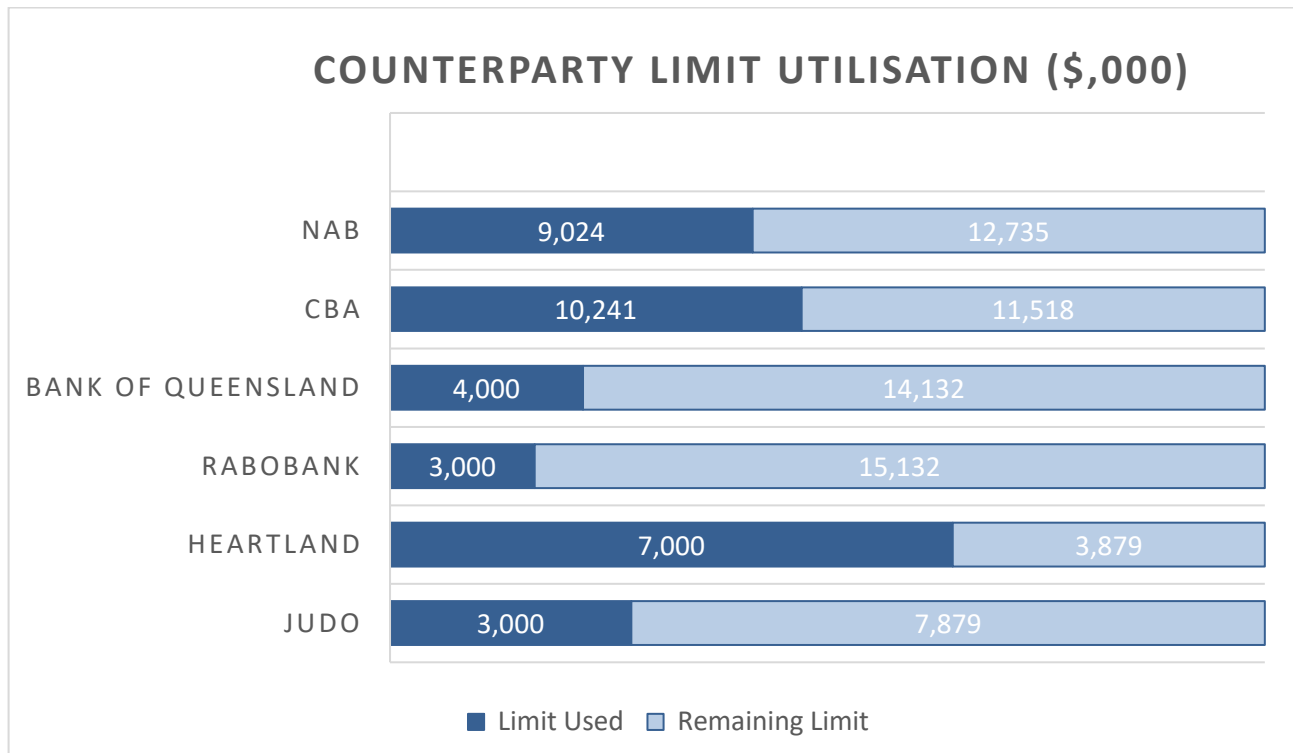
Credit Quality Compliance

Council's investment portfolio was compliant with policy in terms of S&P long term rating credit quality limits, as displayed below.



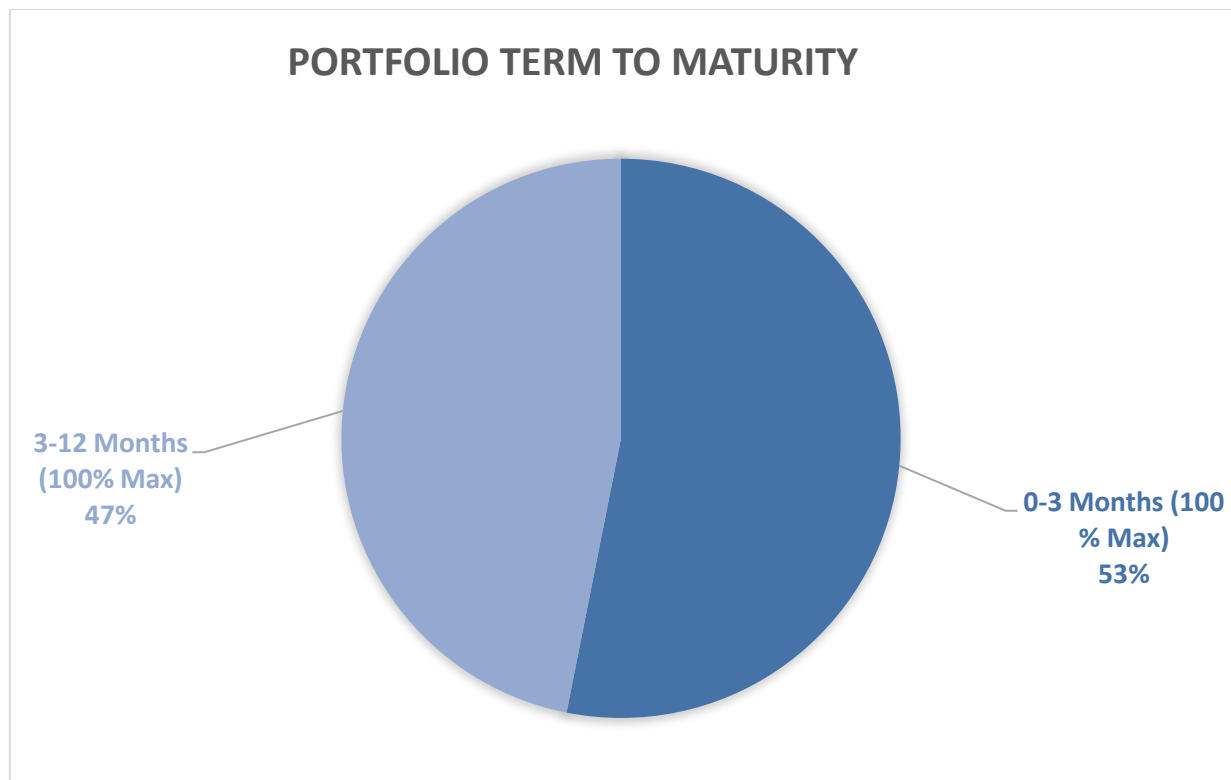
Counter Party Compliance

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.

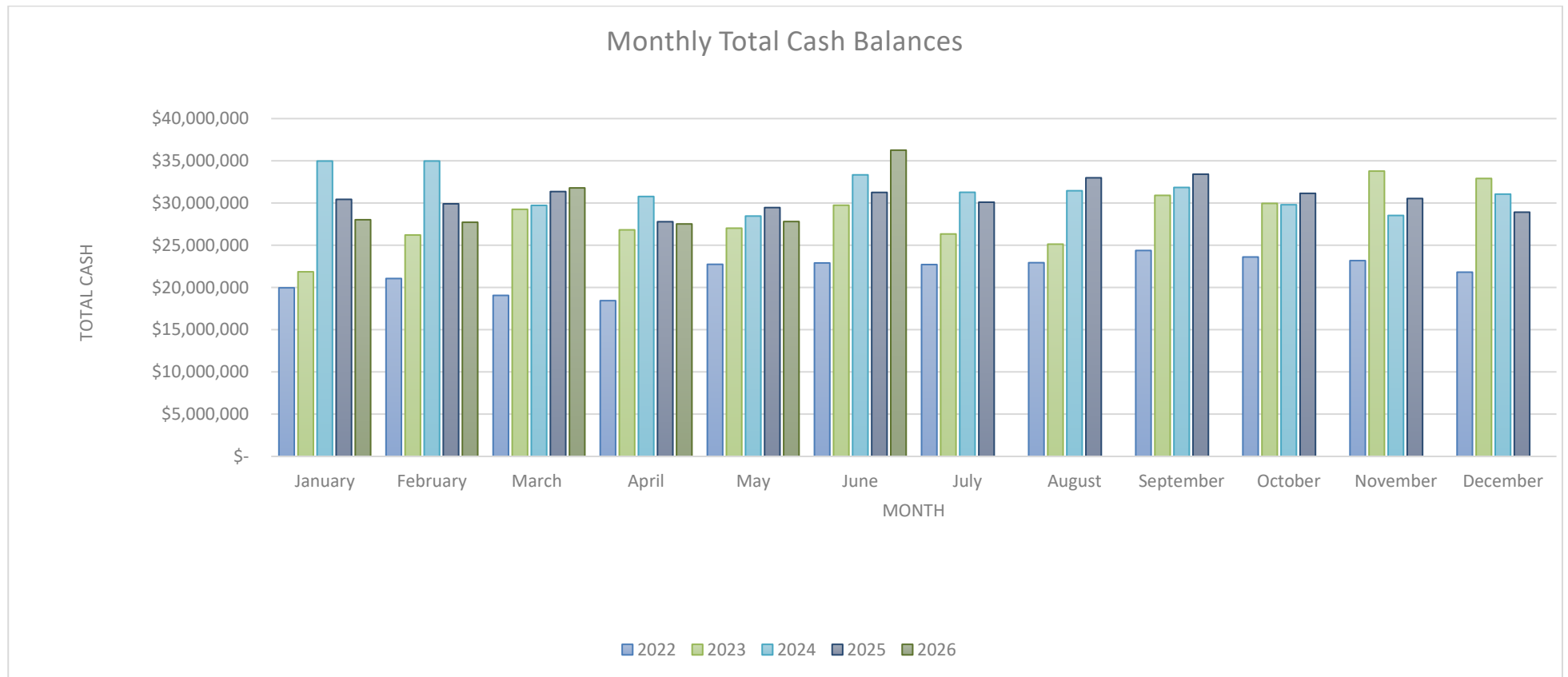


Term to Maturity

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.



Total Cash Balance



The below graph shows the month end total cash balance, highlighting the normal fluctuations that occur throughout the year. This visual helps demonstrate Council's liquidity position over time and supports monitoring of financial capacity and cash flow trends.

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

7.4 SUSTAINABLE DEVELOPMENT

Nil

7.5 ENGINEERING COOTAMUNDRA

7.5.1 COOTAMUNDRA ENGINEERING REPORT - JUNE 2026

DOCUMENT NUMBER	476940
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 June 2026 be noted.

Introduction

The Cootamundra Engineering Report for the month of June 2026 is submitted for the information of Council and the community.

Discussion

State Roads

Transport for NSW (TfNSW) carried out a site inspection on the Olympic Highway north of Cootamundra to finalise culvert replacement works in preparation for pavement rehabilitation works.

Ordered Works for the financial year were completed within schedule. Routine Services were performed until 30 June.

Planning is underway for heavy patching, resealing and segment rehabilitation works for FY26-27 program.

Local Roads

Grading crews have been heavily impacted by the wet weather throughout June. Maintenance grading has been carried out on sections of the following roads:-

- Morrisons Hill Road
- Brawlin Springs Road
- Blonde Vale Road
- Sheep Station Creek Road
- Rawilla Road

Approximately 2000m² of gravel patching has been undertaken on North Jindalee Road. The crew will carry out grading works on this section once gravel patching has been completed.

Staff continue moving through stockpile cleaning, carting away left over product and relocating the box culverts from the Gap on MR78 Olympic Highway to Adams Street in preparation for rehabilitation of the floodway crossing.

Gravel hard stands have been installed throughout the Jugiong Road and Muttama Road areas for traffic lights, VMS boards and school bus safe areas.

