

Business Paper

ORDINARY COUNCIL MEETING

COUNCIL CHAMBERS, GUNDAGAI

6:00PM, Tuesday 22nd September, 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, 22nd September, 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

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1 ACKNOWLEDGEMENT OF COUNTRY

COUNCIL ACKNOWLEDGES THE WIRADJURI PEOPLE, THE TRADITIONAL CUSTODIANS OF THE LAND AT WHICH THE MEETING IS HELD AND PAYS ITS RESPECTS TO ELDERS, BOTH PAST AND PRESENT, OF THE WIRADJURI NATION AND EXTENDS THAT RESPECT TO OTHER ABORIGINAL PEOPLE WHO ARE PRESENT.

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 25 AUGUST 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 25 August 2026

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on Tuesday 25 August 2026 be confirmed as a true and correct record of the meeting.



**COOTAMUNDRA-
GUNDAGAI REGIONAL
COUNCIL**

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Minutes

ORDINARY COUNCIL MEETING

ALBY SCHULTZ MEETING CENTRE, COOTAMUNDRA

6:02PM, TUESDAY 25th August, 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, 25 AUGUST 2026 AT 6:02PM**

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

IN ATTENDANCE: Roger Bailey (Interim General Manager), Trevor Dando (Acting Deputy General Manager - Operations) (online), Damian Smith (Acting Manager Finance) (online), Linda Wiles (Manager Business) (online), 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

Nil

2.2 LEAVE OF ABSENCE

Nil

2.3 AUDIO-VISUAL ATTENDANCE REQUESTS

Nil

3 DISCLOSURES OF INTEREST

DISCLOSURES OF INTEREST

RESOLUTION 194/2026

Moved: Cr David Graham

Seconded: Cr Danyal Syed

That Council note the non-pecuniary significant interest declared by Cr Collins pertaining to item 10.4.

CARRIED

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON TUESDAY 28 JULY 2026

RESOLUTION 195/2026

Moved: Cr Rosalind Wight

Seconded: Cr Ethan Ryan

That the Minutes of the Ordinary Meeting of Council held on Tuesday 28 July 2026 be confirmed as a true and correct record of the meeting.

CARRIED

5 MAYORAL MINUTES

Nil

6 REPORTS FROM COMMITTEES

6.1 MINUTES OF THE DEMERGER TRANSITION COMMITTEE MEETING HELD ON TUESDAY 11 AUGUST 2026

RESOLUTION 196/2026

Moved: Cr Les Cooper

Seconded: Cr Gil Kelly

- 1. That the Minutes of the Demerger Transition Committee Meeting held on Tuesday 11 August 2026, attached to the report, be received and noted.**
- 2. In consideration of the Demerger Transition Committees recommendations detailed in the minutes, Council endorse the following:**

That Council:

- 2.1. Rename the GM Recruitment Committees to GM Recruitment 'Panels'.**
- 2.2. Confirm the following preferences for the governance arrangements for the successor councils:**
 - (a) That the boundaries of the proposed Cootamundra and Gundagai Shire Councils be the same as existed immediately prior to the 2016 merger.**
 - (b) That both Cootamundra and Gundagai Shire Councils be undivided - that is, neither council will have wards.**
 - (c) That Cootamundra Shire Council have seven councillors.**
 - (d) That Gundagai Shire Council have five councillors.**
 - (e) That for both successor councils the Mayor be elected in accordance with the Local Government Act 1993 section 227(a), namely elected by the councillors from among their number.**
- 2.3. Request that the first election of councillors be conducted at the same time as the next local government general elections, currently scheduled for September 2028.**
- 2.4. Request that, for the period from commencement on 1 July 2027 until the first councillor election, the Proclamation specify:**
 - (a) That the governing bodies be:**
 - i. For Cootamundra Shire Council, those Councillors holding office at 30 June 2027, and not suspended from office, whose primary residence is within the proclaimed boundary for the Cootamundra Shire local government area.**
 - ii. For Gundagai Shire Council, those Councillors holding office at 30 June 2027, and not suspended from office, whose primary residence is within the proclaimed boundary for the Gundagai Shire local government area.**
 - (b) That each governing body established under part (a) above is authorised to:**

- i. Elect a Chief Administrator to chair meetings and perform the roles of the Mayor as described in the Local Government Act 1993 section 226.
- ii. Determine the remuneration of Chief Administrator and Administrators in the same manner as councils determine the remuneration for the Mayor and other councillors.

CARRIED

6.2 MINUTES OF THE COOTAMUNDRA-GUNDAGAI LOCAL TRANSPORT FORUM MEETING HELD ON THURSDAY 13 AUGUST 2026

RESOLUTION 197/2026

Moved: Cr David Graham

Seconded: Cr Penny Nicholson

1. That the Minutes of the Cootamundra-Gundagai Local Transport Forum Meeting held on Thursday 13 August 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 21 May 2026 be confirmed as a true and correct record of the meeting.
 - 2.2. That Council does not provide an accessible parking space on the eastern side of Parker Street, between Bourke Street and Wallendoon Street, Cootamundra, at the northern end of the block, as the existing accessible parking provisions in the vicinity are considered adequate to meet current demand and accessibility requirements.
 - 2.3. That Council does not relocate the 15-tonne load limit signage on Hoskins Street to the northern side of the Ellwood Street intersection to avoid unnecessary restrictions on local traffic movements while continuing to protect the causeway from heavy vehicle impacts.
 - 2.4. That the list of upcoming events be noted by the Forum.
 - 2.5. That the Local Transport Forum scheduled for 12 November 2026 be rescheduled to 19 November 2026.

CARRIED

7 GENERAL MANAGER'S REPORT

7.1 GENERAL MANAGER OFFICE

7.1.1 CHRISTMAS AND NEW YEAR CLOSURE

RESOLUTION 198/2026

Moved: Cr David Graham

Seconded: Cr Logan Collins

The Christmas 2026 and New Year 2027 closures for Council facilities be noted.

CARRIED

7.2 BUSINESS

7.2.1 DRAFT BANNER AND FLAG BOOKING POLICY

RESOLUTION 199/2026

Moved: Cr Logan Collins

Seconded: Cr Ethan Ryan

That the Draft Banner and Flag Booking Policy, attached to the report, be adopted.

CARRIED

7.2.2 DRAFT ACCESS TO INFORMATION POLICY

RESOLUTION 200/2026

Moved: Cr David Graham

Seconded: Cr Ethan Ryan

That the Draft Access to Information Policy attached to the report, be adopted.

CARRIED

7.2.3 SECTION 355 COMMITTEE MEETING MINUTES

RESOLUTION 201/2026

Moved: Cr Danyal Syed

Seconded: Cr Les Cooper

That the:

- 1. Following s.355 Committee Meeting minutes, attached to the report, be received and noted:**
 - (a) The Minutes of the Arts Centre Cootamundra s.355 committee meetings dated, 21 May and 18 June 2026.**
 - (b) The Minutes of the Cootamundra Showground Users Group s.355 committee meeting dated, 17 June 2026.**
 - (c) The Annual General Meeting Minutes (inclusive of the Financial Statement 2025-2026 and the Financial Report for the Heritage Room 2025-2026) of the Stockinbingal Ellwood's Hall s.355 Committee meeting dated, 27 July 2026**
 - (d) The Office bearers and membership of the Stockinbingal Ellwood's Hall s.355 Committee as detailed in the report be endorsed.**
- 2. Draft Cootamundra Showground Users s.355 Committee Constitution attached to the report, be endorsed.**

CARRIED

7.3 FINANCE

7.3.1 RESTRICTED CASH RECONCILIATION - JULY 2026

RESOLUTION 202/2026

Moved: Cr Rosalind Wight

Seconded: Cr Les Cooper

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

CARRIED

7.3.2 FINANCE UPDATE - JULY 2026

RESOLUTION 203/2026

Moved: Cr Danyal Syed

Seconded: Cr Ethan Ryan

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

CARRIED

7.3.3 INVESTMENT REPORT - JULY 2026

RESOLUTION 204/2026

Moved: Cr David Graham

Seconded: Cr Penny Nicholson

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

CARRIED

7.4 SUSTAINABLE DEVELOPMENT

Nil

7.5 ENGINEERING COOTAMUNDRA

7.5.1 COOTAMUNDRA ENGINEERING REPORT - JULY 2026

RESOLUTION 205/2026

Moved: Cr Gil Kelly

Seconded: Cr Rosalind Wight

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

CARRIED

7.6 ENGINEERING GUNDAGAI

7.6.1 GUNDAGAI ENGINEERING REPORT - JULY 2026

RESOLUTION 206/2026

Moved: Cr Les Cooper

Seconded: Cr Danyal Syed

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

CARRIED

7.7 REGIONAL SERVICES GUNDAGAI

7.7.1 GUNDAGAI REGIONAL SERVICES REPORT - JULY 2026

RESOLUTION 207/2026

Moved: Cr David Graham

Seconded: Cr Ethan Ryan

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

CARRIED

7.8 REGIONAL SERVICES COOTAMUNDRA

7.8.1 COOTAMUNDRA REGIONAL SERVICES REPORT - JULY 2026

RESOLUTION 208/2026

Moved: Cr Gil Kelly

Seconded: Cr Rosalind Wight

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

CARRIED

8 MOTION OF WHICH NOTICE HAS BEEN GIVEN

8.1 NOTICE OF MOTION - CR RYAN - BRADMAN MUSEUM PRECINCT - ASSET CONDITION ASSESSMENT, MAINTENANCE AND LIFECYCLE RENEWAL PLAN

RESOLUTION 209/2026

Moved: Cr Ethan Ryan

Seconded: Cr Rosalind Wight

That Council:

1. Acknowledges the cultural, historical, tourism and community significance of the Bradman Museum precinct, including its importance to Cootamundra's identity and association with Sir Donald Bradman, and recognises the contribution of the volunteers who operate the museum through its Section 355 Committee.
2. Arranges an immediate inspection of the precinct to identify any urgent Work Health and Safety, public safety or asset-failure risks, and undertakes any necessary interim make-safe works.
3. Undertakes a comprehensive condition assessment of all Council-owned buildings, services and associated infrastructure within the precinct, in consultation with the Section 355 Committee and, where required, appropriately qualified building, structural, heritage or other technical specialists. The assessment is to include the condition of buildings and structural elements, roofs and drainage, external timberwork and weatherproofing, accessways and grounds, building services, accessibility, fire and emergency arrangements, and any risks arising from moisture, pests, deterioration or ground conditions.
 - (a) Receives a report within three months, or as soon as practicable thereafter (by agreement with Councillors), that: identifies all defects, outstanding maintenance matters, safety risks and compliance issues, including previously reported concerns where records are available;
 - (b) provides condition and risk ratings for significant asset components and identifies the underlying causes of deterioration;
 - (c) identifies any risks to volunteers, visitors, museum operations, heritage fabric, artefacts, exhibits and records;
 - (d) recommends required maintenance, repair, renewal, replacement and improvement works;
 - (e) prioritises works as immediate, short, medium and longer-term actions, having regard to safety, asset condition, operational impact, heritage significance and the consequences of deferral;
 - (f) provides indicative delivery timeframes, dependencies and high-level cost estimates, including appropriate contingencies; and
 - (g) identifies potential funding sources through existing budgets, future Integrated Planning and Reporting processes, asset renewal allocations and relevant external grant programs.
4. Includes within the report a planned asset-management approach for the precinct, including:
 - (a) review and updating of Council's asset register, including condition, criticality, remaining useful life, replacement value and maintenance history for significant components;
 - (b) a planned preventative maintenance and inspection program, including appropriate inspection frequencies, intervention triggers, assigned responsibilities and record-keeping requirements;
 - (c) lifecycle renewal planning over a minimum ten-year period; and
 - (d) consideration of an appropriate annual maintenance allocation.
5. Reviews the process for reporting and managing maintenance and safety concerns raised by the Section 355 Committee, with recommendations for acknowledgement, risk assessment, response timeframes, escalation, progress updates and confirmation of completed works.
6. Ensures the Section 355 Committee is consulted throughout the assessment and planning process, is provided with the final report and adopted implementation program, and receives appropriate updates on progress.
7. Receives quarterly progress reports on the delivery of all critical and high-priority actions until those works are completed, with ongoing maintenance and renewal requirements thereafter reported through Council's asset-management and Integrated Planning and Reporting processes.