Rehabilitation of drainage on Salt Clay Lane and Boundary Road has been completed, with plant operators reshaping, desilting and relining the drain with placement of fabric, bitumen and gabion rock down the hill to prevent wash out and scour.

Patching of small potholes and general maintenance is continuing throughout town streets and mowing of roadsides when the weather permits.

Jetpatching of potholes has been undertaken throughout the local road network before moving onto state roads and town streets.

Civil Projects

The Civil Works team have moved through cleaning storm water drains and preparation works in early June prior to commencement of Olney Street pipe installation. The project will see over 200m of new dual drainage and new kerb. Estimated time of works will be around 6 weeks pending weather conditions. Pipe material supply for the Olney Street drainage project was delivered in early June. The invert and pit locations were marked ready for commencement of the project.

Arrangements have been made to undertake geotechnical investigations for upcoming works in Adams Street and Mackay Street. Once results from these investigations are received, design works can commence on the Adams Street culvert replacement.

Road Safety

Event Management: An Event Management Plan was received by Council for the upcoming Business Awards Gala Dinner scheduled for the 19 June 2026.

Pro Street Challenge has submitted their EMP and Certificate of Currency for the aerodrome event scheduled for 1–2 August 2026.

Traffic Counters: Traffic counts from Stockinbingal Road and Sutton Road were completed, with reports prepared and distributed to relevant stakeholders. Speed analysis for Adjungbilly was also undertaken. Additionally, a new traffic counter was installed on Dirnaseer Road to support NSW Police speed enforcement, as requested through the Local Transport Forum.

One traffic counter has been installed on Olympic Highway and two on Burley Griffin Way to capture vehicle-volume data. All active traffic counters were checked to prevent data corruption. Three units in Adjungbilly were also inspected, with data downloaded, reports prepared, and findings provided to management. Two additional counters have been deployed; one on Stockinbingal Road to monitor heavy-vehicle movements and one on Wallendoon Street for unit testing.

Councils Asset/GIS Officer has begun compiling and entering historical and current traffic data into a usable format to allow key information such as Average Daily Traffic (ADT), Percent Heavy Vehicles and speed compliance to be readily available.

Event Management Procedure: Work is continuing on the development of an Event Management Procedure based on StateCover's requirements to ensure Council complies with current legislation and operational obligations.

A presentation has been prepared outlining aerodrome usage and future operational considerations.

Community Awareness: Community awareness activities for June included promotion of *Fatality Free Friday* via Council media channels, along with targeted messaging for the King's Birthday double demerit period through media and four strategically placed VMS boards.

VMS boards were placed on Sutton Street and Olympic Highway at the saleyards targeting speed, and two VMS boards on Temora Street and Gundagai Road focusing on driver fatigue.

Forty-nine responses have been received for the Cycleway Survey, which closed on 30 June. Council received 44 completed surveys. Interest in the upcoming participation workshops continues to be strong.

RYDA Workshop 2027: Council has secured places for the 2027 RYDA program, which is designed to develop safe road behaviours in Year 10 students. Cootamundra High School and Gundagai High School have expressed interest, while Sacred Heart is yet to respond. RYDA (Rotary Youth Driver Awareness) is a nationally recognised road-safety education program that delivers practical workshops focused on hazard perception, risk assessment, and responsible decision-making for young drivers and passengers. Expressions of interest have been received from Cootamundra High School and Gundagai High School with strong projected participation.

Water & Sewer

Staff have been working with contractors on major projects within Cootamundra throughout June. Projects include investigation and design works for relining of town sewers and involvement in the planning stages of the water main replacement and replacing float switches and pumps at various sewer pump stations within the network.

Between working on major projects staff have repaired a large number of burst water mains and services. Sewer chokes are cleared as reported, many involving blockages caused by tree roots.

Cootamundra Standpipe Income – June 2026

2025/2026		Income	No. of Transactions
2025	August	\$1,066.02	62
2025	September	\$1,538.89	102
2025	October	\$3,733.97	154
2025	November	\$2,945.37	93
2025	December	\$3,257.99	120
2026	January	\$1,457.59	77
2026	February	\$0.00	0
2026	March	\$0.00	0
2026	April	\$0.00	0
2026	May	\$5.20	8
2026	June	\$88.41	43
2025/2026	Totals	\$14,093.44	659

Workshop

General services on plant have continued, in addition to rebuilding mower decks, replacing wide sweep brooms in the street sweeper and undertaking the 500hr service on the Caterpillar Grader. A new windscreen was fitted to the excavator as old one was beyond repair.

Major air leaks have occurred in some of the larger plant recently resulting in workshop staff replacing protection valves, running new airlines and adjusting governor valves to rectify the issues. Some major electrical faults were detected in the traffic lights at Wallendbeen, requiring the replacement of on-board battery chargers.

Staff have carried out replacement of a new hydraulic slide ram in the garbage truck, multiple reseals on hydraulic hoses and a general service. Reprogramming of the bin lifter and bin slide (re-schooling all the Hydraulic functions) were also carried out.

A heater/ thermostat controller and temperature gauge were installed into the Jet-patcher emulsion tank to ensure continued effective operation throughout the winter months.

Financial

Projects funded from various funding sources as noted above.

Maintenance works funded from 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.

7.5.2 COOTAMUNDRA AERODROME EVENTS

DOCUMENT NUMBER	476987
REPORTING OFFICER	David Brodie, Acting Manager Engineering 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 will be a financial implication associated with this report as per recommendation.
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:

1. **Endorses the continued use of Cootamundra aerodrome for non-aviation events.**
2. **Gives in principle support to the temporary closure of the Cootamundra aerodrome during non-aviation events.**
3. **Undertakes consultation with the existing Cootamundra aerodrome occupants/ businesses/ users in relation to the planned changes.**
4. **Receives a further report following completion of this consultation process.**

Introduction

Council has received an increasing number of enquiries and applications seeking approval to use the Cootamundra Aerodrome for non-aviation activities, including automotive events, vehicle exhibitions and motorsport-related festivals. Whilst a number of these events have previously been undertaken at the aerodrome on a limited scale, growing popularity and attendance demand are resulting in requests for larger and more complex events.

Accordingly, Council is required to consider the suitability of the aerodrome for expanded non-aviation uses and the associated operational, safety, insurance and community implications.

Discussion

The Cootamundra Aerodrome is a significant regional asset supporting a diverse range of aviation activities. These include aircraft refuelling, engineering and maintenance services, agricultural aviation operations, private and recreational flying, hangar leasing, aircraft storage, gliding activities and aviation-related events.

In addition to its commercial and recreational functions, the aerodrome provides critical services to the wider community. It accommodates twice-daily postal flights that facilitate reliable freight and communication links across regional areas. The aerodrome also provides essential infrastructure for

emergency aviation operations, including aeromedical retrievals, disaster response activities and emergency helicopter services such as Toll Rescue. These services rely on the continued availability of a safe and operational facility to support patient transfers and emergency response requirements.

Over the next 18 months, eight runway-based vehicle events are scheduled at the Aerodrome, in addition to the annual Southern Cross Gliding Club Summer Camp.

A review of the Aerodrome's financial performance over the past three years indicates that vehicle-related events represent the largest source of aerodrome-generated revenue (greater than 90%). These events make a significant contribution towards the ongoing operation, maintenance and financial sustainability of the facility. They also attract participants and visitors from across the region, generating broader economic benefits for local businesses and supporting tourism activity.

As interest in the venue continues to increase, Council has received requests for activities beyond those currently approved. Future proposals could include full aerodrome closures, drag racing events, vehicle shows, dyno shootouts, amusement rides, merchandise vendors, portable grandstands, live entertainment and other supporting event infrastructure and amenities.

The scale and complexity of such events have the potential to increase operational risks, affect aviation activities and require additional planning in relation to public safety, traffic management, security, emergency access, infrastructure capacity, environmental impacts and may result in breaches to Council's obligations to the Civil Aviation Safety Authority (CASA).

Historically, motorsport and vehicle-based events conducted at the aerodrome have been restricted to a maximum of 80 participating vehicles, together with essential pit crew personnel, with no spectators permitted. These limitations were implemented in accordance with recommendations provided by Council's insurer.

Recent changes by Council's insurer have resulted in all events being held on Council land to be submitted and approved by the insurance company prior to the event for Council to be covered. As a result, Council's insurance company has advised moving forward any car event applications held at the aerodrome, while the aerodrome is operating will be scrutinised for high risk activities and may not be covered by Council insurance due to residual risk profiles. As a result of this, Council staff are proposing the aerodrome be closed temporarily during all non-aviation events moving forward, and previous restrictions on vehicle numbers and spectators be removed.

In determining the future use of the aerodrome for non-aviation activities, Council must balance the economic benefits generated by these events against the aerodrome's current primary function as an operational aviation facility and critical emergency services asset. Any expansion of event activities should ensure that aviation safety, emergency access requirements, insurance obligations and community interests are appropriately managed while maintaining the long-term viability and operational sustainability of the aerodrome.

Financial

Proposed additional aerodrome hire fee more accurately reflects the cost of maintaining additional wear and tear on surfaces due to non-aviation based activities.

OLG 23a Guideline consideration

This report does not conflict with OLG 23a Guidelines

7.6 ENGINEERING GUNDAGAI

7.6.1 GUNDAGAI ENGINEERING REPORT - JUNE 2026

DOCUMENT NUMBER	477026
REPORTING OFFICER	Thomas Hogg, Acting Manager Engineering Gundagai
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 Gundagai Engineering Report for the month of June 2026 be noted.

Introduction

The Gundagai Engineering Report for the month of June 2026 is submitted for the information of Council and the community.

Discussion

Road Maintenance

The frequent rainfall throughout June has seen routine road maintenance schedules reduced. This has allowed crews to focus pruning of trees on Deltroit Road to improve traffic conditions and line of sight distances. Guidepost maintenance was also carried out on various roads.

During periods of dry weather, road maintenance crews were in the Bundarbo Road area undertaking unsealed road maintenance before moving on to Cooininee Road.

The wet weather conditions provided the opportunity for staff to undertake maintenance on Council's depots and equipment supplies between road maintenance works.

Flood Warning Signage for Cootamundra and Gundagai is currently in the final stages of manufacturing. Installation will be carried out during July and will provide automated flashing lights for critical flood prone areas, with one to be installed in Gundagai and one in Cootamundra.

Water and Sewer

A recent fire in Cootamundra has highlighted hydrants that are inaccessible due to temporary capping to stop leaks. It is estimated that up to 5% of the 1500 hydrants across Cootamundra and Gundagai are currently out of service.

A Request for Tender was released to undertake an assessment of the network including locations, overall condition of the hydrant assembly and functionality. Minor repairs will be undertaken where required by the successful contractor at the time of assessment. A list of major repairs will be developed as part of the initial contract. Depending on the extent of rectification works required, this may be negotiated with the contractor or put out to market to ensure best value for Council.

Council received nine submissions in response to the tender. All inspections will be completed within eight weeks of award of contract and all repairs completed within 16 weeks of award of contract.

Water levels in Blowering Dam are now above 30% which triggers a reduction to Level 1 water restrictions. Council commenced advertising about this reduction during June through the same media used to announce level 2 water restrictions. Signs entering town have been amended to notify the public of the current Level 1 water restrictions.

Plant and Fleet

Council was successful in securing a Lime Spreader with a 10-tonne payload. The item of plant was secured at auction substantially below the approved budget and is the last piece of plant purchased as part of the 2025/2026 Plant Replacement Program.

Changes to ownership and management of Rural Fire Service's mobile assets will take place from 1 July 2027. Commonly referred to as the "Red Fleet", councils have been required to record these assets in their financial statements and absorb the depreciation expenses as well as the costs of inspecting and recording these assets in their accounts. This is a major win for local government and comes after years of persistent advocacy by LGNSW and individual councils.

Capital Works

Mundarlo Bridge Replacement - Council's Mundarlo Bridge replacement project is now underway. The infrastructure project is valued at \$30.7 million and will significantly improve access and safety for the Riverina community during high river flow events in the Murrumbidgee River.

Located approximately 40 kilometres from Gundagai and 60 kilometres from Wagga Wagga, Mundarlo Bridge is the only public crossing of the Murrumbidgee River between the two centres. The project will deliver a new 110-metre-long bridge, 3.7 metres higher than the existing one, with widened dual lanes to accommodate heavy vehicles, such as farm machinery and trucks.

The current bridge is highly susceptible to flooding and is overtopped when flows exceed 32,000 ML per day at Gundagai. This causes significant disruptions to the community including detours of up to 120 kilometres for motorists. The new bridge is designed to remain open during flows up to 100,000 ML of water per day, preventing the community from being cut-off and reducing the frequency of clean-ups and major repair works. To keep traffic flowing, the new bridge will be built upstream of the old one, allowing the single-lane bridge to continue to be used during construction.

Once complete, the old bridge will be demolished and approaching roads on either side of the river will be realigned. A NSW construction company has commenced mobilisation at the site with early works scheduled to commence shortly. Project completion is expected by late December 2026.

Annie Pyers Drive Precinct Water – the watermain project is progressing well, with final designs currently with Council for review prior to commencement of construction. Council is currently working with the contractor to finalise any outstanding licences and permits required prior to commence construction. It is expected that off-site construction of the pump station will commence in July and on-site construction to commence in August. Currently the critical element determining completion timelines is Essential Energy approvals for the power connection to the pump station.

Gundagai Sewer Replacement – Council contractors have advised that they have completed the largest section of sewer replacement scheduled in the current contract. They are currently working on completing connections and testing before site rehabilitation takes place.

Road Safety

Three traffic counter units installed at Adjungbilly to monitor traffic speed and volume were inspected. Data collected by these units has been downloaded with reports prepared, and findings provided to management for review.

Council staff met with Humelink staff to discuss the status of the construction project. Humelink have advised that all except for one of the towers has been erected in the CGRC LGA. Line stringing is being scheduled in to commence within the next few months indicating that much of the civil works are now complete. Heavy vehicles relating to civil works will now reduce, however, the next phase will see an increase in heavy vehicles carrying cable. Humelink advised that they intend to string the power lines using helicopters.

National Heavy Vehicle Register

Heavy vehicle applications continue to be received for vehicle movements related to major projects currently underway throughout the LGA. Council staff are assessing these in accordance with the approved Vehicle Movement Plans in addition to Council's direction from the report to Council in October.

Council has received 48 applications and reviewed a total of 47 Access Permit Applications for the LGA during June 2026.

Applications Received	Approved with Conditions	Refusals
48	43	4

Financial

Projects funded from various funding sources as noted above and align with the adopted 2025/2026 budget.

OLG 23a Guideline consideration

OLG 23a Guidelines have been reviewed and the work outlined in this report does not conflict with the guidelines.

7.7 REGIONAL SERVICES GUNDAGAI

7.7.1 GUNDAGAI REGIONAL SERVICES REPORT - JUNE 2026

DOCUMENT NUMBER	477053
REPORTING OFFICER	Greg Ewings, Acting Manager Regional Services Gundagai
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	1. A vibrant, safe, and inclusive community 1.1 Our health and wellbeing needs are met
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 Gundagai Regional Services report for the month of June 2026 be noted.

Overview

This report highlights the significant achievements, key project milestones, operational initiatives, and service delivery outcomes delivered by the Gundagai Regional Services Division during June 2026.

Throughout the reporting period, Council adopted a proactive and community-focused approach to the delivery of services across the Gundagai region. Strong emphasis was placed on maintaining and enhancing critical infrastructure, improving public facilities and assets, supporting community wellbeing, strengthening public safety, and driving continuous improvements in service delivery.

Council staff and contractors continued to progress a range of strategic and operational projects, demonstrating a commitment to asset sustainability, operational excellence, and the long-term needs of the community. Through effective planning, collaboration, and resource management, a number of important initiatives were advanced and completed during the month.

The following sections provide an overview of the Division's major accomplishments, project updates, and operational activities for June 2026, reflecting Council's ongoing commitment to delivering high-quality services and positive outcomes for residents, businesses, and visitors across the region.

1. Regional Services – Parks, Reserves, Sporting Fields, Playgrounds and Projects

Key Achievements for the Month:

Council staff continued to deliver maintenance and enhancement works across parks, reserves and recreational facilities, resulting in improved community amenity, safety and asset condition. Key achievements during the reporting period included:

- Additional cleaning and maintenance activities were undertaken along the Morley's Creek walking tracks and pathway network to address increased debris accumulation associated with the current local flying-fox colony. Works focused on maintaining public amenity, pedestrian accessibility and safety, while ensuring the area remained welcoming and accessible for residents and visitors.
- Council continues to monitor the affected areas and undertake cleaning as required. However, management options are limited, as flying-foxes are protected native fauna under NSW and Commonwealth environmental legislation. Any relocation, dispersal or direct disturbance of established flying-fox camps generally requires regulatory approvals and may only be undertaken in specific circumstances. As a result, Council's primary response at this stage remains focused on ongoing maintenance, monitoring and community safety messaging.
- Sustained turf management, irrigation and field preparation programs, ensuring sporting facilities remain in excellent condition for community use and organised sporting events.
- Council progressed playground inspections, maintenance and renewal programs throughout the reporting period, enhancing community safety and extending the operational life of playground assets.
- Council continued to maintain parks, reserves, playgrounds and public open spaces to a high standard, ensuring these assets remain safe, accessible and well-presented for the enjoyment of residents and visitors.

2. Council Facilities

The Emergency Operations Centre (EOC) upgrade has been successfully completed, delivering significant improvements to functionality, resilience, and operational readiness. The project included the installation of new cabinetry and storage solutions, enhanced Wi-Fi connectivity, a new printer, whiteboards, and emergency response tabards. In addition, a new 22kW backup generator has been installed, ensuring continuity of operations during power outages and enhancing the EOC's ability to support emergency management activities during critical incidents. The generator also provides a valuable backup power source for Council's administration office, strengthening business continuity and organisational resilience. Together, these upgrades improve the capability of the EOC to effectively coordinate emergency response and recovery operations while enhancing Council's preparedness for future emergency events.

3. Gundagai Memorial Swimming Pool

Structural works associated with the new shade sail installation have been successfully completed, including the erection of supporting infrastructure and the installation of the shade sail fabric. The completion of these works provides enhanced sun protection for patrons and contributes to improved amenity and user comfort within the pool precinct.

4. Cemeteries

Council continued to deliver a proactive cemetery maintenance and management program across the region, ensuring all facilities remain safe, accessible and respectfully presented. Regular asset inspections, grounds maintenance and site monitoring were carried out during the reporting period, supporting community expectations, enhancing amenity and contributing to the long-term sustainability of cemetery infrastructure and services.

Activities undertaken during the reporting period included:

- Concrete works by in-house staff have progressed with the successful completion of two additional beam installations. Preparatory works are now underway for the next stage of the project, being the construction and installation of the corresponding desk (headstone) bases. The completion of these elements will contribute to the overall delivery of the project and ensure the infrastructure is fit for purpose and aligned with the intended design outcomes.
- Delivery of ongoing maintenance programs across cemetery facilities, including pathway upkeep, infrastructure inspections and proactive site monitoring to ensure grounds remain safe, accessible and well maintained.
- Four interments were coordinated and undertaken in accordance with Council procedures and legislative requirements, providing respectful, professional and compassionate service to families and the community.
- Continued administration and customer service activities, including the acceptance of Pre-Need Burial Agreements to assist future burial planning, together with the assessment and approval of monument permit applications.
- Routine mowing, lawn maintenance, weed control and grounds care were completed across all cemetery locations, maintaining a high standard of presentation and enhancing the overall amenity of cemetery grounds.
- Continued management of cemetery assets and infrastructure to support long-term sustainability, operational efficiency and community expectations for quality cemetery services.

5. Biosecurity

Biosecurity activities continued to focus on strengthening compliance, increasing community awareness and supporting responsible land management practices across the region. Throughout the reporting period, Council worked collaboratively with landholders, industry representatives and community members to promote improved biosecurity outcomes and reduce the risk of weed and pest spread.

- Acquittal of 25/26 WAP is being undertaken.
- Ongoing inspections, monitoring and compliance activities across identified risk areas to support adherence to biosecurity obligations and legislative requirements.
- Engagement with landholders and stakeholders to encourage proactive weed management, early intervention and best-practice land management techniques.
- Continued monitoring of emerging biosecurity risks and response activities to support the protection of agricultural land, natural environments and community assets.

Council remains committed to achieving positive regional biosecurity outcomes through education, compliance, monitoring and ongoing collaboration with landholders, industry and government agencies. *“Healthy Land, Strong Communities, Secure Future.”*

6. Gundagai Public & Council Facilities income

Gundagai RV Park Income June 2026

- 01/06/26 – 30/06/26 - Total Income \$482.20

Gundagai Landfill Income June 2026

- 01/06/26 – 30/06/26 - General Income \$5,229.98

Gundagai Standpipe Income June 2026

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	\$5,232.65	16	\$2,352.76
2025	December	\$6,384.75	17	\$3,083.95
2026	January	\$11,743.19	17	\$1,914.33
2026	February	\$26,650.59	17	\$2,794.07
2026	March	\$25,746.73	20	\$6,768.10
2026	April	\$17,136.31	19	\$14,104.02
2026	May	\$21,059.48	16	\$13,078.40
2026	June	\$12,538.85	16	\$9,119.35
25/26	Totals	\$135,080.59	185	\$62,574.66

Gundagai Saleyards Truck Wash June 2026

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	\$3,976.71	32	\$3,710.83
2025	December	\$3,170.29	26	\$3,645.21
2026	January	\$3,908.68	28	\$3,260.07
2026	February	\$2,455.41	28	\$3,486.04
2026	March	\$3,442.91	26	\$3,571.64
2026	April	\$3,641.40	28	\$3,633.62
2026	May	\$3,179.79	27	\$3,867.23
2026	June	\$5,562.64	24	\$3,251.20
25/26	Totals	\$45,227.11	341	\$41,014.00

7. Compliance

Council continues to ensure compliance with the Companion Animals Act 1998 and the Local Government (General) Regulation 2021 (Regulation 217(1)(f)) through ongoing monitoring, enforcement, and community education initiatives.

Community Education and Responsible Pet Ownership

Council recognises that effective feral cat management requires a proactive community approach. In addition to operational capture and management activities, Council will continue to promote responsible pet ownership and community awareness through:

- Public education campaigns highlighting the impacts of feral and stray cats on native wildlife, public amenity and animal welfare.
- Promotion of desexing programs to reduce unwanted litters and minimise stray cat populations.
- Encouragement of microchipping and lifetime registration to improve owner identification and facilitate the return of lost pets.
- Community education regarding offences associated with animal abandonment and the responsibilities of cat ownership.
- Raising awareness of containment practices and responsible pet management to prevent domestic cats from contributing to feral populations.
- Encouraging residents to report feral cat colonies and unmanaged stray cat populations at an early stage to allow timely intervention.
- Working collaboratively with animal welfare organisations, veterinarians and community groups to support humane management and rehoming opportunities where appropriate.