CARRIED

8.2 NOTICE OF MOTION - CR KELLY - UNAUTHORISED DISPOSAL OF LEACHATE AT COOTAMUNDRA SEWAGE TREATMENT PLANT

RESOLUTION 210/2026

Moved: Cr Gil Kelly

Seconded: Cr Les Cooper

That Council requests the Interim General Manager to prepare a report for consideration by Council regarding the current implications of the August 2021 unauthorised receipt and disposal of leachate at the Cootamundra Sewage Treatment Plant, including the current status and management requirements for any residual material remaining in the treatment ponds. The report should address:

- 1. the current status and condition of any residual sludge, sediment or other material remaining in the treatment ponds;**
- 2. the options available to Council for managing, treating, removing or disposing of the residual material, including any approvals or regulatory requirements that may apply;**
- 3. whether any matters arising from the residual material remain outstanding with the Environment Protection Authority or any other relevant regulatory authority; and**
- 4. any other matters staff consider relevant to appropriately and lawfully managing or resolving the current situation.**

CARRIED

Cr McAlister (Mayor) and Cr Nicholson requested that their names be recorded against the motion.

8.3 NOTICE OF MOTION - CR WIGHT - DISPOSAL OF FERAL ANIMALS

RESOLUTION 211/2026

Moved: Cr Rosalind Wight

Seconded: Cr Danyal Syed

That Council notes:

- 1. That the Cootamundra and Gundagai veterinary clinics are reimbursed for euthanising feral cats on Council's behalf.**
- 2. That the veterinary clinics are also reimbursed for disposing of feral animals.**

CARRIED

8.5 NOTICE OF MOTION - CR WIGHT - SOLAR SITES IN COOTAMUNDRA

RESOLUTION 212/2026

Moved: Cr Rosalind Wight

Seconded: Cr Ethan Ryan

That the Notice of Motion 'Solar Sites in Cootamundra' be withdrawn.

CARRIED

9 QUESTIONS WITH NOTICE

9.1 QUESTION WITH NOTICE - CR WIGHT - THE AERODROME

RESOLUTION 213/2026

Moved: Cr Rosalind Wight

Seconded: Cr Danyal Syed

That the responses to the Question with Notice on the Aerodrome, be noted.

CARRIED

9.2 QUESTION WITH NOTICE - CR WIGHT - SIR BRADMAN'S COTTAGE

RESOLUTION 214/2026

Moved: Cr Rosalind Wight

Seconded: Cr Ethan Ryan

That the responses to the Question with Notice on Sir Bradman's Cottage be noted.

CARRIED

9.3 QUESTION WITH NOTICE - CR WIGHT - SOLAR PANEL DISPOSAL POLICY

RESOLUTION 215/2026

Moved: Cr Rosalind Wight

Seconded: Cr Les Cooper

That the responses to the Question with Notice on a Solar Panel disposal Policy, be noted.

CARRIED

9.4 QUESTION WITH NOTICE - CR WIGHT - DOG ON THE TUCKERBOX DEVELOPMENT

RESOLUTION 216/2026

Moved: Cr Rosalind Wight

Seconded: Cr David Graham

That the responses to the Question with Notice on the Dog on the Tuckerbox development be noted.

CARRIED

10.1 CLOSED COUNCIL REPORT

RESOLUTION 217/2026

Moved: Cr Gil Kelly

Seconded: Cr Ethan Ryan

- 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.**

Council entered Closed Council at 7:23pm.

CARRIED

10.2 HUMAN RESOURCES REPORT

RESOLUTION 218/2026

Moved: Cr Ethan Ryan

Seconded: Cr Rosalind Wight

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

CARRIED

10.3 HARDSHIP APPLICATION - ASSESSMENT 11017340 - REQUESTED REVIEW

RESOLUTION 219/2026

Moved: Cr Penny Nicholson

Seconded: Cr Les Cooper

That Council:

- 1. Approve hardship assistance for the owner of the property identified as assessment number 11017340, subject to the ratepayer entering and maintaining a payment arrangement approved by the Interim General Manager.**
- 2. Authorises the Interim General Manager to:**
 - a) determine and enter into the payment arrangement with the ratepayer; and**
 - b) write off any interest accrued for the period 1 September 2026 to 28 February 2026, provided the ratepayer complies with that payment arrangement for the duration of that period.**

CARRIED

At 7:26 pm, Cr Logan Collins left the meeting.

10.4 NOTICE OF MOTION - CR WIGHT - AMG DONGAS

RESOLUTION 220/2026

Moved: Cr Rosalind Wight

Seconded: Cr Ethan Ryan

That Council note the information provided in relation to Australian Meat Group (AMG).

CARRIED

At 7:36 pm, Cr Logan Collins returned to the meeting.

10.5 QUESTION WITH NOTICE - CR WIGHT - NEW SOIL

RESOLUTION 221/2026

Moved: Cr Rosalind Wight

Seconded: Cr Danyal Syed

That the responses to the Question with Notice on New Soil, be noted.

CARRIED

RESUMPTION OF OPEN COUNCIL MEETING

RESOLUTION 222/2026

Moved: Cr David Graham

Seconded: Cr Les Cooper

That the Open Council meeting resume at 7:39pm.

CARRIED

ANNOUNCEMENT OF CLOSED COUNCIL RESOLUTIONS

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

The Meeting closed at 7:41pm.

CHAIRPERSON

INTERIM GENERAL MANAGER

5 MAYORAL MINUTES

5.1 MAYORAL MINUTE - COUNCILLOR ENGAGEMENTS - 18 JULY 2026 - 14 SEPTEMBER 2026

DOCUMENT NUMBER	479556
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.

27 July 2026

Cr Cooper and the Interim General Manager attended the Stockinbingal Ellwood's Hall AGM.

28 July 2026

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

7 August 2026

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

Cr Graham attended a quarterly Softwoods Working Group (SWG) meeting in Tumut.

11 August 2026

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

Crs McAlister (Mayor) (online), Wight (Deputy Mayor), Collins, Graham, Kelly, Nicholson, Ryan and Syed (online) attended a Council Workshop in Cootamundra.

18 August 2026

Cr Wight (Deputy Mayor) attended the Heritage Centre Museum Birthday Morning Tea.

20 August 2026

Crs McAlister (Mayor) (online), Wight (Deputy Mayor), Graham, Kelly, and Syed (online) attended an Ordinary Council Workshop in Cootamundra.

21 August 2026

Crs Wight (Deputy Mayor) and Ryan attended the Library Council of NSW Visit to the Cootamundra Library.

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

25 August 2026

Cr Collins attended the National Local Roads and Transport Congress in Cairns.

Crs McAlister (Mayor), Graham, Kelly and Syed attended an Inland Rail Update Workshop in Cootamundra.

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

26 August 2026

Cr Collins attended the National Local Roads and Transport Congress in Cairns.

27 August 2026

Cr McAlister (Mayor) and the Interim General Manager attended a Demerge meeting with the Office of Local Government (OLG) in Sydney.

Cr McAlister (Mayor) and the Interim General Manager attended the Country Mayors Association (CMA) Dinner with the Prime Minister in Sydney.

28 August 2026

Cr McAlister (Mayor) and the Interim General Manager attended a Country Mayors Association (CMA) Meeting in Sydney.

1 September 2026

Crs McAlister (Mayor), Wight (Deputy Mayor), Collins, Graham, Kelly, Nicholson, Ryan and Syed attended a Council Demerge Workshop in Gundagai.

8 September 2026

Cr McAlister (Mayor) attended the Police Awards in Gundagai.

Crs McAlister (Mayor), Wight (Deputy Mayor), Collins (online), Graham, Kelly, Nicholson, and Ryan attended a Council Demerge Workshop in Gundagai.

Crs McAlister (Mayor), Wight (Deputy Mayor), Collins (online), Graham, Kelly, Nicholson, and Ryan attended GM Recruitment Panel meetings in Gundagai.

9 September 2026

Cr McAlister (Mayor) attended the Coolac Catch Up at the Coolac Memorial Hall.

10 September 2026

Crs McAlister (Mayor) and Wight (Deputy Mayor) attended a DOTT update meeting in Gundagai.

6 REPORTS FROM COMMITTEES

6.1 MINUTES OF THE DEMERGER TRANSITION COMMITTEE MEETING HELD ON TUESDAY 15 SEPTEMBER 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	1. Minutes of the Demerger Transition Committee Meeting held on Tuesday 15 September 2026

RECOMMENDATION

1. That the Minutes of the Demerger Transition Committee Meeting held on Tuesday 15 September 2026, attached to the report, be received and noted.
2. In consideration of the Demerger Transition Committees recommendations detailed in the minutes, Council endorse the following:
 - 2.1. That Council allocate its 2026-2027 financial year cash reserves opening balances based on the audited FY26 closing balances and distributed between the proposed successor Councils using the percentages from the Morrison Low Advisory Cash Analysis Allocation report, namely while noting that:
 - The Employee Leave Entitlement and Plant reserves will need to be recalculated as at 30 June 2027.
 - Any pre-paid Financial Assistance Grants will need to be allocated based on appropriate pro-rata basis for both the General and Roads Component.