Through these initiatives, Council aims to reduce the incidence of stray and feral cats, protect native biodiversity, and promote responsible and humane animal management practices across the local government area. *"Rehome Where Possible, Protect Where Necessary."*

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 for the guidelines.

7.7.2 GUNDAGAI CEMETERY LAND PURCHASE FROM UNITING CHURCH

DOCUMENT NUMBER	477276
REPORTING OFFICER	Greg Ewings, Acting Manager Regional Services Gundagai
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	3. Protected and enhanced environment 3.4 Greater efficiency in the use of resources
FINANCIAL IMPLICATIONS	The proposed purchase price is \$1 per property, representing a total acquisition cost of \$2. Council and the Uniting Church would each bear their own associated legal and administrative costs associated with the property sales. Any minor costs associated with conveyancing, registration and due diligence can be met from existing operational budgets.
LEGISLATIVE IMPLICATIONS	Any acquisition of land will be subject to the requirements of the Local Government Act 1993 and all relevant statutory processes. Appropriate due diligence, including title investigations and legal review, will be undertaken prior to completion of the transfer.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Uniting Church Correspondence - Proposal to Council to purchase Uniting Cemetery Land ↓

RECOMMENDATION

That Council:

1. Accepts in principle the offer from the Uniting Church to transfer:
 - Part North Gundagai Cemetery – Lot 2 DP 1041398; and
 - Part South Gundagai Cemetery – Lot 1 DP 668531; to Cootamundra-Gundagai Regional Council for a peppercorn fee of \$1 per property.
2. Authorises the Interim General Manager to arrange the necessary investigations and due diligence associated with the proposed acquisitions.
3. Authorises the Interim General Manager to execute all documentation necessary to complete the transfers, subject to satisfactory due diligence outcomes.

Introduction

Council has received correspondence from the Uniting Church in Australia Property Trust (NSW) regarding the ownership of two cemetery parcels located at the North Gundagai Cemetery and South Gundagai Cemetery. The Church has formally requested that Council consider acquiring these parcels for a nominal consideration of \$1 each.

Council currently manages the main portions of both the North Gundagai and South Gundagai cemeteries adjoining the subject lands. The acquisition would consolidate ownership and management of the cemetery areas under a single authority and formalise Councils existing management and operation processes of the cemeteries.

Discussion

The Church advises that these cemetery lands form part of a historical arrangement whereby individual denominations held ownership of specific sections within local cemeteries. Following the establishment of the Uniting Church in 1977, ownership of various church properties was transferred to the Property Trust.

The Church further notes that the former Gundagai Council and the current Cootamundra Gundagai regional Council has effectively controlled and managed the broader cemetery operations at the two cemeteries for many decades and that the former Gundagai Uniting Church congregation ceased operation around 2013. As a result, the Church no longer has a functional use for the land and does not have the resources to maintain these parcels.

The proposed acquisition presents a positive opportunity for Council and the community.

Consolidating ownership of these cemetery parcels under Council control would provide a more streamlined approach to cemetery management, maintenance planning and long-term asset stewardship. It would also remove historical complexities associated with fragmented ownership arrangements and create a clearer framework for future management of these important community assets.

The Church has indicated that the transfer is proposed in the interests of ensuring a single responsible manager for the cemeteries and believes this outcome would best serve the local community. Council's ownership of the adjoining cemetery lands places it in a strong position to assume responsibility for the remaining parcels and ensure consistent standards of management across both cemetery sites.

The nominal purchase price of \$1 per property represents a significant benefit to Council and the community. The land details and the proposal from the Uniting church has been reviewed by Councils Finance, Revenue, Sustainable Development and Regulatory Staff with all agreeing that subject to due diligence investigations by legals, the acquisition would secure public ownership of these lands at minimal cost while supporting the preservation and ongoing management of Gundagai's historical cemetery sites.

The proposal also aligns with Council's role in maintaining community infrastructure, preserving local heritage assets and providing long-term certainty regarding the management of public cemeteries by aligning with the below Community and Strategic Implications.

Community and Strategic Implications

The acquisition would deliver several community benefits, including:

- Consolidation of cemetery ownership and management under a single authority.
- Improved administrative efficiency and long-term planning
- Enhanced protection and stewardship of local cemetery assets
- Greater certainty for community members regarding future management responsibilities
- Preservation of important historical and cultural sites

Financial

The proposed purchase price is \$1 per property, representing a total acquisition cost of \$2.

Council and the Uniting Church would each bear their own associated legal and administrative costs associated with the property sales.

Any minor costs associated with conveyancing, registration and due diligence can be met from existing operational budgets.

OLG 23a Guideline consideration

N/A



Uniting Church
SYNOD OF NSW & ACT

Serving the church to make a
Jesus-shaped difference in the world

3 February 2026

General Manager
Cootamundra Gundagai Regional Council
255 Sheridan Street
Gundagai NSW 2722

To the General Manager,

**RE: Part North Gundagai Cemetery - Lot 2 DP 1041398
Part South Gundagai Cemetery - Lot 1 DP 668531**

The Uniting Church in Australia Property Trust (NSW) is the owner of the abovementioned properties. We write to request that Cootamundra Gundagai Regional Council consider purchasing the properties from the Church for a consideration of \$1 per property.

Background

We understand that historically it was common for Churches to individually own their respective sections of town cemeteries. The Uniting Church in Australia was formed by the union of the majority of the Methodist, Presbyterian & Congregational Churches in 1977, at this time The Uniting Church in Australia Property Trust (NSW) was created by an act of parliament and the ownership of properties was transferred.

We also understand that in or around the 1960s – 1980s many Church owned cemeteries were transferred to local Councils. We are unsure if this happened at the abovementioned cemeteries and, if so, why our parcels were not included.

The Gundagai Uniting Church Congregation who were responsible for these two cemeteries from an internal Church perspective closed around 2013 years ago. Since then, control of the property has reverted to The Riverina Presbytery (our regional body) who have no functional use for the property and do not have the resources to maintain it. Locals cannot recall any interments in either cemetery in living memory. Since 1967, when local government was legislated to control the cemeteries the church has had no further involvement.

We understand that Cootamundra Gundagai Regional Council control the main portion of the cemetery adjacent to each of the abovementioned properties as shown in the site layout plans below (being Lot 1 DP 1041398 at North Gundagai & Lot 7300 DP 1150150 at South Gundagai).

We would greatly appreciate if Council would consider taking ownership of these two properties to have overall control of these cemeteries. We believe this would also be in the best interests of the local communities by having one central manager for the cemeteries.

Proposal

We propose that:

1. Cootamundra Gundagai Regional Council agree to purchase the properties for \$1 each.
2. The Church will have a Contract of Sale drawn up.
3. Each party to bear their own costs.

Level 10, 222 Pitt Street
Sydney NSW 2000

PO Box A2178
Sydney South NSW 1235

nswact.uca.org.au



Uniting Church
SYNOD OF NSW & ACT

Serving the church to make a
Jesus-shaped difference in the world

Please note that this offer is subject to Board approval, to be obtained once we have reached agreement in principle but before a contract is prepared.

We thank you for your consideration, if you have questions please do not hesitate to contact the undersigned.

Sincerely,

Tim Dryden
Head of Property Services
Uniting Church in Australia – Synod of NSW & ACT
0461 435 152
timd@nswact.uca.org.au



Site Layout Plan (as referenced above)

nswact.uca.org.au



Uniting Church
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Level 10, 222 Pitt Street
Sydney NSW 2000

PO Box A2178
Sydney South NSW 1235

nswact.uca.org.au

7.7.3 OWNERS CONSENT REQUEST FOR THE CREATION AND REGISTERING OF EASEMENT FOR ELECTRICAL UPGRADE ON GUNDAGAI SWIMMING POOL LAND

DOCUMENT NUMBER	477286
REPORTING OFFICER	Greg Ewings, Acting Manager Regional Services Gundagai
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	3. Protected and enhanced environment 3.4 Greater efficiency in the use of resources
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. Original Easement Proposal ↓ 2. Site Survey of Lot 1012 DP 1327211 and Lot 11 DP 1128590 ↓ 3. Proposed Easement and Pillar location to Lot 11 DP 1128590 ↓ 4. Proposed Electrical Pillar Details ↓

RECOMMENDATION

That Council:

1. Approve the granting of owner's consent for the creation and registration of an easement for underground electricity infrastructure over Lot 11 DP 1128590, being Council-owned land adjacent to Sheridan Lane and the Gundagai Swimming Pool frontage, for the benefit of Lot 1012 DP 1327211 (Gundagai Tourist Park).
2. Requires the applicant to provide a final survey plan and easement alignment satisfactory to Council, confirming the location and extent of the proposed easement and associated infrastructure prior to the execution of any easement documentation.
3. Authorises the General Manager to negotiate and execute all necessary legal documents associated with the creation and registration of the easement, subject to Council's satisfaction with the final easement location and terms.
4. Requires all costs associated with the creation, survey, legal documentation, registration, construction, reinstatement, and any statutory approvals associated with the easement to be borne entirely by the applicant.
5. Requires all disturbed Council land, infrastructure and public assets to be restored to Council's satisfaction at the applicant's expense.

Introduction

This report is to seek Council's consideration of a request for owner's consent and approval for the creation and registration of an easement over Council-owned land Lot 11 DP 1128590 being the

Gundagai Swimming Pool to facilitate an electricity supply upgrade servicing the Gundagai Tourist Park located on Lot 1012 DP 1327211.

Discussion

On 7 April 2026 Council received correspondence from Green Bean Carbon requesting Council's to provide owners consent for the creation of an easement over Lot 11 DP 1128590.

The request forms part of a proposed electrical infrastructure upgrade for the Gundagai Tourist Park located on Lot 1012 DP 1327211. Essential Energy has required the installation of upgraded electrical infrastructure, including a new electricity pillar and associated underground power supply works, to meet the future electrical demands of the facility.

Following review of the initial request, Council advised the applicant that a survey plan illustrating the proposed easement alignment would be required prior to consideration of the application due to the location of the affected land, adjoining properties and road reserve.

While Council officers acknowledged the proposal at the time and had no objection to the creation of the easement in principle, concerns were raised regarding the alignment illustrated on the original plan supplied. (Attachment 1, Original Easement Proposal)

The route identified, appeared to be longer than necessary and may result in additional construction impacts and disturbance within Council-owned land and adjoining public infrastructure. Following a preliminary assessment by staff possible alternatives were identified. The alternatives being the relocation of the Essential Energy supply pole from its current location within Council property to the north side of Sheridan Lane which would negate the need for an easement at all and an alternative to take a more direct alignment, reducing both the extent of disturbance and the area affected by the easement were provided to the applicant

Council officers had discussed these matters with the applicant and requested confirmation of the final alignment to ensure the easement location appropriately reflects the intended works and minimises impacts on Council assets.

Subsequently, the applicant provided the requested survey information, updated details on the easement alignment and pillar location along with correspondence from JRC Group Consulting Engineers and supporting Essential Energy documentation. (Attachment 2 Site Survey of Lot 1012 DP 1327211 and Lot 11 DP 1128590)

Correspondence from JRC Group confirms Essential Energy's requirement that the proposed electricity pillar be installed on the boundary of the affected properties and further advises that relocation of the existing electricity pole that is to supply the upgraded electrical infrastructure is neither supported by Essential Energy nor considered economically feasible.

Council officers have reviewed the survey plan and supporting information provided by the applicant.

The updated plan provided identifies the proposed easement of 2 metres width traversing Council-owned Lot 11 DP 1128590 heading directly to the adjoining Gundagai Tourist Park Lot 1012 DP 1327211. (Attachment 3, Proposed Easement and Pillar location to Lot 11 DP 1128590) & (Attachment 4 Proposed Electrical Pillar Details)

Given the details of the final easement alignment and receipt of all documentation required to accurately define the area affected, the request is considered suitable for approval.

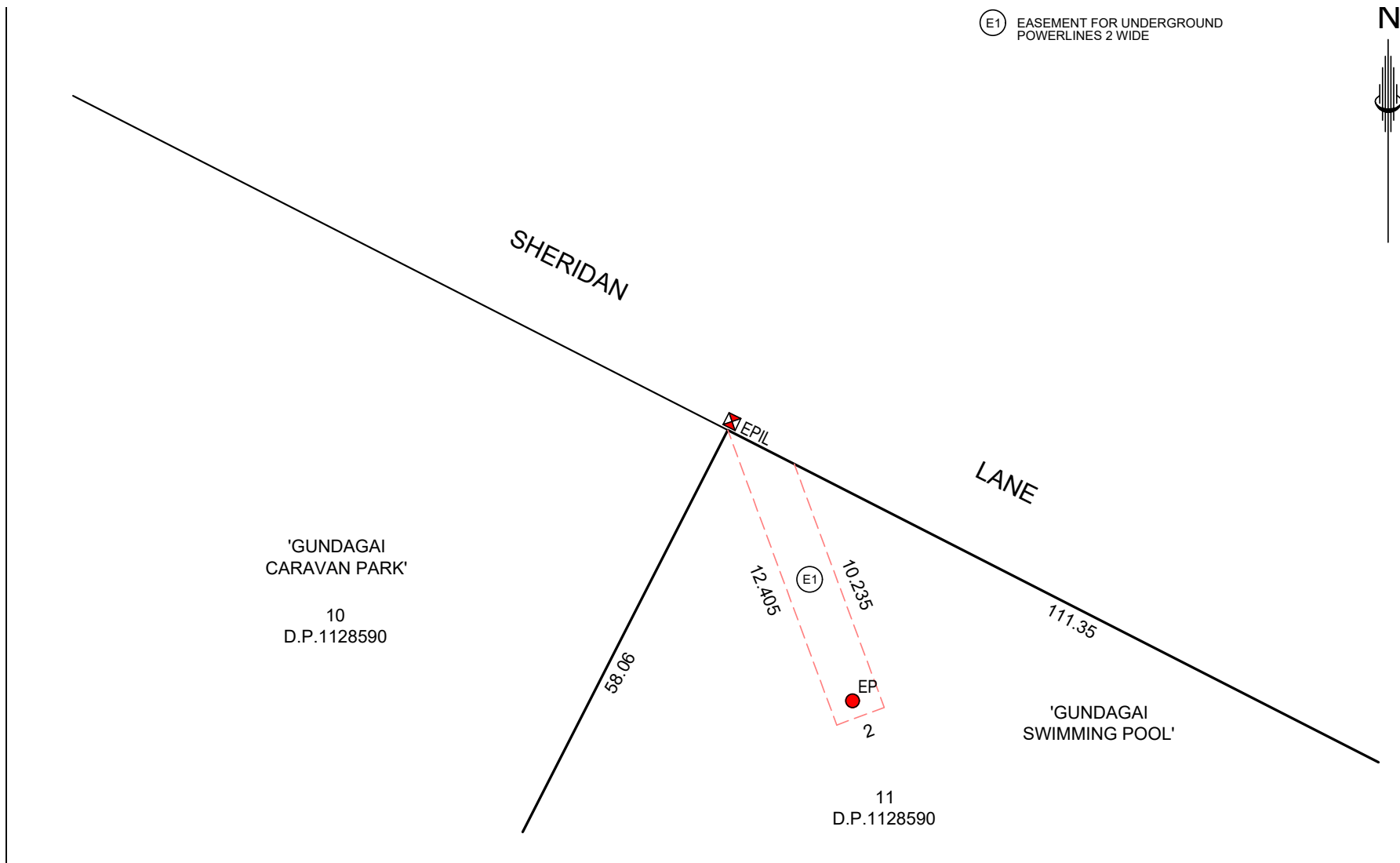
Financial

There are no direct financial implications for Council arising from this report.

All costs associated with the easement, including surveying, legal documentation, registration, approvals, construction works, restoration and reinstatement, are to be borne by the applicant.

OLG 23a Guideline consideration

N/A



DATE:
19-04-2026
RATIO:
1:200 @ A4
DATE OF SURVEY:



Rivland Surveyors
112 Docker Street,
P/O Box 5748,
WAGGA WAGGA BC NSW 2650
PH: 02 6971 8811
chris@rivland.com
www.rivland.com.au

SURVEYORS SIGNATURE

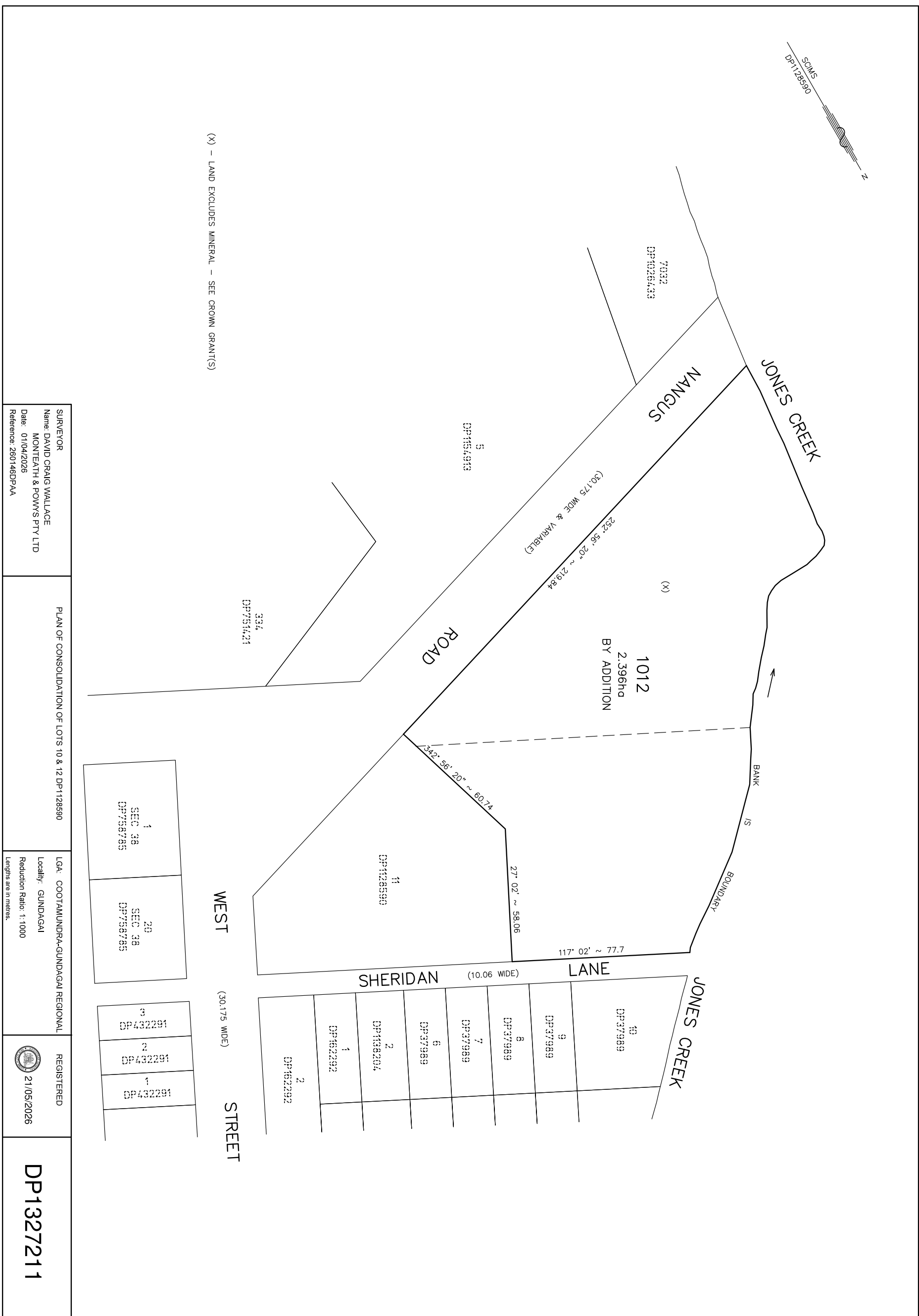
C. Sharp

DRAWING: ES01

JOB No: 26014

**DIAGRAM SHOWING PROPOSED EASEMENT OVER
LOT 11 IN D.P. 1128590
SHERIDAN LANE, GUNDAGAI**

Page 204 of 228



Plan Form 6_Digital (2024)		Deposited Plan Administration Sheet		Sheet 1 of 3
Registered	 21/05/2026	OFFICE USE ONLY		
Title System	TORRENS			
PLAN OF CONSOLIDATION OF LOTS 10 & 12 DP1128590		LGA COOTAMUNDRA-GUNDAGAI REGIONAL LOCALITY GUNDAGAI PARISH NORTH GUNDAGAI COUNTY CLARENDON		
Survey Certificate Compilation I, David Wallace, a surveyor registered under the Surveying and Spatial Information Act 2002, certify the following: The land shown in this plan was compiled, The survey is accurate and complete. Urban/Rural URBAN Signature  01/04/2026 Address LVL 1 130 PARRY STREET, NEWCASTLE WEST NSW 2305 Name of Firm MONTEATH & POWYS PTY LTD Surveyor Identification No. SU007663 Surveyor registered under the Surveying and Spatial Information Act 2002.		Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature Date File Number Office		
Plans Used in the preparation of this compilation DP1128590		Subdivision Certificate (Check One) I, ☐ Authorised Person ☐ General Manager ☐ Registered Certifier certify that the provisions of 6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature Consent Authority Date of Endorsement Subdivision Certificate Number File Number		
Statement of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land. 				
Surveyor's Reference 260146DPAA		Signatures, Seals and Section 88B Statements should appear on the following sheet(s)		