	Cootamundra		Gundagai	
	%	%	%	\$
Developer Contributions - General	48.0%	\$702,826	52.0%	\$762,826
Developer Contributions - Sewer	100.0%	\$421,276	0.0%	\$0
Unexpended Grants	49.3%	\$892,240	50.7%	\$918,999
Water Supply	14.5%	\$1,220,648	85.5%	\$7,206,966
Sewerage Service	98.5%	\$4,961,255	1.5%	\$74,381
Domestic Waste	77.0%	\$2,104,848	23.0%	\$629,513
Stormwater Infrastructure Renewal	93.7%	\$453,106	6.3%	\$30,354
		\$10,756,200		\$9,623,038
Employees Leave Entitlement	51.2%	\$861,371	48.8%	\$821,332
Plant Replacement	52.8%	\$1,221,996	47.2%	\$1,090,721
Waste Management	70.0%	\$350,000	30.0%	\$150,000
Bradman's Birthplace	100.0%	\$76,337	0.0%	\$0
Cootamundra Heritage Centre	100.0%	\$25,882	0.0%	\$0
Cemetery	50.0%	\$12,886	50.0%	\$12,886
Development - Land & Buildings	69.1%	\$1,220,510	30.9%	\$545,561
Cootamundra Caravan Park	100.0%	\$215,737	0.0%	\$0
Aerodrome Bitumen Resurfacing	100.0%	\$160,788	0.0%	\$0
Quarries & Pit Restoration	92.9%	\$230,672	7.1%	\$17,653
Southern Phone	100.0%	\$505,598	0.0%	\$0
Dog on the Tuckerbox Land	0.0%	\$0	100.0%	\$367,500
		\$4,881,777		\$3,005,653



**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

COUNCIL CHAMBERS, GUNDAGAI

6:03PM, TUESDAY 15th September, 2026

Administration Centres: 1300 459 689

**MINUTES OF COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
DEMERGER TRANSITION COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBERS, GUNDAGAI
ON TUESDAY, 15 SEPTEMBER 2026 AT 6:03PM**

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

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

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

Nil

3 DISCLOSURES OF INTEREST

Nil

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE DEMERGER TRANSITION COMMITTEE MEETING HELD ON TUESDAY 11 AUGUST 2026

COMMITTEE RESOLUTION

Moved: Cr Penny Nicholson

Seconded: Cr Rosalind Wight

That the Minutes of the Demerger Transition Committee Meeting held on Tuesday 11 August 2026 be confirmed as a true and correct record of the meeting.

CARRIED

5 REPORTS

5.1 GENERAL MANAGER OFFICE

5.1.1 REPORT FROM GM-DESIGNATE RECRUITMENT PANELS

COMMITTEE RESOLUTION

Moved: Cr David Graham

Seconded: Cr Gil Kelly

That the Committee note the report and endorse the appointment of LG Services Group Pty Ltd (ABN 606 6178 8389) by both Recruitment Panels.

CARRIED

5.1.2 ALLOCATION OF COUNCIL CASH RESERVES BETWEEN THE SUCCESSOR COUNCILS

COMMITTEE RESOLUTION

Moved: Cr Ethan Ryan

Seconded: Cr David Graham

The Committee recommends that Council allocate its 2026-2027 financial year cash reserves opening balances based on the audited FY26 closing balances and distributed between the proposed successor Councils using the percentages from the Morrison Low Advisory Cash Analysis Allocation report, namely while noting that :

- The Employee Leave Entitlement and Plant reserves will need to be recalculated as at 30 June 2027.
- Any pre-paid Financial Assistance Grants will need to be allocated based on appropriate pro-rata basis for both the General and Roads Component.

	Cootamundra		Gundagai	
	%	%	%	\$
Developer Contributions - General	48.0%	\$702,826	52.0%	\$762,826
Developer Contributions - Sewer	100.0%	\$421,276	0.0%	\$0
Unexpended Grants	49.3%	\$892,240	50.7%	\$918,999
Water Supply	14.5%	\$1,220,648	85.5%	\$7,206,966
Sewerage Service	98.5%	\$4,961,255	1.5%	\$74,381
Domestic Waste	77.0%	\$2,104,848	23.0%	\$629,513
Stormwater Infrastructure Renewal	93.7%	\$453,106	6.3%	\$30,354
		\$10,756,200		\$9,623,038
Employees Leave Entitlement	51.2%	\$861,371	48.8%	\$821,332
Plant Replacement	52.8%	\$1,221,996	47.2%	\$1,090,721
Waste Management	70.0%	\$350,000	30.0%	\$150,000
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Southern Phone	100.0%	\$505,598	0.0%	\$0
Dog on the Tuckerbox Land	0.0%	\$0	100.0%	\$367,500
		\$4,881,777		\$3,005,653

CARRIED

The Meeting closed at 6:28pm.

CHAIRPERSON

INTERIM GENERAL MANAGER

7 GENERAL MANAGER’S REPORT

7.1 GENERAL MANAGER OFFICE

7.1.1 ELECTION OF THE MAYOR

DOCUMENT NUMBER	478575
REPORTING OFFICER	Roger Bailey, Interim General Manager
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	In accordance with s.290 of the Local Government Act 1993 and Schedule 7 of the Local Government (General) Regulation 2021.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Mayor Nomination form for Councillors ↓

RECOMMENDATION

That Council:

1. Notes the report on the nominations for and election for the position of Mayor for the period to September 2028 or the demerger of the Council, whichever occurs first;
2. Determine the method of voting for the position of Mayor; and
3. Proceed to hold the election for the position of Mayor for the term.

Introduction

Council is required to elect a Mayor. This report provides the procedure for the election of Mayor for the period September 2026 to the next Council election in September 2028 or the demerger of the Council, whichever occurs first.

The returning officer is to be the General Manager.

Discussion

Where the Mayor is elected by the councillors the Council is required to elect a Mayor to preside over the Council. The final term for the Mayoral term will be for the period from September 2026 to September 2028 or the demerger of the Council, whichever occurs first.

The Local Government Act requires the election of the mayor to be conducted:

290 When is an election of a mayor by the councillors to be held?

(1) The election of the mayor by the councillors is to be held--

(a) if it is the first election after an ordinary election of councillors--within 3 weeks after the ordinary election, or

(b) if it is not that first election or an election to fill a casual vacancy--during the month of September, or

(c) if it is the first election after the constitution of an area--within 14 days after the appointment of a provisional council or the first election of the council if a provisional council is not appointed, or

(d) if the relevant council is a non-functioning council, or a council of which all civic offices have been declared vacant, and the election is the first to be held after the appointment or election of the councillors--within 14 days after the appointment or election of the councillors.

(2) If the councillors fail to elect a mayor as required by this section, the Governor may appoint one of the councillors as the mayor.

(3) For the purposes of this section, an election of councillors does not conclude until the declaration of election of all the councillors of the council concerned.

The election is to be conducted by the General Manager or in their absence, a Council employee designated by the General Manager, or in the event that all of these people are absent, by the person who called the meeting.

The role of the Mayor is outlined by section 226:

(a) to be the leader of the council and a leader in the local community,

(b) to advance community cohesion and promote civic awareness,

(c) to be the principal member and spokesperson of the governing body, including representing the views of the council as to its local priorities,

(d) to exercise, in cases of necessity, the policy-making functions of the governing body of the council between meetings of the council,

(e) to preside at meetings of the council,

(f) to ensure that meetings of the council are conducted efficiently, effectively and in accordance with this Act,

(g) to ensure the timely development and adoption of the strategic plans, programs and policies of the council,

(h) to promote the effective and consistent implementation of the strategic plans, programs and policies of the council,

(i) to promote partnerships between the council and key stakeholders,

(j) to advise, consult with and provide strategic direction to the general manager in relation to the implementation of the strategic plans and policies of the council,

(k) in conjunction with the general manager, to ensure adequate opportunities and mechanisms for engagement between the council and the local community,

(l) to carry out the civic and ceremonial functions of the mayoral office,

(m) to represent the council on regional organisations and at inter-governmental forums at regional, State and Commonwealth level,

(n) in consultation with the councillors, to lead performance appraisals of the general manager,

(o) to exercise any other functions of the council that the council determines.

The Mayoral Fee presently paid by Council is \$42,030 pa, plus \$19,590 pa Councillor Fee totalling \$61,620.

Nominations

Nominations are now invited for the Office of Mayor for the 2026 to 2028 term (until September 2028). The elections of Mayor Council must be held in accordance with Schedule 7 of the Local Government (General) Regulation 2021 and Council's Code of Meeting Practice.

In accordance with section 227(a) of the Local Government Act 1993 the Mayor of Council is elected by the councillors from among their number.

Schedule 7 of the Local Government (General) Regulation 2021 sets out the procedures for the election of Mayor:

1. Returning Officer

The General Manager (or a person nominated by the General Manager) is the Returning Officer.

2. Nomination

(1) A councillor may be nominated without notice for election as mayor or deputy mayor.

(2) The nomination is to be made in writing by 2 or more councillors (one of whom may be the nominee). The nomination is not valid unless the nominee has indicated consent to the nomination in writing.

(3) The nomination is to be delivered or sent to the returning officer.

(4) The returning officer is to announce the names of the nominees at the council meeting at which the election is to be held.

3. Election

(1) If only one councillor is nominated, that councillor is elected.

(2) If more than one councillor is nominated, the council is to resolve whether the election is to proceed by preferential ballot, by ordinary ballot or by open voting.

(3) The election is to be held at the council meeting at which the council resolves on the method of voting.

(4) In this clause: "ballot" has its normal meaning of secret ballot "open voting" means voting by a show of hands or similar means.

4. Application of Part This Part applies if the election proceeds by ordinary ballot or by open voting.

5. Marking of Ballot-Papers

(1) If the election proceeds by ordinary ballot, the Returning Officer is to decide the manner in which votes are to be marked on the ballot-papers.

(2) The formality of a ballot-paper under this Part must be determined in accordance with clauses 345(1)(b)-(c) and 345(6) of the Local Government (General) Regulation 2021 as if it were a ballot-paper referred to in that clause.

(3) An informal ballot-paper must be rejected at the count.

6. Count – 2 Candidates

(1) If there are only 2 candidates, the candidate with the higher number of votes is elected.

(2) If there are only 2 candidates and they are tied, the one elected is to be chosen by lot.

7. Count – 3 or more Candidates

(1) If there are 3 or more candidates, the one with the lowest number of votes is to be excluded.

(2) If 3 or more candidates then remain, a further vote is to be taken of those candidates and the one with the lowest number of votes from that further vote is to be excluded.

(3) If, after that, 3 or more candidates still remain, the procedure set out in subclause (2) is to be repeated until only 2 candidates remain.

(4) A further vote is to be taken of the 2 remaining candidates.

(5) Clause 6 of this Schedule then applies to the determination of the election as if the 2 remaining candidates had been the only candidates.

(6) If at any stage during a count under subclause (1) or (2), 2 or more candidates are tied on the lowest number of votes, the one excluded is to be chosen by lot.

8. Application of Part This Part applies if the election proceeds by preferential ballot.

9. Ballot-Papers and Voting

(1) The ballot-papers are to contain the names of all the candidates. The councillors are to mark their votes by placing the numbers "1", "2" and so on against the various names so as to indicate the order of their preference for all the candidates.

(2) The formality of a ballot-paper under this Part is to be determined in accordance with clauses 345(1)(b)-(c) and 345(5) of the Local Government (General) Regulation 2021 as if it were a ballot-paper referred to in that clause. (3) An informal ballot-paper must be rejected at the count.

10. Count

(1) If a candidate has an absolute majority of first preference votes, that candidate is elected.