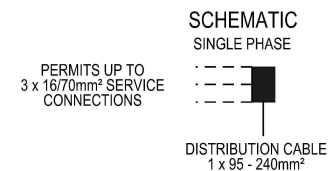
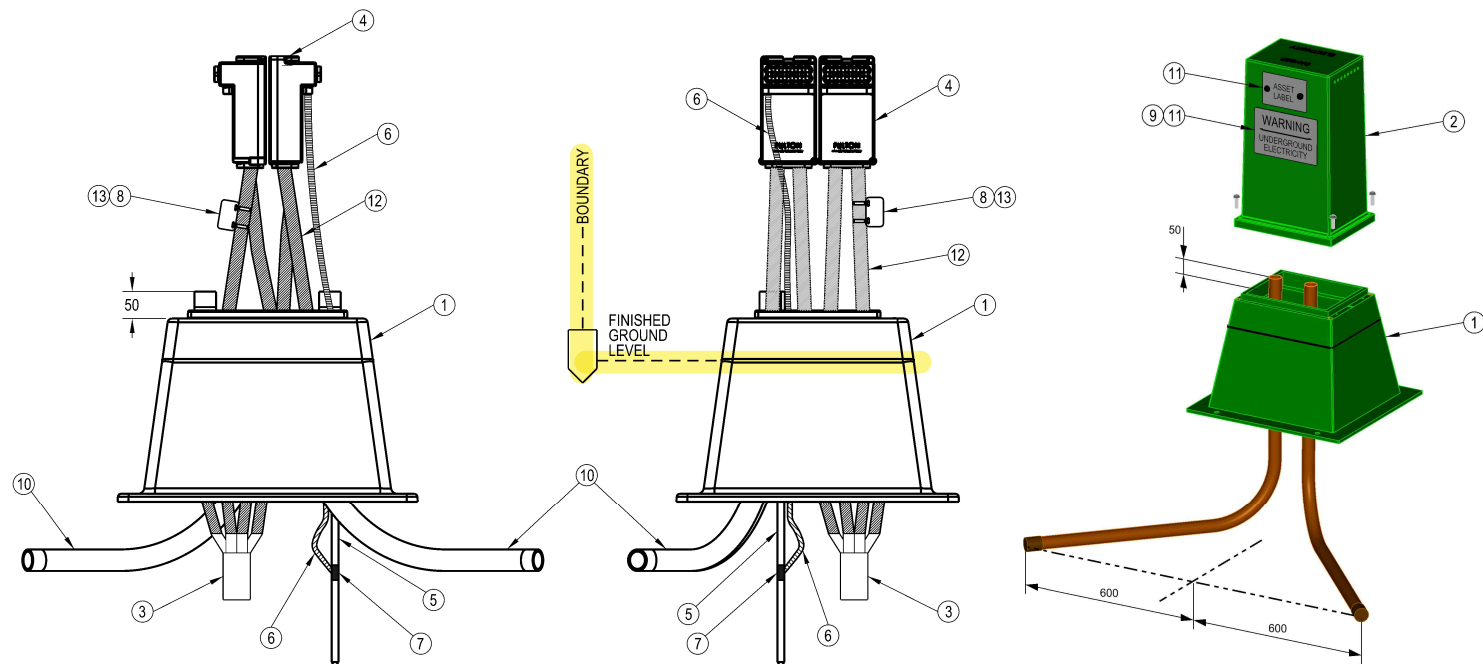
Version 1 downloaded from NSW LRS Connect on 12/04/2026 09:28 AM

Plan Form 6_Digital (2024)		Deposited Plan Administration Sheet	Sheet 2 of 3
Registered	 21/05/2026	OFFICE USE ONLY	
PLAN OF CONSOLIDATION OF LOTS 10 & 12 DP1128590		DP1327211	
Subdivision Certificate Number Date of Endorsement 		This sheet is for the provision of the following information as required: • A schedule of lots and addresses • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.	
STREET ADDRESSES FOR ALL LOTS ARE NOT AVAILABLE. Executed on behalf of the Corporation named below by the authorised person(s) whose signature(s) appear below pursuant to the authority specified Company Name: WHITEGATE PROPERTIES PTY LIMITED Company ACN or ABN: 12 662 261 010 Authority: section 127 Corporations Act 2001 Signature: C Sneddon Name: CHRISTOPHER SNEDDON Position: DIRECTOR Signature: Lauren North Name: LAUREN NORTH Position: COMPANY SECRETARY			
Surveyor's Reference 260146DPAA			

Version 1 downloaded from NSW LRS Connect on 12/04/2026 09:28 AM

Plan Form 6_Digital (2024)		Deposited Plan Administration Sheet	Sheet 3 of 3
Registered	 21/05/2026	OFFICE USE ONLY	
PLAN OF CONSOLIDATION OF LOTS 10 & 12 DP1128590		DP1327211	
Subdivision Certificate Number Date of Endorsement 		This sheet is for the provision of the following information as required: • A schedule of lots and addresses • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.	
Executed for and on behalf of COMMONWEALTH BANK OF AUSTRALIA ABN 48 123 123 124			
Under Power of Attorney dated 9/7/2008 and registered in New South Wales Book 4548 No 494			
Signature of Attorney: Michelle Lea Smith			
Name of Attorney: MICHELLE LEA SMITH			
(By executing this instrument the Attorney states that the Attorney has received no notice of the revocation of the Power of Attorney)			
Signature of Witness: Natalie Burgmann			
Name of Witness: Natalie Burgmann			
Address of Witness: Suite 2, Level 2, 251 Wharf Rd
Newcastle NSW			
Surveyor's Reference 260146DPAA			

Version 1 downloaded from NSW LRS Connect on 12/04/2025 09:28 AM

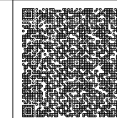


NOTES

- One end of item 6 to be terminated in the Neutral block and the other end to item 5 using item 7.
- To remove pillar cover use T Bar spanner as specified, Catalogue Number 757633. Item found in EE non-inventory list.
- Item 8 shall be fastened using a cable tie.
- Line that can be seen round the outside pillar base is the required finish ground level. The inside shall be filled to this same line to provide structural support for the pillar.
- Asset label and warning label (Item 9) shall face the street (kerb).
- Item 10 shall be capped at both ends and one end finish a minimum of 50mm proud of the pillar base.
- 125mm² conduit shall not enter the pillar base.
- Cable breakout should occur no more than 400mm below ground level and be directly below pillar base.
- Item 4 shall be positioned so that the long side of the item runs parallel to the boundary.
- Cable shall terminate into pillar internals as they lay in the trench. Cables can not be crossed below pillar.
- Item 9 and 11 will not be supplied with item 2 and will need to be ordered separately.
- Pillar is suitable for 95-240mm² sector distribution cables and a maximum of 70mm² Service cable. Ensure the distribution cable is rounded prior to insertion into the lug.
- If more service/neutral terminals are required use item 237074.

13	As Req'd	Tie Cable 290mm x 4.8 Black UV Resistant	282960
12	As Req'd	Cable LV 240mm ² , 4 Core XLPE-PVC	444270
11	As Req'd	Rivert White Plastic 100/Bag	101929
10	As Req'd	Bend 40mm 90Deg Extra Long Conduit HD Orange	275306
9	1	Sign Warning 225X150mm	851308
8	1/cable	Cable Tag	851602
7	1	Connector 70/95mm ² Earth Comp C/Type	222360
6	As Req'd	Cable 70mm 19/2.BW Green/Yellow Earth	441450
5	1	Earth Rod 13x1200mm Cu	269945
4	1	Pillar Connection 1 Way URD	400642
3	1/cable	Termination Breakout Kit LV 4 Core (Heat Shrink)	286296
2	1	Pillar Lid URD	400490
1	1	Pillar Base URD	400400
ITEM	QTY	DESCRIPTION	Cat No

AMENDMENT DETAILS



SCALE	NTS
ISSUED	07/03/2025
DRAWN BY	E.CUTLER
CHECKED BY	D.KELLY
AUTHORISED BY	

Sujay Orpe
PRINCIPAL ENGINEER UNDERGROUND
CONSTRUCTION STANDARDS

DATE 25/03/2025

CEOM7202.82

1 of 1 A4

PILLAR CONNECTION

1 WAY

URD

GENERAL

ARRANGEMENT



7.8 REGIONAL SERVICES COOTAMUNDRA

7.8.1 COOTAMUNDRA REGIONAL SERVICES REPORT - JUNE 2026

DOCUMENT NUMBER	476817
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 Report for the month of June 2026 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 June 2026.

Discussion

Parks & Gardens

Customer requests are being completed for trees with the weather allowing staff to prioritise this area, completing usual high traffic areas during the school holiday period to reduce disruptions to pedestrians and traffic. Work is continuing on a backlog of tree requests, with contractors undertaking some major works on high risk trees. Stump grinding has also been carried out following several tree removals throughout Cootamundra.

Staff are continuing with playground inspections and carrying out any necessary repairs as required. The water to the water play element at Livvi's Place park has been turned off to allow the timber to dry out to allow staff to repair and treat the timber to extend the lifespan of the wet area components.

Line marking is being maintained throughout the winter sport season, along with general turf care, troubleshooting and irrigation maintenance. School athletics carnivals have been held at Albert Park this month, including a large regional carnival attended by up to 1,000 school children. Staff were complimented on the tidiness of the grounds, the line marking and hospitality when cleaning public amenities and providing bins for these events.

A memorial chair to honour Jackie Vincent OAM has been installed in Parker Street out the front of CW Jewellers. A plaque will be placed on the chair when received from the manufacturer. In addition to mentoring young people through the 256 Australian Army Cadet Unit, Jacqui was an active

member of the Cootamundra RSL Sub-Branch supporting veterans and their families and honouring their service. Jacquie was awarded the Medal of the Order of Australia in 2016.

Truck Wash

The truckwash recorded 135 transactions for the month, generating a total of \$12,506.56 of income.

The truck wash continues to see high usage resulting in increased maintenance required to keep up with the demand of a large number of trucks. A contractor has installed heavy duty solenoid valves to prevent damage from water hammer and future issues.

Cemeteries

There were two burials at Cootamundra Cemetery in June.

Regulatory Services

The total Companion Animal fees collected for June was \$768.00.

There were four cats and two dogs at the shelter at the beginning of the month. A further four dogs and one cat were impounded.

One dog went to rescue, one was adopted. Three cats were rehomed. Five dogs and two cats remain in the shelter.

One vehicle was impounded from Cooper Street and is being held as required under PSUP (Public Spaces Unattended Property Act).

Biosecurity

There were several inspections carried out in June including many rural roads, the Olympic Highway, Cootamundry & Bland Creeks and multiple private inspections. Spraying was carried out at Cootamundry & Bland Creek, Stockinbingal & Wallendbeen Cemeteries and local roadsides.

General Overview:

- Main focus of the month has been to finish targets for WAP. This included a Priority Weeds Information Day at the Cootamundra Library, High Risk Site and Roadside Inspections.
- Priority Weed spraying and mechanical removal has been happening at Stockinbingal as it contains many African Boxthorn and Bridal Creeper incursions.

Planned:

- Start new WAP targets (all targets reset for the financial year)
- Priority Weed spraying of Bridal Creeper at Cootamundra and Stockinbingal
- Priority Weed spraying/control of a variety of Priority Weeds in Cootamundry Creek and Bland Creek.

Waste Services

The secondhand tip shop processed 65 transactions for June with a total of \$380.37 in income. During this time staff have diverted 650kg of waste from the landfill into the shop to be repurposed.

A total of 1031 tonnes of recycled crushed concrete was sold this month and a total of 735 tonnes of compost soil. We are currently selling large volumes of both compost and crushed concrete with regular outgoing loads scheduled over the coming weeks.

In addition 10.5 tonnes of batteries were collected from the Cootamundra CRC shed for recycling.

Facilities

Staff have undertaken small maintenance jobs on public toilets throughout Cootamundra and surrounding villages. Most of this comes about due to aging infrastructure and vandalism which is starting to arise again.

Works on the Bradman Memorabilia Cottage have been carried out throughout June, with rotten timbers being replaced on the heritage buildings in preparation for painting that will be commencing in July and pavers have been corrected.

The Cootamundra Town Hall and the Showground rotunda have had follow up treatment for white ants. Unfortunately, although the number of white ants has reduced significantly there are still active ants within both areas. Staff will continue to monitor and treat accordingly.

The flooring at the entrance to the Town Hall foyer has lifted in multiple areas. Contractors have been engaged to repair the flooring.