(2) If not, the candidate with the lowest number of first preference votes is excluded and the votes on the unexhausted ballot papers counted to him or her are transferred to the candidates with second preferences on those ballot-papers.

(3) A candidate who then has an absolute majority of votes is elected, but, if no candidate then has an absolute majority of votes, the process of excluding the candidate who has the lowest number of votes and counting each of his or her unexhausted ballot-papers to the candidates remaining in the election next in order of the voters' preference is repeated until one candidate has received an absolute majority of votes. The latter is elected.

(4) In this clause "absolute majority", in relation to votes, means a number that is more than one-half of the number of unexhausted ballot-papers.

11. Tied Candidates

(1) If, on any count of votes, there are 2 candidates in, or remaining in, the election and the numbers of votes cast for the 2 candidates are equal – the candidate whose name is first chosen by lot is taken to have received an absolute majority of votes and is therefore taken to be elected.

(2) If, on any count of votes, there are 3 or more candidates in, or remaining in, the election and the numbers of votes cast for 2 or more candidates are equal and those candidates are the ones with the lowest number of votes on the count of the votes – the candidate whose name is first chosen by lot is taken to have the lowest number of votes and is therefore excluded.

12. Choosing by Lot To choose a candidate by lot, the names of the candidates who have equal numbers of votes are written on similar slips of paper by the returning officer, the slips are folded by the returning officer so as to prevent the names being seen, the slips are mixed and

one is drawn at random by the returning officer and the candidate whose name is on the drawn slip is chosen.

13. Result The result of the election (including the name of the candidate elected as mayor or deputy mayor is:

(a) to be declared to the councillors at the council meeting at which the election is held by the returning officer, and

(b) to be delivered or sent to the Director-General and to the Secretary of the Local Government and Shires Association of NSW.

Notes:

- (i) Nomination forms for the position of Mayor and Deputy Mayor are enclosed with this meeting agenda. These may be completed and returned to the Returning Officer at any time before the Council Meeting scheduled for 22 September 2026 OR at this Meeting up to the time that the Returning Officer announces that nominations are closed;
- (ii) Elections at Council have varied in the past, having been conducted either by ordinary ballot or open voting.

Nomination forms for the position of Mayor are coloured Blue and are enclosed with the business paper and will also be available at the Ordinary Meeting of Council.

The Returning Officer will call for the final lodgement of nominations at the meeting. After the final call for nominations the Returning Officer will announce the names of the nominee(s). If necessary, an election will then be conducted as per the decision made on the previous report.

Financial

No financial implications arise as a result of this report.

OLG 23a Guideline consideration

Does not conflict with guidelines.



MAYOR

We the undersigned Councillors nominate Cr
 for the position of Mayor from 23/09/2026 to September 2028 or the demerger of the Council,
 whichever occurs first.

Cr Signature Date...../09/2026

Cr Signature Date...../09/2026

I hereby consent to my nomination for the position of Mayor

Cr Signature

Date/09/2026

Received by

General Manager/ Returning Officer

Date/09/2026 Time.....

7.1.2 ELECTION OF THE DEPUTY MAYOR

DOCUMENT NUMBER	478577
REPORTING OFFICER	Roger Bailey, Interim 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	There are no financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	The election of a Deputy Mayor may be conducted pursuant to Section 231 of the Local Government Act, 1993. Such election is conducted in accordance with Schedule 7 of the Local Government (General) Regulation, 2021.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Deputy Mayor Nomination form for Councillors ↓

RECOMMENDATION**That Council:**

- 1. Note the report on the appointment of and procedure for the election of a Deputy Mayor;**
- 2. Resolve that a Deputy Mayor is to be elected for the Mayoral term;**
- 3. Determine what fees, if any, are paid to the Deputy Mayor; and**
- 4. Hold an election for the position of Deputy Mayor on the same basis as for the Mayoral position.**

Introduction

Council may elect a Deputy Mayor. This report provides the procedure for the election of the Deputy Mayor, if so decided.

Discussion

Councillors may elect one from their number to be the Deputy Mayor. The person may be elected for the Mayoral term or a shorter one (Local Government Act 1993 s 231).

(1) The councillors may elect a person from among their number to be the deputy mayor.

(2) The person may be elected for the mayoral term or a shorter term.

(3) The deputy mayor may exercise any function of the mayor at the request of the mayor or if the mayor is prevented by illness, absence or otherwise from exercising the function or if there is a casual vacancy in the office of mayor.

(4) The councillors may elect a person from among their number to act as deputy mayor if the deputy mayor is prevented by illness, absence or otherwise from exercising a function under this section, or if no deputy mayor has been elected.

The Deputy Mayor's role is to exercise any function and delegation of the Mayor:

- i) At the request of the Mayor; or
- ii) If the Mayor is prevented by illness, absence or otherwise from exercising the function; or
- iii) If there is a casual vacancy in the Office of Mayor.

Council in the past has elected a Deputy Mayor for the same term as the Mayor.

The procedure for the election of Deputy Mayor is the same as the procedure for the election of Mayor.

Additional fees, if any, for holding the position of Deputy Mayor are to be deducted from payments to the Mayor. No fees are presently paid by Council for the holder of the position of Deputy Mayor.

Nomination forms for the position of Deputy Mayor are coloured Yellow and are enclosed with the business paper and will also be available at the Ordinary Meeting of Council.

The Returning Officer will call for final lodgement of nominations at this meeting. After the final call for nominations, the Returning Officer will announce the names of nominee(s). If necessary an election will then be conducted.

Financial

There are no financial implications arising from this report. Any fee payable to the Deputy Mayor while acting in the office of the Mayor is deducted from the Mayor's annual fee in accordance with section 249(5) of the *Local Government Act 1993* and does not increase Council's overall remuneration expenditure.

249(5) A council may pay the deputy mayor (if there is one) a fee determined by the council for such time as the deputy mayor acts in the office of the mayor. The amount of the fee so paid must be deducted from the mayor's annual fee.

OLG 23a Guideline consideration

Does not conflict with guidelines.



DEPUTY MAYOR

We the undersigned Councillors nominate Cr
for the position of Deputy Mayor from 23/09/2026 to September 2028 or the demerger of the
Council, whichever occurs first.

Cr Signature Date...../09/2026

Cr Signature Date...../09/2026

I hereby consent to my nomination for the position of Deputy Mayor

Cr Signature

Date/09/2026

Received by

General Manager/ Returning Officer

Date/09/2026 Time.....

7.2 BUSINESS

7.2.1 SECTION 355 COMMITTEE MEETING MINUTES

DOCUMENT NUMBER	480289
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. Muttama Creek Regeneration s.355 Committee Meeting Minutes - 12 August 2026 ↓ 2. Bradman Birthplace s.355 Committee Annual General Meeting - 19 August 2026 ↓ 3. Stockinbingal Ellwoods Hall s.355 Committee Meeting Minutes - 24 August 2026 ↓

RECOMMENDATION

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

1. The Ordinary Minutes of The Muttama Creek Regeneration s.355 Committee dated 12 August 2026.
2. The Annual General Meeting Minutes (inclusive of the Chairmans Report and Financial Statement 2025-2026) of the Bradman Birthplace s.355 Committee dated 19 August 2026.
3. The Office bearers and membership of the Bradman Birthplace s.355 Committee as detailed in the report be endorsed.
4. The Ordinary Minutes of the Stockinbingal Ellwood's Hall s.355 Committee dated 24 August 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 Muttama Creek Regeneration s.355 Committee
- Bradman Birthplace s.355 Committee
- The Stockinbingal Ellwood's Hall s.355 Committee

Bradman Birthplace – Office bearers and members

Chairman: Eric Thorburn **Deputy Chairman:** To be filled

Secretary/Treasurer: Charles Donoghue

Committee: Ray Hyland, Jenny Hockey, Ray McDonnell, Graeme Worboys

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

The report purpose does not conflict with guidelines.

Muttama Creek Regeneration Group

Minutes: Wednesday 12 August, 2026

Muttama Creek



Regeneration
Group

Present: Graeme Johnson, Di Pearton, Paulina Butler, Doug Butler,
Lin Chaplin, Anette Haines, Colin Byrnes

Apologies: Anthony Meyer

Welcome: Welcome to our regular and to our new members.

Meeting opened at 5.00 pm, Stephen Ward Rooms, Cootamundra Town Library.

Gwen Norman, Community Liaison Officer for John Holland Rail met us to apologise for the people from John Holland being unable to attend today to discuss the grant application due to a rain event causing some unexpected extra work. We suggested that we reschedule at another convenient time for them, rather than wait for the next regular meeting- Gwen will ask them.

GJ presented the evacuation plan as required prior to every meeting.

GJ read the 1st June 2026 meeting minutes, accepted by Doug Butler, seconded by Paulina Butler.

BUSINESS ARISING:

- **Inland Rail Community Grants Program:** Discussed site for grant application- between the Caravan Park and the Scout Hall, possible gravel path from Wallendoon St to beside the Scout Hall, and plants- Lin Chaplin will ask Ben Roberts for a quote, DP is concerned that no native plant be removed- is there space?
- **Council staff and/or representative of the elected Council:**
DP has emailed Council re possibly more suitable day/time for our meetings to be held, and we have received no reply, LC suggested we email again.
- **Exotic Removal:** Carried over.
- **Working bees:** June and July- ongoing weeding, pruning and general plant/garden maintenance, several plants planted in the Casuarina Walk: Casuarinas on west bank, and two Bursaria Spinosas, and two acacias behind Pat's seat.
- **Water testing-** GJ- Steve Lowe has emailed GJ re Bevan Collins- Cootamundra's new Environmental Health Officer.

GENERAL BUSINESS:

- GJ emailed Steve Lowe re river redgums behind the pool that have been whipper snipped and need replacing, Steve Lowe replied and said that he will address this.
- Steve Lowe has emailed GJ re some native plants that may be available, GJ has accepted as many as we can have.
- PB has distributed a further 50 pamphlets to new Information Centre
- Anna Campbell, Cootamundra Public School has asked for a walk and talk along the creek- GJ will be taking two groups next week.
- Working Bee dates: Dates for Bird/Casuarina Walk maintenance- 9am, 22 August and 26 September- Mackay Street

Meeting closed at 6 pm.

Next Meeting: 5 pm Monday 28 September, 2026 in the Stephen Ward Rooms.

MCRG Objectives:

- 1. Increase plant diversity- regularly planting native trees, shrubs, and grasses, and maintaining them through hot dry conditions until drought tolerant.*
- 2. Create suitable habitat for wildlife- mixing up understorey plants for use of wildlife- eg grasses for lizards, parrots and finches, shrubs to provide safety and habitat for small birds.*
- 3. Stabilise banks and control erosion- trees, shrubs and grasses stabilise the soil, and previously we've obtained grants for rock-filled gabions.*
- 4. Improve water quality- planting trees to provide shade for improved water quality and store carbon. Previously we have monitored water quality in partnership with Catchment Management Authority, now Local Landcare Services.*
- 5. Enhance aesthetics and recreational opportunities- paths, maintaining gardens, benches, seats.*
- 6. Community education- school groups excursions, Muttama Creek Regeneration Group facebook page social media posts, bird talks to U3a, developed Bird Walk pamphlets- distributed to local motels, cafes and the Information Centre, Coota Connections participation.*

Cootamundra Gundagai
Regional Council
Document Received

20 AUG 2026

File No.....

Initials.....

BRADMAN BIRTHPLACE MUSEUM

VOLUNTEERS AGM

WEDNESDAY, AUGUST 19, 2026 @11am

@ the Museum

Agenda

Attendance and apologies

Minutes of 2025 AGM

Business Arising

Chairman's Report

Treasurer's Report

*Election of Office Bearers - Chairman, Deputy
Chairman, Secretary/Treasurer and Committee*

General Business

ALL WELCOME

Enquiries to Eric Thorburn: 0437 041 689

BRADMAN'S BIRTHPLACE VOLUNTEERS 2026 AGM**19.8.2026****Attendance**

Eric Thorburn, Ray McDonnell, Jenny Hockey, Graeme Worboys, Leah Sutherland (CGRC), Linda Wiles (CGRC)

Apologies

Abb McAlister (CGRC), Ros Wight (CGRC), Ethan Ryan (CGRC Councillor), Ray Hyland, David Spencer, Charles Donoghue, Geoff McAuliffe

Minutes

Minutes of 2025 AGM were read. Moved Graeme Worboys, Sec. Jenny Hockey. Carried.

Business Arising

1. Painting the outside of the 2 buildings started with repairs to be done to some sections before painting is completed.
2. Opening hours for winter months working well, with discussion on future times being investigated by Council.

Chairman's Report

Eric Thorburn presented his annual report showing visitor numbers were on par with previous years at 3,610. Sec. R McDonnell. Adopted. (copy attached)

Treasurer's Report

The Treasurer's report showing a Credit balance of \$58170.39 as at 30.6.2026 with Souvenirs on hand \$13,479.98. Moved G Worboys, Sec J Hockey. Adopted. (copy of Treasurers report and stock take attached)

Elections

Chairman: Eric Thorburn

Deputy Chairman: to be filled

Secretary/Treasurer: Charles Donoghue

Committee: Ray Hyland, Jenny Hockey, Ray McDonnell, Graeme Worboys

These people were elected on the committee for next 12 months.

General Business

1. Discussion on opening hours, volunteer numbers and weekend staffing.
2. Committee still concerned about the level of publicity given to the museum on their communication networks despite detailed information being given to them by the committee chairman.
3. Problems with telephone and internet system at the Cottage continuing and Council staff will investigate what is causing the issues and rectify.
4. Council's traffic sign causing issues for visitor parking and the committee is hoping that it could be moved away from the front of the museum.
5. Some visitors have been to the Captains Walk and noted Pat Cummins (current Captain) does not have a statue. Council aware of this and looking at options.
6. Committee to upgrade TV and CD player to improve the current system.
7. Leah Sutherland to ensure Val White receives acknowledgement of her volunteer work at the Cottage.
8. Volunteer numbers are at a critical level and the future of the Cottage and opening times needs to be assessed and forward planning instigated.

9. Roster for September being processed as David Spencer is in hospital for an unknown time and there may be vacancies when the facility has to be closed.
10. Linda Wiles thanked the volunteers for their work at the Museum and emphasised the important role they play for Council in keeping the tourist attraction open.

Meeting Closure

Meeting Closed at 12.10pm.

BRADMAN'S BIRTHPLACE VOLUNTEERS 2025 AGM**11.8.2025****Attendance**

Eric Thorburn, Ray Hyland, Charles Donoghue, Jenny Hockey, Graeme Worboys, Leah Sutherland (CGRC).

Apologies

Ethan Ryan (CGRC Councillor), Sue Jorgenson, Val White, Ray McDonnell, Linda Wiles (CGRC)

Minutes

Minutes of 2024 AGM were read. Moved Graeme Worboys, Sec. Ray Hyland. Carried.

Business Arising

New front fence costs were paid by Council with assistance of \$4500 Heritage grant. Council has not asked the Lions Club for assistance in this regard.

Chairman's Report

Eric Thorburn presented his annual report. Sec. G Worboys. Adopted. (copy attached)

Treasurer's Report

Charles Donoghue presented the Treasurer's report showing a Credit balance of \$43,856.29 with Souvenirs on hand \$12,932.56. Sec. Ray Hyland. Adopted. (copy of Treasurers report and stock take attached)

Elections

Chairman: Eric Thorburn

Deputy Chairman: Graeme Worboys

Secretary/Treasurer: Charles Donoghue

Committee: Ray Hyland, Jenny Hockey, Val White, Ray McDonnell

These people were elected on the committee for next 12 months.

General Business

1. Quotes for painting of the two building exteriors and toilets has been obtained and a contractor engaged for painting in Spring.

RECOMMENDATION: that Council proceed with the painting of the two buildings but inspection and an assessment of the known drainage issue at Memorabilia Cottage be undertaken as well.

2. The committee will organise the planting of wattle trees at the site with their gardener.

RECOMMENDATION: that a small grove of Cootamundra Wattle trees be planted at the museum to allow visitors to view the wattle.

3. Volunteers to be gifted a Bradman's Birthplace t-shirt to wear when at the museum. Ray Hyland to coordinate distribution of the items to volunteers.

RECOMMENDATION: Volunteers to be gifted a t-shirt from committee funds to assist in the promotion and professionalism of the Museum.

4. Roster hours are determined by the committee, with the winter opening hours of 10am-4pm working well and all volunteers are to adhere to these opening hours, including weekend staff. Eric to liaise with Leah Sutherland (CGRC) re this stipulation.
5. There are several bus tours in the coming months and a minimum of two volunteers are to be present at these times to assist with the visitors.
6. Leah Sutherland stated the Council Volunteers Luncheon will be held at the Civic Hall at 12-2pm on 1/12/2025.
7. Leah thanked the volunteers for their assistance at the Museum and especially Eric Thorburn for his commitment to the facility.
8. Daryl Hockey and Karen Martin were thanked for their work maintaining the lawn and gardens at the site.

Meeting Closure

Meeting Closed at 11.25am.

CHAIRMAN'S REPORT BRADMAN MUSEUM 355 COMMITTEE 2025 - 2026

It is with pleasure that I present my report for this committee's fourth year.

Thank you to our volunteers who have given their time to keep the museum open seven days a week.

The visitor numbers continue to be strong with 3,610 in the past year.

Our merchandise sales of \$13,104.42 are on a par with the last 4 years.

Thank you :-

Graeme Warboys :- for arranging our monthly rosters and co-ordinating tea, coffee and biscuits for our volunteers.

Ray Hyland :- for co-ordinating our souvenirs, stock and sales income.

Charlie Donoghue :- recording and banking the daily takings.

The employment of a gardener and mowing contractor have ensured that our grounds are well kept to present to the tourist that visit our museum.

Thank you to Council for relaying paths out side the entrance to the memorabilia cottage and for arranging a painting contractor to work on all the outer buildings.

Once again thank you to all volunteers past and present for helping to make our museum in Coorambundra one of the best attractions for visitors to our region.

ERIC THORBURN

CHAIRMAN

20-7-2026

E. Thorburn

BRADMAN BIRTHPLACE MUSEUM

STATEMENT OF BALANCE = 2025-2026

CREDIT BALANCE = 30-6-2025 = \$43,856-29

INCOME

ADMISSIONS =	\$18,050-00	
MERCHANDISE SALES =	\$13,104-42	
NETTY CASH FLOAT =	\$200-00	
BANK INTEREST =	\$5-00	=
		\$31,359-42
		<u>\$75,215-71</u>

EXPENDITURE

SOUVENIERS =	\$11,132-72	
GARDING =	\$2,073-00	
MOWING =	\$2,275-00	
ELECTRICAL REPAIRS =	\$1,127-25	
C-B-A. MERCHANT FEE =	\$437-35	=
		<u>\$17,045-32</u>

BALANCE AT S.W-S. BANK = \$58,170-39

STATEMENT AS AT 30-6-2026 EVERY DAY ACT-51-100019082

SOUVENIERS = STOCK ON HAND AS AT 30-6-26 = \$13,479-98-00

ERIC THORBURN

CHAIRMAN

E. Thorburn

16-7-2026

CHARLIE DONOGHUE

TREASURER

Charlie Donoghue

16-7-2026

Bradman Birthplace Museum				
Stock on Hand as at 30/6/2026				
Item	Count	Cost Per Unit	Total Cost	Comments
Ashes Urn	73	10.00	730.00	
Badge Embroided	74	3.11	230.14	
Bottle Opener Keyring	34	4.50	153.00	
Bucket Hat	76	18.00	1368.00	
Bumper Sticker	85	8.00	680.00	
Caps (Green D/Lux)	22	18.00	396.00	
Coffee Mug - white	54	9.80	529.20	
Coffee Mug - black	13	9.80	127.40	
Cricket Ball Soft	293	3.50	1025.50	
Cricket Bat Mini	29	8.32	241.28	
Fridge Magnet	539	1.00	539.00	
Gold Coin	95	4.18	397.10	
Kangaroo	—	—	—	
Magnetic Memo Clip	21	4.10	86.10	
Metal Key Ring	17	5.53	94.01	
Number Plate	1	13.75	13.75	
Pen Madison	150	2.60	390.00	
Polo Shirt (Navy/White)	—	—	—	
Postcard	337	.55	185.35	
Puzzle	—	—	—	
Ruler	160	2.90	464.00	
Shirt - green and beige	85	32.00	2805.00	
Shot Glass	21	4.85	101.85	
Souvenir Pin - Bradman Gold/Nickel Figure	—	—	—	
Souvenir Pin - Round Enamel	53	4.18	221.54	
Spoon 20mm	49	4.60	225.40	
Stubbie Holder	141	6.00	846.00	
Tea Towel	93	8.57	797.01	
Torch Keyring	38	4.60	174.80	
Tote Bag <i>new</i>	32	2.30	73.60	
Tote Bag <i>old</i>	—	—	—	
Travel Mug	6	13.75	82.50	
Trucker Cap (Black)	—	—	—	
<i>Lux Green Caps</i>	13	22.00	286.00	
Books For Sale	—	—	—	
<i>The Business of Bradman</i>	—	—	—	
<i>Rubber Ducks</i>	37	5.85	216.45	
			\$13,479.98 = COST = 30/6/2026	
Stock on Hand as at 30/6/2026				
Counted by: Ray Hyland ERIC Thorburn				
Keep cups	41	—	—	FROM COUNCIL = (Selling \$5.00)



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Minutes

STOCKINBINGAL ELLWOOD HALL SECTION 355 COMMITTEE

AT ELLWOOD'S HALL STOCKINBINGAL

5.30PM MONDAY 24 AUGUST 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,

Confirmation of a Quorum: There are 7 Members appointed to this Committee. Quorum numbers are met - **yes**

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

1.3. Disclosure of Interests: nil

1.4. Confirmation of previous meeting Minutes:

The minutes of the last Stockinbungal Ellwood's Hall Section 355 Committee meeting dated 22 June 2026 were confirmed as true and correct.