The Cootamundra EV charging stations' data for June is shown below:-

	Chargers installed		Charging sessions
	0		30
	kWh charged		Revenue
	521.048		\$157.71
	Petrol offset (L)		Carbon offset (kg)
	278.94		123.31

Capital Works Projects

The designated flood evacuation centre at the Cootamundra showground luncheon pavilion renovation project is nearing completion. As part of the NSW severe weather and flood funding projects, the upgrade includes new flooring, lighting, a storage room, new benches and cabinetry, heating and cooling, refurbished amenities, new seating, roofing and external lighting.

The Fisher Park changerooms project is in the final weeks for completion. The new facility contains a kitchen, bar, dedicated female changerooms and public amenities.

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.

8 MOTION OF WHICH NOTICE HAS BEEN GIVEN

8.1 NOTICE OF MOTION - GUNDAGAI PRE-SCHOOL REDEVELOPMENT PROJECT PROGRESS REPORT

DOCUMENT NUMBER	476827
REPORTING OFFICER	Roger Bailey, Interim General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
ATTACHMENTS	1. Progress Update Report July 2026 ↓

The following Notice of Motion signed by Councillor Nicholson was submitted on 7 July, 2026.

I hereby give notice of my intention to move the following motion at the Council meeting of Tuesday, 28 July, 2026:

MOTION

That:

- 1. The Gundagai Preschool Redevelopment Progress Report July 2026, attached to the report, be received and noted.**
- 2. Future progress updates be provided to Council periodically until the project has been completed.**

Note from Councillor

Councillors have not received a formal update on the Gundagai Preschool Redevelopment Project for some time. Accordingly, I requested an update from the Gundagai Preschool Committee to ensure Councillors remained informed of the project's current status and future milestones.

The Committee has advised that, following a number of delays and complications associated with contractor transitions and project management requirements, the redevelopment project is now progressing positively.

Advice received from the Committee indicates that:

- Discussions with the Department of Education have been constructive and encouraging.
- A new contractor has committed to recommencing works during July 2026.
- A funding milestone payment from the Department of Education is anticipated in early July 2026.
- The Committee has continued addressing minor project matters in preparation for the commencement of works.
- While the project has experienced considerable delays, the Committee remains confident that completion is achievable within the foreseeable future.

- Throughout the redevelopment process, the preschool has continued to provide quality early childhood education services to local families without interruption.

The Committee has further advised that the project is now entering its final stages, with remaining works expected to recommence shortly.

The redevelopment has required considerable dedication from Committee members and preschool staff who have worked through significant challenges to ensure the project remains viable and continues to meet funding and compliance requirements.

Council has previously demonstrated support for the Preschool and its important role within the Gundagai community. The updated information provides Councillors with an opportunity to remain informed regarding progress and anticipated completion of the redevelopment.

Note from Interim General Manager

Council Staff have been working collaboratively with the Gundagai Preschool to progress the works. The works are in the final stages with the project expected to be completed by end of November 2026.

Capital Works Project — Progress Report

Submitted to: Cootamundra-Gundagai Regional Council | July 2025

1. Purpose

This report is provided by the Committee of Gundagai Preschool Kindergarten Inc. to Cootamundra-Gundagai Regional Council (CGRC) for inclusion in the July 2025 Council Business Papers. It provides an update on the status of capital works on the preschool site and the steps required to bring the project to completion.

2. Project Background

Gundagai Preschool Kindergarten Inc. is undertaking a capital works program on the CGRC-leased site. CGRC is the applicant on the current Development Application, with the preschool as developer. Council staff, including Greg Ewing (Facilities Manager), Lauren Dawes, and Certifier Ralph (Development and Planning), have been involved in the project and continue to work with the Preschool committee. Council is working with the preschool to ensure the Development Application portal is updated as required as the project progresses.

3. Previous Contractor and Resolution

The project experienced a significant delay following a change in the contractor arrangements mid-build. This necessitated legal proceedings, which have been resolved through the execution of a Deed of Release. Throughout this period, the committee maintained ongoing communication with the NSW Department of Education (DoE) to manage the transition and satisfy all grant obligations.

4. Current Status

A new contractor has been appointed to complete the remaining works. The contractor has been on site undertaking defect rectification works and has submitted invoices to date. A fixed-price contract has been drafted and is ready for execution. Under sound governance and financial management principles, the preschool committee will not execute the contract until the next DoE milestone payment has been received.

Key points:

- Milestone 3 and contingency funding application has been reported to the DoE. Confirmation has been received; the report and application have been reviewed and are progressing through the Department's internal approval process.
- Milestone 4 will follow upon reaching that stage of works.
- Upon receipt of the Milestone 3 payment and contingency funding application, the contract will be formally executed with the contractor, and the remaining works will commence.

- The contractor has indicated the remaining works to bring the building to Occupation Certificate standard will take 12 to 16 weeks from contract execution.
- Throughout the entirety of the building process, the preschool has continued to deliver a quality early childhood education program to its community without interruption.

5. Fire Hose Reels

CGRC is responsible for the installation of fire hose reels on the building. Council has already completed the upgrade of the fire hydrant at the front of the property to support this installation. Placement of the fire hose reels has been coordinated between the contractor and Council staff.

6. Anticipated Completion

Subject to receipt of the DoE Milestone 3 payment, contract execution will take place. With a 12-to-16-week construction period to follow, as indicated by the new contractor, practical completion and issue of the Occupation Certificate is anticipated in the final quarter of 2025.

As the applicant on the Development Application, Council manages the DA portal and associated lodgements through to the Occupation Certificate. The preschool will continue to support this process as required.

7. Ongoing Communication

The committee will continue to work closely with Council staff to progress outstanding items and bring this project to completion. We are available to answer any questions Council may have.

Authorised by:

Lauren Eccleston

President — Gundagai Preschool Kindergarten Inc.

01/07/2026

8.2 NOTICE OF MOTION - SERVICE STANDARDS FOR FIRE HYDRANT MAINTENANCE

DOCUMENT NUMBER	477021
REPORTING OFFICER	Roger Bailey, Interim General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
ATTACHMENTS	Nil

The following Notice of Motion signed by Councillor Cr Kelly was submitted on 14 July, 2026.

I hereby give notice of my intention to move the following motion at the Council meeting of Tuesday, 28 July, 2026:

MOTION

That Council:

- 1. Receive a report outlining Council's current practices for inspecting, maintaining and repairing fire hydrants across the local government area.**
- 2. Develop and present to Council a proposed service standard, including Key Performance Indicators (KPIs), for the repair of defective fire hydrants, having regard to Council's obligations under the Water Management (Water Supply Authorities) Regulation 2025, which requires fire hydrants to be maintained in effective working order at all times.**
- 3. Include within the report:**
 - a. the current process for reporting defective hydrants;**
 - b. target response and repair timeframes based on the severity of the defect;**
 - c. how defects are prioritised;**
 - d. how compliance with the proposed service standards will be monitored and reported; and**
 - e. any budgetary or resource implications associated with implementing the proposed standards.**
- 4. Provide six-monthly reporting to Council on the number of reported hydrant defects, repair timeframes, and outstanding defects.**
- 5. Following completion of the network-wide hydrant inspection program, Council receive a report outlining:**
 - a. the total number of hydrants inspected;**
 - b. the number found to require repair or replacement;**
 - c. the estimated cost of rectification;**
 - d. a prioritised program for completing the required works; and**
 - e. any additional funding required to achieve compliance with Council's obligations under the Water Management (Water Supply Authorities) Regulation 2025.**

Note from Councillor

The *Water Management (Water Supply Authorities) Regulation 2025* requires water supply authorities to install and maintain fire hydrants at necessary locations and ensure they are kept in effective working order at all times.

Council has recently engaged contractors to undertake a comprehensive inspection and testing program of all fire hydrants across the local government area. This is a positive and necessary step, as it will provide Council with an accurate assessment of the condition of its hydrant network and identify defects that may not currently be known.

However, inspection alone does not satisfy Council's obligations under the Regulation. Once defects are identified, they must be prioritised and rectified within appropriate timeframes. It is also recognised that the inspection program may identify a significant number of hydrants requiring repair or replacement, with potentially substantial financial implications. Until the inspection program is complete, Council will not know the full extent of the rectification works required.

For this reason, it is appropriate that Council establishes clear service standards and Key Performance Indicators (KPIs) for the repair of defective fire hydrants, together with a reporting framework that provides transparency on identified defects, repair priorities, response times and the progress of rectification works.

Information previously provided to Councillors indicates multiple hydrant defects in Cootamundra and Gundagai. While these figures may increase following the network-wide inspection, they reinforce the need for Council to have a clear and measurable framework for managing this critical public safety asset.

9 QUESTIONS WITH NOTICE

9.1 QUESTION WITH NOTICE - CR NICHOLSON - BATS IN TREES ON MORLEYS CREEK

DOCUMENT NUMBER	477393
REPORTING OFFICER	Roger Bailey, Interim General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
ATTACHMENTS	Nil

RECOMMENDATION

That the responses to the Question with Notice on Bats in Trees on Morley's Creek, be noted.

QUESTIONS WITH NOTICE

The following 'questions with notice' from Councillors have been received with the responses from Council officers provided respectively:

Cr Penny Nicholson –

Over recent weeks, Gundagai residents have expressed concern about the number of flying foxes in the Morley's Creek area, the size of the colony is astounding.

Residents have raised concerns about the noise, odour, faeces, reported health risks and the impact the colony is having on their enjoyment of the area. Some have said they are avoiding the walking paths and playground, and families have expressed concerns about children using the area.

I appreciate that flying foxes are protected native wildlife and that Council's ability to manage them may be limited.

Could Council please advise:

1. Is Council aware of the current size of the flying fox colony at Morleys Creek?
2. What options are available to Council to manage the impacts on the surrounding community?
3. Are there legislative or environmental restrictions that limit what Council can do?
4. Has Council sought advice from the relevant government agencies regarding possible management strategies?
5. Would Council consider providing the community with information outlining what can and cannot be done, and any actions being taken to monitor or manage the situation?

Providing this information would help residents better understand Council's role and any constraints that may apply, while keeping the community informed about an issue that is generating considerable local interest.

Interim General Manager's Comment –

1. Is Council aware of the current size of the flying fox colony at Morleys Creek?
Yes, Council is aware of the substantial Flying Fox Colony currently inhabiting the Morely's Creek / Yarri Park area and is receiving correspondence from the public with concerns on the effects they are having on the area.
2. What options are available to Council to manage the impacts on the surrounding community?
Land managers options in dealing with Flying Fox populations are detailed in the Office of Environment and Heritage Flying-fox Camp Management Policy 2015, and the subsequent Flying-fox Camp Management Code of Practice 2018 under the Biodiversity Conservation Regulation 2017.
But essentially given the location and size of the camp council's option is restricted to Camp Disturbance or dispersal (level 3 actions) until the camp has moved on.
The colony appears to be mainly inhabiting the introduced species of deciduous trees along Morley's Creek and the removal of the trees from the creek banks and edge may discourage the colony from returning the future.
3. Are there legislative or environmental restrictions that limit what Council can do?
Flying-foxes are protected in New South Wales by the Biodiversity Conservation Act 2016. It is an offence under the Act to harm or attempt to harm a native animal unless authorised by a biodiversity conservation licence or approved code of practice, or an exemption under the Biodiversity Conservation Regulation 2017.
Any actions are to be in accordance with the NSW Office of Environment and Heritage Flying-fox Camp Management Policy 2015, and the subsequent Flying-fox Camp Management Code of Practice 2018 under the Biodiversity Conservation Regulation 2017.
4. Has Council sought advice from the relevant government agencies regarding possible management strategies?
To this point Council has been in contact with Local Land Services and sought resources from NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), Local Government NSW and other NSW Council's on successful actions to Flying Fox camps in similar situations.
5. Would Council consider providing the community with information outlining what can and cannot be done, and any actions being taken to monitor or manage the situation?
All correspondence regarding the Flying Foxes received by Council from the public has been responded to.
Updates on the Flying Fox Situation in the Morely's Creek/ Yarri Park area and actions taken by Council will be provided to the community through Council communications staff.