Moved: Robyn Gray Seconded: Carmel Payne

1.5. Business Arising from previous Minutes:

- **Back Yard** - Jim Preston has sprayed the weeds and the damaged fence has now been repaired (on 19 August). Council have offered to bring out bark chips. Secretary to organise with Steve Lowe.
- **New Door** - Kris has begun work on the door. Awaiting panic bar.
- **Water in the Kitchen** - Mick Roberts who repaired the back fence studied the external wall, door and inside the kitchen. It is uncertain how or where exactly the water is entering the kitchen but a roof/shelter over the outside door to the kitchen extending each side of the door may help resolve the problem. Secretary to ask Kris the carpenter if he is willing to do this job.
- **PO Air Conditioner** - job was lost at council somewhere but CEFA have now been back to look at the problem and are awaiting a part. It was still under warranty.

- **Painting the Front wall of the hall** - A grant application has been sent to Inland Rail for the maximum amount of \$4000.00. Notification of success or otherwise is not due until mid September or later. Another grant application will be made to CGRC Heritage Grants and cancelled if the Inland Rail grant is successful.
- **The AGM** was held on 27 July with the only change in the committee was the retirement of Steve Neave. Steve remains Curator of the Heritage Room and has valuable input to the function of the Hall in this position. We thank him for his years on the committee. Letter of thanks written and signed by committee members. CGRC also have written a letter of thanks.
- **Bait Stations:** CGRC were contacted but no reply so far. Secretary will follow up.
- **Kareoke Night:** Carmel has been trying to contact the man involved but no response so far.

1.6. Correspondence in/out:

- 24.06.2026: From carpenter Chris requiring \$3700 to order materials for the door. Alan transferred the money and the job is well underway.
- 24.06.2026: Replying to the painter Raymond James re Heritage colours for the front of the hall.
- 24.06.2026: From CGRC who don't know who removed the bark chips from near the rail crossing. Steve Lowe offered to have some delivered to the hall.
- 29.06.2026: From Steve Lowe advising that wet weather has delayed the repairs to the back fence.
- 01.07.2026: From Anne Chamberlain at CGRC . The WHS Officer at CGRC is requesting a list of events/meetings that are held regularly at the hall and any events coming up.
- 08.07.2026: To Carpenter Kris advising him of events coming up at the hall for him to work around when installing the door.
- 16.07.2026: From Steve Lowe advising that someone from CEFA will check out the PO air conditioner.
- 21.07.2026: From Steve Lowe re air conditioner in PO to be repaired by CEFA who originally installed it.
- 21.07.2026: Application to Inland Rail to paint front of Hall sent in.
- 28.07.2026: To Steve Lowe advising details of the purchase and installation date of the PO air conditioner and that it was probably still under warranty.
- 30.07.2026: Text message from Maddison Morgan wondering if they could use the hall yard on Saturday nights to sell pizzas. Signal message to hall committee and as a result, referred the issue to CGRC.
- 07.08.2026: Reply from Anne Chamberlain re Pizza Van requesting use of the hall yard. Forwarded to Madison Morgan who passed this on to her father Paul.
- 14.08.2026: To Steve Lowe concerning the age of the main power meter board at the hall. Some switches have been throwing out lately. This had previously been requested in March 2025.
- 18.08.2026: From Steve Lowe advising that he has engaged Brendan O'Callaghan to inspect and quote for the upgrade of the power board.

- 18.08.2026: From Steve Lowe advising that the contractor would be at the hall on 19 August to repair the back fence and look at the other issues.

1.7. Report from the Treasurer:

- Current Balance: \$13,598.43
- Income: 320.00 (20.00. (Book); 300 (deposit wedding 2027.))
- Expenses: 0.00
- Closing Balance: \$13,918.43
- Card A/c: \$496.57

Alan moved that his report be accepted., seconded by Carmel Payne.

1.8. General Business:

1) Back yard tidy up:

Action: Secretary to contact CGRC re providing a load of bark for the back yard now that the weeds have been sprayed and the fence has been fixed.

2) Water in the Kitchen:

Action: Secretary to contact carpenter Kris to see if he would be willing to do this job.

3) 80th Birthday on Sat 5th September:

Action: Committee to clean and tidy the hall the day before on Friday 4th September.

4) Curtains donated from Southern Cross Care: Discussion took place as to how these could be used in the hall to add to the appearance of the hall as well as deaden echoing sound.

Action: Carmel to contact Squires regarding tracks for the erection of the curtains. Committee to measure areas where they can be placed.

5) CGRC Heritage Grants: Committee decided to apply for part of the cost of the painting of the front external wall of the hall. If we are successful with the Inland Rail Grant we will notify the CGRC Heritage people to cancel our application. Applications close next week on Monday 31 August. We agreed to apply for \$2,000 and we would pay the rest (\$4700)

1.9. Date and Time of Next Meeting: Monday 26 October 2026.

1.10. Time Meeting Closed: 6.37pm

Signed:

Carmel Payne

Lorna Nixon

Chairperson

Secretary

7.2.2 DRAFT BUSINESS CONTINUITY MANAGEMENT POLICY

DOCUMENT NUMBER	481651
REPORTING OFFICER	Linda Wiles, Manager Business
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.1 A clear strategic direction that is delivered upon
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	Australian Standard AS/NZS ISO 31000:2009 – Risk Management principles and guidelines. SA/SNZ HB 436:2013 – Risk Management Guidelines – Companion to AS/NZA ISO 31000:2009. ISO/IEC 22301:2012 societal security – Business Continuity Management Systems – Requirements.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Draft Business Continuity Management Policy ↓

RECOMMENDATION

That the Business Continuity Management Policy attached to the report be adopted.

Introduction

The purpose of this report is to seek Council's endorsement and adoption of the Business Continuity Management Policy, which establishes Council's commitment to maintaining critical services during and following disruptive incidents and forms the foundation of Council's Business Continuity Management System (BCMS).

Cootamundra-Gundagai Regional Council delivers a wide range of essential services to the community. The disruption of these services through events such as natural disasters, utility failures, information technology outages, workforce shortages, pandemics, cyber incidents or other emergencies may significantly impact Council's operations and the community it serves.

Business Continuity Management is a proactive approach that identifies critical services, assesses risks to service delivery, establishes strategies for responding to disruptive incidents and supports the timely restoration of services. The proposed policy provides the overarching framework for Council's Business Continuity Management System and supports organisational resilience.

The policy has been developed to formalise Council's approach to business continuity planning and to establish clear governance arrangements, responsibilities, testing requirements and continual improvement processes.

Discussion

The Business Continuity Management Policy establishes Council's commitment to:

- Identifying critical services and functions.
- Developing and maintaining Business Continuity Plans and supporting sub-plans.
- Establishing a Continuity Management Team to coordinate response and recovery activities.
- Protecting employees, contractors, volunteers and the community during disruptive incidents.
- Minimising service interruptions and recovery timeframes.
- Ensuring ongoing training, awareness and testing of business continuity arrangements.
- Supporting continuous improvement through regular review and reporting processes.

The policy applies to Councillors, employees, contractors, service providers and volunteers engaged by Council. It also outlines governance responsibilities for the Audit, Risk and Improvement Committee (ARIC), Executive Leadership Team, managers and staff in maintaining and supporting Council's business continuity capability.

The policy forms part of a broader Business Continuity Management System, which includes business continuity procedures, critical function sub-plans, contact lists and disaster recovery arrangements. Adoption of the policy will provide a clear governance framework for the ongoing development and maintenance of these supporting documents.

The Business Continuity Management Policy provides Council with a formal framework for ensuring that critical services can continue, or be restored within acceptable timeframes, following a disruptive incident. Adoption of the policy will strengthen organisational resilience, support effective risk management and establish governance arrangements for the ongoing management and improvement of Council's Business Continuity Management System.

Financial

There are no financial implications arising from the adoption of this policy.

OLG 23a Guideline consideration

Does not conflict with 23a guidelines.



Business Continuity Policy

Business Continuity Management System

Policy Approval and Distribution

Approved by	Council resolution
Responsible Officer	Manager Business
Council Service Unit	Business
Next Review Date	22-09-2027
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

Version Control

Ref	Date	Description	Resolution Number
0.1	07-09-2026	<i>Presented to the GM & Management for review</i>	TBA
0.2	22-09-2026	<i>Presented to Council for Adoption.</i>	TBA

Contents

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4. Governance Arrangements	6
5. Applicable Documentation	8
6. Testing, Training and Awareness	9
7. Review and Continuous Improvement	10

Related documents:

This document is part of a suite of documents forming the Business Continuity Management System (BCMS) for Council, comprising of:

- **Business Continuity Management Policy (*this document*)**
- BCP Guidelines
- BCP Procedure Manual (including Forms and Templates)
- BCP Directorate Business Continuity Plan – Critical Function Sub-plans
- BCP – Contacts List (Confidential)

Distribution

Cootamundra Gundagai Regional Council Business Continuity Plan is to be distributed to all staff and managers involved in the process of development, implementation and reviewing of this document. This includes those staff nominated as alternates to a key position.

Please see the **BCP – Contacts List (Confidential)** for the current list of personnel to whom a copy of this document has been distributed. The plan is also available to elected members of Council and to all Managers and staff.

Definition of Terms

Term	Definitions
Business Continuity Plan (BCP)	Documented procedures that guide Council to respond, recover, resume, and restore to a pre-defined level of operation following a disruption. These procedures ensure that critical functions can continue or be restored quickly, minimising the impact of disruptive events on the Council's operations.
Business Continuity Management (BCM)	The process for managing operations following a disruption, to ensure that critical functions can be maintained or restored quickly with minimal impact to staff, customers and the general community.
Continuity Management Team (CMT)	The team that is responsible for managing the response and recovery of a business disruption, and to meet and conduct biannual reviews of the BCP as a committee.
Business Impact Analysis (BIA)	The process through which a business assesses the quantitative (financial) and qualitative (reputational, provision of core services) loss that might accrue if the business were to suffer a major business interruption. The findings from a BIA are inevitably used to justify a Business Continuity Planning strategy and solution.
Council	Cootamundra-Gundagai Regional Council
Contractor	Person or company engaged to undertake works for Council, including service providers / service partners.



Term	Definitions
Critical function	Any activity or process that is essential to the operation of Council and must be resumed within a specific timeframe to avoid significant impacts on operations.
Disruptive incident	An occurrence that causes an unplanned, negative impact on an organisation's operations, requiring the activation of business continuity plans. This term encompasses any incident that disrupts normal business activities and necessitates a coordinated response to ensure the continuation or recovery of critical functions.
Employee	Member of Cootamundra-Gundagai Regional Council staff.
Maximum Tolerable Period of Disruption (MTPD)	The maximum duration that Council can tolerate an interruption to its activities before the impact becomes unacceptable. This period is critical for determining the urgency of recovery efforts and prioritising the restoration of critical functions to ensure the organisation's viability during and after a disruptive event.
Risk	The chance or likelihood of something occurring that will have an impact on objectives. It is measured by the likelihood of the event occurring and the consequences if it does occur.
Risk Management	Defined as the coordination of activities to direct and manage risk within an organisation. It involves the identification, analysis, assessment, control, and avoidance, minimization, or elimination of unacceptable risks i.e. where the risk of failure is too high.
Service providers / service partners	Person or company engaged to provide services for Council
Volunteer	Unpaid member of the public who has been approved to work alongside Council employees or on behalf of Council, usually at a Council premises, e.g., Visitor Information Centre/ Library

Purpose

An effective Business Continuity Management (BCM) Program is vital to ensuring the continuity of Council's critical services.

This policy establishes the foundation for a consistent, proactive, measurable and planned approach to effective BCM across all Council assets, operations and strategies. Cootamundra-Gundagai Regional Council (Council) manages its business continuity risks through its BCM Program. The BCM Program is an integral part of Council's normal business operations. The BCM Program includes:

- Identifying Council's critical products or services.
- Defining the business continuity strategies.
- Monitoring and reviewing the Business Continuity Plan (BCP), and associated sub plans.
- Establishment and staffing of a Continuity Management Team (CMT)
- Conducting BCP test/exercises and reporting on outcomes to Council's Audit Risk and Improvement Committee (ARIC), and
- Conducting training and awareness throughout the organisation.

Scope

This policy applies to all Councillors, employees, contractors, service providers / service partners and volunteers of Council.

Objectives

Local councils provide a wide range of services. Disruptions to the continuity of these services could have a significant adverse impact on the community and prevent Council from meeting its obligations. The Local Government Act 1989 commits councils to developing and maintaining adequate internal control systems, and a BCP is a critical element of such a system.

Business Continuity Management (BCM) is a holistic risk management process that identifies potential threats to an organisation, the impacts to business operations if those threats are realised and the controls to mitigate those risks. It provides a framework for building organisational resilience with the capability of an effective response that safeguards the interests of its key stakeholders, reputation, brand and services to the community.

Council is committed to developing and maintaining capability in the organisation to continue delivery of critical products or services at acceptable predefined levels following disruptive incidents.

The policy objectives are:

- Avoid harm to all person's involved in or affected by Cootamundra-Gundagai Regional Council's operations.
- Complying with all the applicable legal and regulatory requirements.
- Meeting public requirements and ensure continuous customer satisfaction.

- Minimise time taken to restore normal business unit process.
- Reduce the overall impact and cost of the incident by providing timely response to disruption.
- Setting quality and performance objectives, measuring and assessing outcomes, and ensuring continual improvement of processes and services using an effective management system.

Obligation & Standards

3.1. Applicable Legislation:

- Australian Standard AS/NZS ISO 31000:2009 – Risk management principles and guidelines
- SA/SNZ HB 436:2013 – Risk Management Guidelines – Companion to AS/NZS ISO 31000:2009
- ISO/IEC 22301:2012 Societal Security – Business Continuity Management Systems – Requirements

Governance Arrangements

4.1. Leadership Commitment

Cootamundra-Gundagai Regional Council Business Continuity Management will be owned and championed by the General Manager, who is accountable and has the authority for the development, implementation and management of Cootamundra-Gundagai Regional Council BCMS, ensuring the objectives of business continuity are aligned with Cootamundra-Gundagai Regional Council strategic direction.

4.2. Roles and Responsibilities

The BCM Policy and BCP will be reviewed and monitored by the CMT. The CMT will constitute the following positions within Council at a minimum.

- Core Members:
 - General Manager
 - Deputy General Manager Corporate, Community & Development
 - Deputy General Manager Operations
 - CMT Coordinator
 - CMT Admin / Log Keeper
- Support Members:
 - Manager Finance
 - Business Analyst
 - HR Coordinator
 - Manager Business
 - Manager Engineering – Cootamundra

- Manager Engineering – Gundagai
- Manager Regional Services – Cootamundra
- Manager Regional Services – Gundagai
- Manager Sustainable Development

Other staff members may be requested to attend meetings of the CMT from time to time.

4.3. Implementation and Compliance

The following parties are responsible for implementation and compliance monitoring of the policy:

Party / Parties	Roles and Responsibilities
Audit Risk and Improvement Committee (ARIC)	Conduct reviews of BCP exercises and associated reports.
Continuity Management Team (CMT)	Group of individuals, as nominated by the CMT Leader that will deliver the response to an outage through Council's Business Continuity Plan. Members of this team will assist the CMT Leader to determine if the significant incident should be declared a BC incident and support the CMT Leader by providing leadership during an event. Will also oversee the execution of the BCP itself including arrangement of non-critical functions and staff to assist the execution of the BCP. The CMT will also meet biannually as a committee to develop, maintain and review the organisation's BCP and sub-plans and ensure that it is reviewed and tested on an annual basis once adopted. Work with managers to update and review Business Continuity Sub-Plans.
CMT Leader (GM or delegate)	The person who will lead the CMT to execute Cootamundra-Gundagai Regional Council's business continuity effort. Issues disruptive incident declaration and activation of the BCP.
Business Continuity Coordinator (BCC)	Officer responsible for ensuring the BCP is developed and implemented for a specific business area or across the organisation.
Executive Leadership Team	Provide strategic leadership support for policy implementation and risk minimisation. Ensure councillors are aware of Business Continuity objectives. Provide direction during recovery, both pre and post BCP event. Provide adequate budgetary provision for risk management. Take risk management including Business Continuity into account in decision making processes.
General Manager	Overall responsibility for policy implementation.
Managers	Identify and monitor business unit critical functions/services. Fully understand and regularly update Business

	Continuity Sub-Plan(s) for all critical functions in their control. Understand the overarching Business Continuity Plan. Work with all staff in relation to fulfilling the requirements of sub-plans in their control, and to assist other sub-plan owners or Managers where applicable.
HR Coordinator	Provide guidance to the BCC and CMT to determine and address Business Continuity objectives and priorities. Facilitate reporting to senior management and ARIC on BCP review, testing and performance.
Business Analyst	Overall responsibility for implementation of the IT Disaster Recovery Plan and the restoration of Council Information and Communications Technology in accordance with the plan, in the event of a disruptive incident to Council services.
Employees	Understand their role in assisting with delivery of critical services in the event of an impact or disruption event. Understand that employees may be re-assigned to other areas of the organisation if assistance is required to deliver a critical function of Council. Understand their role within each sub-plan, if applicable. Undertake BCM Training if applicable.

4.4. Surety of Supply

Council suppliers/service providers who are responsible for supporting its critical processes are required to adhere to Council's BCM Policy (to the extent applicable to their provision of services to Council), and to comply with the BCM resilience obligations defined in their contracts with Council.

Applicable Documentation

This Policy forms part of a suite of documents available in the event of a disruption. This suite of documents creates the Business Continuity Management System (BCMS). Council must document the policy, guidelines, mitigating strategies and business continuity procedures in its BCMS, which is to be regularly maintained to ensure its viability, with reviews on an annual basis signed off by the Executive Leadership Team.

At minimum, the BCMS must include the following:

- **Business Continuity Policy (*this document*)**
- BCP Guidelines
- BCP Procedure Manual
- Critical Function Sub-plan(s)
- BCP Contacts List and Continuity Centre Locations (CONFIDENTIAL)

Other relevant documents include:

- IT Disaster Recovery Plan

- Municipal Emergency Management Plan
- Procurement Policy
- Risk Management Framework
- Working Alone and in Isolation Procedure
- Staff Code of Conduct
- Workplace Health and Safety Policy (and supporting documentation)

Testing, Training and Awareness

The CMT conducts a BCP exercise on a biennial (every 2 years) basis. The exercise will include:

- A variety of BCP scenarios to validate the viability of the procedures under different circumstances.
- Preparation of an exercise report that highlights the exercise outcome, lessons learnt, issues and follow up actions required, and Report on the exercise outcomes to the ARIC
- BCM Awareness Training will be provided to the CMT, Managers and Supervisors.

Review and Continuous Improvement

The following activities will occur as part of the review, maintenance and continuous improvement requirements.

What	When	How	Who
BIA Review/ Update	Annually or after major organisation change	Group Session to review previous BIA	All managers and relevant stakeholders
BCP Review/ Update	Annually or after BIA Review/Update	Review and/or update of BCP (including Sub-Plans) following the BIA review to ensure that BCP meets CGRC requirements. Note that some BCP support materials such as Contact List will be required to update more frequently on a six-monthly basis.	CMT members and Sub-Plan owners
BCP Test / Exercise	Every two years	Progressive exercising of the overarching BCP including Sub-Plans and IT DRP. The degree of challenge for the exercise should be commensurate with CGRC's BCM maturity.	CMT members and alternates and relevant stakeholders
BCP Test / Exercise - report to Audit Risk and Improvement Committee (ARIC)	Every 2 years	As part of risk management reporting, provide outcome of any BCP exercise to the ARIC.	CMT Leader or BCC
General staff training and awareness	Following BCP approval and as required during BCP exercise	Place BCP on CGRC's EDRMS and email staff to inform them of the availability of BCP for their reference; Participate in BCP exercise as required	BCC and Staff, as required in the BCP exercise



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7.3 FINANCE

7.3.1 FINANCE UPDATE - AUGUST 2026

DOCUMENT NUMBER	481340
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 August 2026, be noted.

Report

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

Operations

Income

The operational income is at 52% 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	\$175,166	\$481,254	36%	😊	
Business Department	\$45,394	\$279,322	16%	😊	
Engineering Cootamundra	\$580,883	\$4,612,631	13%	😊	Budget Includes RMCC Income
Engineering Gundagai	\$89,689	\$768,805	12%	😊	
Executive Department	\$175,597	\$40,000	439%	😊	Includes income from Fresh Start of \$145.5K
Finance Department	\$73,602	\$31,500	234%	😊	Includes legal costs recovered from debt collection of \$65k
Grants	\$6,607,390	\$11,005,305	60%	😊	Includes F.A.G. prepayment of 80% and 1 st instalment.
Rates Cootamundra	\$7,157,939	\$7,151,598	100%	😊	
Rates Gundagai	\$4,946,810	\$4,942,428	100%	😊	

Department	Income Actual	Income Budget	Variance	Result	Comment
Services Cootamundra	\$3,119,221	\$3,903,177	80%	😊	
Services Gundagai	\$1,102,938	\$1,956,505	56%	😊	
Sewer Cootamundra	\$800,292	\$2,504,127	32%	😊	Water and Sewer Annual Charges to be sent this month
Sewer Gundagai	\$214,288	\$671,316	32%	😊	“
Water Cootamundra	\$970,134	\$4,336,291	22%	😊	“
Water Gundagai	\$566,946	\$2,130,517	27%	😊	“
Plant Hire - Cootamundra	\$293,278	\$2,600,000	11%	😊	
Plant Hire - Gundagai	\$219,039	\$1,600,000	14%	😊	
Interest on Investments and OD General Rates	\$12,013	\$1,301,319	1%	😞	Interest earned on TD's for 2026 accrued to previous year
Overheads Recovery	\$653,514	\$3,609,000	18%	😊	
Total	\$27,804,132	\$53,925,094	52%		

Expenditure

Operational Expenditure is at 14% when comparing actual to budget.