9.2	QUESTION WITH NOTICE - CR WIGHT - THE COOTAMUNDRA SALEYARDS
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DOCUMENT NUMBER	477391
REPORTING OFFICER	Roger Bailey, Interim General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager

RECOMMENDATION

The response to the Question with Notice regarding the Cootamundra Saleyards, be noted.

QUESTIONS WITH NOTICE

The following 'question with notice' from Councillor Wight has been received with the response from a Council officer provided respectively:

Cr Ros Wight –

Crown lands have arranged a meeting with Council to discuss the Cootamundra Saleyards. What do the Cootamundra Councillors propose to do with this facility?
I believe the best option would be to use the land for Industrial Development.
We are desperately short of available Industrial Land, and this town needs to make a concerted effort with making available appropriate land with connected water and power facilities.
Along with that will have to go a revision of the current procedures of Development Applications which the new de-amalgamated Council will have to address, the current DA procedures being totally inadequate and ineffectual, and have utterly failed in attracting new industry to Cootamundra.

Interim General Manager's Comment –

This is a matter for the Council to determine, noting that a meeting has been scheduled for councillors with Crown Lands to discuss the future of the Cootamundra Saleyards.

As further advice to Council, a draft Cootamundra Housing and Employment Lands Strategy has been reviewed by staff and is progressing towards a version suitable for public exhibition. The Saleyards site is not currently identified in the draft strategy for rezoning. However, adjoining land has been identified as an investigation area for potential rezoning to E3 Productivity Support, and options for the Saleyards remain part of ongoing discussions.

Industrial use remains a valid option for the site, particularly noting that much of Cootamundra's existing industrial zoned land is constrained by flooding. The site's historical use as a saleyard will require investigation of potential land contamination before any development, and changes to existing electricity infrastructure are also anticipated. Both matters carry costs that will need to be considered in assessing the site's suitability.

The current development assessment process has been largely dictated by the policies put in place by the Council, including Local Environment Plan (LEP) and Development Control Plan (DCP), noting that no DCP is in place for the former Gundagai LGA.

In recent months Planning staff have delivered significant improvements to assessment performance, with average determination times significantly reduced in July 2026 (updated data will be made available at the end of the month). Improvements to Council's website, application

guidance, and strategic planning and policy framework are ongoing. The attraction of new industry to Cootamundra depends on a range of factors, including the supply of serviced industrial land, infrastructure capacity, and market demand. The Housing and Employment Lands Strategy is a mechanism through which Council is addressing industrial land supply, and the strategy will be publicly exhibited for comment in due course.

9.3	QUESTION WITH NOTICE - CR WIGHT - HEALTH REGULATIONS PERTAINING TO CHARITABLE BARBEQUES
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DOCUMENT NUMBER	477395
REPORTING OFFICER	Roger Bailey, Interim General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager

RECOMMENDATION

The response to the Question with Notice regarding the Health Regulations pertaining to Charitable Barbeques, be noted.

QUESTIONS WITH NOTICE

The following 'question with notice' from Councillor Wight has been received with the response from a Council officer provided respectively:

Cr Ros Wight –

I understand the Council has been heavily involved in implementing the regulations involving charitable barbeques.

There are health regulations that must be adhered to, however there have been disastrous results for Can Assist, the Lions club, Riding for the Disabled and the Cootamundra Beach Volleyball.

All these are organisations are run for the benefit of the Cootamundra Community. To pretty much shut down their operations, once again, shows the disconnect between the Council and the Community.

No councillors have been informed about any of these changes so I would like an explanation or a report on the Health Inspectors activities regarding these restrictions.

Interim General Manager's Comment –

There has been no recent change to the food safety requirements applying to community and charitable groups or food businesses in general. The sale of food at events such as barbecues and sausage sizzles is regulated by the Food Act 2003 and the Food Standards Code, which councils administer in partnership with the NSW Food Authority. Fundraising events benefit from a range of exemptions under these arrangements. However, these exemptions do not extend to the food handling or premises design, construction and fit-out requirements contained within the Food Standards Code which apply to all food businesses.

Council has not directed any community organisation to cease operating, and Council values the significant contribution these organisations make to the Cootamundra community. Council's approach to community and charitable groups is education first, and its objective is to help groups meet their obligations so that all food sold is safe and suitable. Any group unsure of its obligations is encouraged to contact Council's Environmental Health Officer, who can provide practical guidance before an event is held.

9.4	QUESTION WITH NOTICE - CR WIGHT - AMG CO-CONTRIBUTION
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DOCUMENT NUMBER	477404
REPORTING OFFICER	Roger Bailey, Interim General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager

RECOMMENDATION

The response to the Question with Notice regarding the AMG Co-Contribution, be noted.

QUESTIONS WITH NOTICE

The following 'question with notice' from Councillor Wight has been received with the response from a Council officer provided respectively:

Cr Ros Wight –

Council received a suggestion from AMG that they would like to contribute \$50 thousand to the Council in lieu of their, as yet unpaid, Co Contribution. This proposal was totally rejected by all Councillors present at the last meeting in Gundagai.

The amount AMG owes the Council is approximately 1% of their \$300 million business.

So when will AMG pay this contribution? Everyone else that has an approved DA is expected to pay up so why the lengthy delay?

Interim General Manager's Comment –

Contributions under section 7.12 of the Environmental Planning and Assessment Act 1979 are imposed as a condition of development consent. They are calculated as a percentage of the cost of the proposed development works, and not as a percentage of the value of the business. They are levied on the cost of each individual development, and they become payable only in accordance with the conditions of the relevant consent.

The recent offer from AMG was not an offer to pay an outstanding amount. It was an offer to enter into a voluntary planning agreement in lieu of the contributions that may otherwise be imposed, should development consent be granted for the proposed expansion of the facility. Following consultation with CGRC councillors it was determined that the offer was not in the community's interest, did not meet key legislative or policy requirements, and declined to pursue the agreement.

The accuracy of the declared development cost will be a key focus for Council in relation to the proposed expansion. As the expansion is State Significant Development, Council will not be the consent authority, and Council's opportunity to press this issue is through its submission on the application. Staff will review the declared cost of development closely and will seek verification of that cost by a registered quantity surveyor where appropriate. Council will make a submission seeking a condition requiring payment of contributions in accordance with the applicable contributions plan, unless a suitable planning agreement is otherwise proposed and agreed.

9.5 QUESTION WITH NOTICE - CR WIGHT - SUNMANIA SOLAR FARM
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DOCUMENT NUMBER	477405
REPORTING OFFICER	Roger Bailey, Interim General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager

RECOMMENDATION

The response to the Question with Notice regarding the Sunmania Solar Farm, be noted.

QUESTIONS WITH NOTICE

The following 'question with notice' from Councillor Wight has been received with the response from a Council officer provided respectively:

Cr Ros Wight –

Council was given an online meeting by the Consultant employed by Lotus Renewables Energy Group, Indian based Company operating under the name of Sunmania. This meeting was held in Gundagai on the 7 July 2026.

The meeting was only attended in by a consultant online who failed to answer adequately the following questions.

How many Solar panels to be erected by this Company, couldn't answer only a rough estimate. I asked where the Solar Panels are made. China, all imported no Australia component at all

What was the Budget \$12 -\$14 million, their original quote was \$7.5 million.

Couldn't give accurate hectares or acre area to be utilised for the Solar Farm.

No plans for end-of-life Solar Panel disposal, there is nowhere in Australia Solar Panels can be disposed of. The facility in Wagga that used to handle this business has closed.

No clear plans for rectification of land to be returned for agriculture use when lease expires, the Consultant could never answer this question, it is not in his job description.

So altogether a highly unprofessionally delivered information session, the job application which I have read is ambiguous, repetitive and politically motivated constantly referring to 'and this will help stabilise the grid'. It was and isn't unstable. There is nothing at all in this project for Cootamundra, and just like the Solar farm in Cowcumbra St it is so called State Significant. Short for Sydney residents benefits only Why should this Council devote any time at all to complete a DA when we get nothing at all out of it and we have no spare time or money to give right in the middle of being de-amalgamated?

Apparently, communication between Sunmania and Council commenced last year. Why weren't Councillor's informed then, renewable projects in this Country are on the nose and Squadron has been forced out of the latest wind farm near Armidale this week due to Community back lash.

Interim General Manager's Comment –

The application has been formally made, and Council staff are required under the Environmental Planning and Assessment Act 1979 to assess it. Following completion of the assessment, the application will be determined by the Southern Regional Planning Panel.

The application has been on public exhibition. The matters raised, including the number and origin of panels, the area of land involved, decommissioning and end-of-life disposal of panels, and

rehabilitation of the land for agricultural use, are relevant considerations in the assessment of the application. The appropriate way to ensure these matters are addressed is through a submission, and the assessment report to the Panel must address the issues raised in submissions. Council and individual councillors are welcome to make submissions on the application before the exhibition period closes.

9.6 QUESTION WITH NOTICE - CR WIGHT - CAT MANAGEMENT REGULATIONS

DOCUMENT NUMBER	477408
REPORTING OFFICER	Roger Bailey, Interim General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager

RECOMMENDATION

The response to the Question with Notice regarding the Cat Management Regulations, be noted.

QUESTIONS WITH NOTICE

The following 'question with notice' from Councillor Wight has been received with the response from a Council officer provided respectively:

Cr Ros Wight –

The Information put out by this Council regarding Cat Management Regulations was the worst PR exercise I have ever seen. Total disregard for the good work our Vets do.

No thanks either for the time and money the Vets are forced to spend on overtime.

Cats stray more often out of office hours inconveniently, hence the overtime staff cost.

Any ideas on how we might repair the damaging attitude Council has given out particularly to the Cootamundra Vet Clinic.

Once again Councillors we're left out of the loop, and looking foolish when questioned by members of the Community.

Interim General Manager's Comment –

Council's advice to local veterinary clinics was that the ongoing acceptance and impounding of healthy stray cats should be managed through Council in accordance with the Companion Animals Act 1998. Where a veterinarian determines, in the exercise of their professional judgement, that an animal requires treatment or should otherwise be accepted into their care having regard to their obligations under the Prevention of Cruelty to Animals Act 1979, that is a matter for the veterinarian. Council's advice was not intended to limit those professional responsibilities.

It is important to note that Council has never advised that members of the public should not take a cat to a veterinary clinic to be scanned for a microchip or, where appropriate, for veterinary assessment.

10 CONFIDENTIAL ITEMS**10.1 CLOSED COUNCIL REPORT**

DOCUMENT NUMBER	477635
REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
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	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

- Items 10.2 and 10.3 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.**
- In accordance with section 11 (2) and (3) of the Local Government Act, 1993, the reports, correspondence and other documentation relating to Items 10.2 and 10.3 be withheld from the press and public.**

10.2 HUMAN RESOURCES REPORTProvisions for Confidentiality

Section 10A (2) (a) – The Confidential Report contains personnel matters concerning particular individuals (other than councillors).

Public Interest

N/A.

10.3 HARSHIP APPLICATION - ASSESSMENT 10016475Provisions 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.