Department	Expense Actual	Expense Budget	% Spent	Result	Comment
Building Department	\$228,573	\$2,055,162	11%	😊	
Business Department	\$634,540	\$3,749,569	17%	😊	
Engineering Cootamundra	\$952,056	\$10,383,783	9%	😞	
Engineering Gundagai	\$771,943	\$5,904,490	13%	😊	
Executive Department	\$455,703	\$2,431,191	19%	😊	
Finance Department	\$446,700	\$2,510,940	18%	😊	
Services Cootamundra	\$1,039,983	\$6,153,267	17%	😊	
Services Gundagai	\$398,747	\$4,044,351	10%	😊	
Sewer Cootamundra	\$141,136	\$1,136,132	12%	😊	
Sewer Gundagai	\$96,953	\$1,009,034	10%	😊	
Water Cootamundra	\$495,105	\$3,460,840	14%	😊	
Water Gundagai	\$106,163	\$1,355,908	8%	😞	Significant expenditure is likely to be incurred as part of the Hydrant inspection and repair program currently underway across CGRC.
Plant Expenses - Cootamundra	\$152,823	\$1,508,000	10%	😊	
Plant Expenses - Gundagai	\$106,903	\$1,092,000	10%	😊	
Depreciation	\$2,291,932	\$14,319,289	16%	😊	

Overhead Expenses	\$680,130	\$3,902,707	17%	😊	
Total	\$8,999,390	\$65,016,663	14%		

CapitalIncome

Capital income is at 21% of budget when comparing actual to budget.

Asset Category	Total YTD.	Budget	% Rec'd	Result	Comments
Plant & Equipment - Cootamundra	\$72,706	\$272,000	27%	😊	
Plant & Equipment - Gundagai	\$14,524	\$272,000	5%	😊	
Section 7.12 Developer Contributions	\$60,851	\$160,000	38%	😊	
TOTAL	\$148,081	\$704,000	21%		

Expenditure

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

Asset Category	Actual Expenses	Actual Expenses + Committed Costs	Budget	% Spent	Result	Comments
Cootamundra Land	\$0	\$0	\$0	0%	😊	Aerodrome Land development on hold due to demerger and planned cost saving opportunities.
Cootamundra Plant	\$0	\$20,018	\$1,000,000	2%	😊	
Cootamundra Roads	\$152,746	\$424,623	\$2,115,614	20%	😊	Olney St drainage project near completed. FMP/0086 – Wallendbeen and Muttama Village Flood study costs committed.
Cootamundra Building	\$795	\$5,566	\$65,000	9%	😊	
Cootamundra Recreation	\$0	\$46	\$0	0%	😊	
Cootamundra Waste	\$0	\$0	\$25,000	0%	😊	
Cootamundra Bridges	\$0	\$7,350	\$300,000	2%	😊	
Cootamundra Water	\$400	\$550,254	\$520,000	106%	😊	Carry forward of unspent 2026 Budget included in separate report.

						FY25-26 Water replacement costs committed.
Cootamundra Sewer	\$11,995	\$732,217	\$1,110,000	66%	😊	Carry forward of unspent 2026 included in separate report FY25-26 Sewer replacement costs committed
Cootamundra Demerger	\$0	\$0	\$0	0%	😊	
Cootamundra Property	\$0	\$0	\$0	0%	😊	
	\$1,700	\$71,128	\$0	0%	😊	
Gundagai Bridges	\$0	\$273	\$20,000	1%	😊	
Gundagai Building	\$7,062	\$39,534	\$195,000	20%	😊	
Gundagai Demerger	\$0	\$0	\$0	0%	😊	
Gundagai Plant	\$0	\$138,923	\$1,000,000	14%	😊	
Gundagai Property	\$0	\$0	\$0	0%	😊	
Gundagai Recreation	\$0	\$0	\$0	0%	😊	
Gundagai Roads	\$15,223	\$19,371	\$2,165,490	1%	😊	
Gundagai Sewer	\$6,323	\$590,317	\$645,000	92%	😊	Carry forward of unspent 2026 included in separate report.
Gundagai Waste	\$0	\$0	\$0	0%	😊	Council Resolution 147/2026 to proceed and complete works, Procurement processes commenced. Carry forward of unspent 2026 Budget included in separate report.
Gundagai Water	\$43,954	\$3,012,012	\$3,503,500	86%	😊	Carry forward of unspent 2026 Budget included in separate report
IT	\$0	\$0	\$50,000	0%	😊	
Total	\$240,197	\$5,611,631	\$12,714,604	44%		

Financial

There are no financial implications associated with this report.

Please note total costs generally include committed expenditure for budgeting purposes. Capital Expenditure now shows both actual expenses and total committed costs due to the material nature of commitments compared to actual expenditure for 2027.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

Demerger Costs Report August 2026**Demerger Costs 2023**

Description	Actual (\$)
Other	2,186
Travel	144
Wages and Allowances	3,095
Total	5,425

Demerger Costs 2024

Description	Actual (\$)
Contractors & Consultants	86,183
Legal Fees	14,517
Marketing	10,400
Travel	2,901
Other	2,022
Total	113,122

Demerger Costs 2025

Description	Actual (\$)
Contractors & Consultants	15,760
Legal Fees	450
Wages and Allowances	2,373
Total	18,583

Demerger Costs 2026

Description	Actual (\$)
Contractors & Consultants	5,841
Legal Fees	2,465
Food & Catering Costs	738
Software Upgrades and Trainin	155,842
Travel	3,759
Wages and Allowances	164,500
Total	333,144

Total Budget for Priuor years 500,000

Total Expenditure for Prior Years 470,275

Possible Carry Forward 29,725

Demerger Costs to date 2027

Description	Actual (\$)	Committed (\$)	Total(\$)
Contractors & Consultants	82,059	58,682	140,741
Software Upgrades and Trainin	62,950	15,000	77,950
Food & Catering Costs	291	-	291
Travel	7,401		7,401
Wages and Allowances	57,551		57,551
Total	210,252	73,682	283,933

7.3.2 RESTRICTED CASH RECONCILIATION - AUGUST 2026

DOCUMENT NUMBER	481457
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 31 August 2026, be received and noted.

Report

The restricted cash figures have been reconciled to 31 August 2026 as shown in the below table.

Internally Restricted Reserves	Bal 30 June 2026	Transfers To	Transfers From	Bal 31 Aug 2026
Aerodrome Bitumen Resurfacing	160,788			160,788
Bradman's Birthplace	76,337		(795)	75,542
Cootamundra Caravan Park	215,737			215,737
Heritage Centre	25,882			25,882
Development - Land & Buildings	1,766,071			1,766,071
Employee Leave Entitlements	1,682,703			1,682,703
Quarries & Pit Restoration	248,325		(30,410)	217,915
Plant Replacement	2,312,717	597,620	(257,841)	2,652,496
Cemetery	25,772	89,974	(57,428)	58,318
Southern Phone	505,598			505,598
Waste Management	500,000			500,000
Dog on Tuckerbox Land	367,500		-	367,500
Advanced Financial Assistance Grant	6,127,518		(6,127,518)	-
Total Internal	14,014,947	687,594	(6,473,991)	8,228,550

Externally Restricted Reserves	Bal 30 June 2026	Transfers To	Transfers From	Bal 31 Aug 2026
Domestic Waste	2,734,361	579,592	(322,312)	2,991,641
Water Supply	8,427,614	106,149	(619,086)	7,914,678
Sewerage Service	5,034,916	9,068	(234,033)	4,809,951
Stormwater Infrastructure Renewal	483,460	32,449	(5,273)	510,635
Developer Contributions - General	1,465,652	56,226		1,521,878
Developer Contributions - Sewer	421,276	-		421,276
General Fund Unspent Grants & Contributions	806,247		(28,892)	777,355
RERRF, SCF Rd1, OLG Flood Unspent Grants	1,004,992			1,004,992
Total External	20,378,517	783,484	(1,209,595)	19,952,406
TOTALS	34,393,464	1,471,078	(7,683,586)	28,180,956

Restricted Cash Reconciliation

Cash at Bank on 31 August 2026	37,534,642
Less:	
Externally Restricted Reserves	(19,952,406)
Add:	
Grant Debtors and Contract Asset Outstanding	798,718
Unrestricted Cash	<u>18,380,955</u>

Less:	
Internally Restricted Allocations	(8,228,550)
Net Balance	<u>10,152,405</u>

Financial

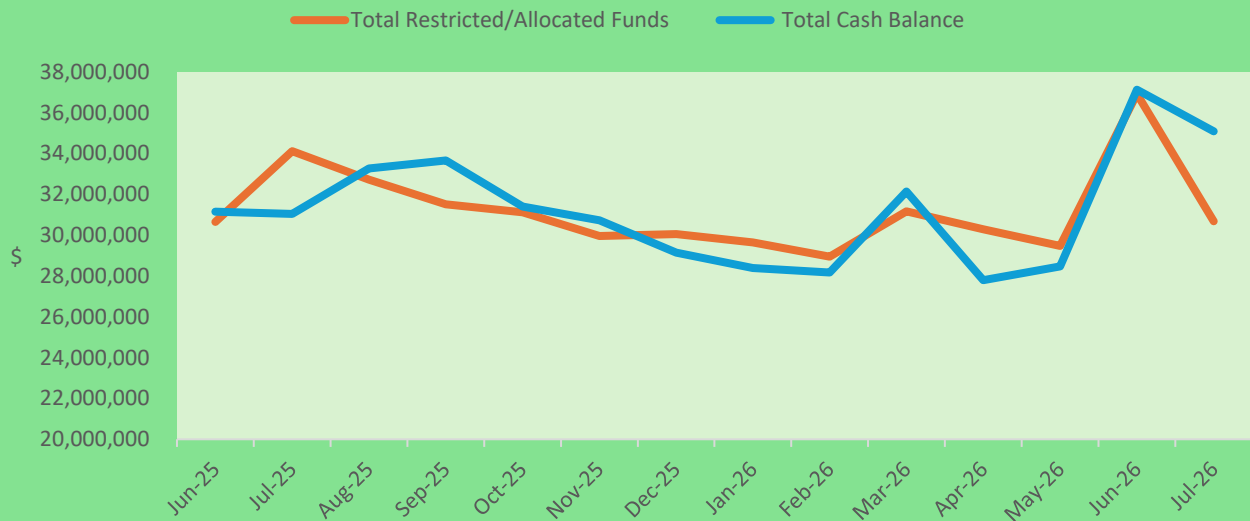
CGRC is compliant with OLG legislation having Unrestrictive Cash of \$18.3M on 31 Aug 2026. In addition, council currently has enough funds to also cover internally allocated restrictions, leaving a projected net balance of \$10.1m.

Please note the Restricted Cash Reconciliation does not currently include any proposed adjustment to balances identified from the Reserve Balance Workshops conducted as part of the ongoing demerger process.

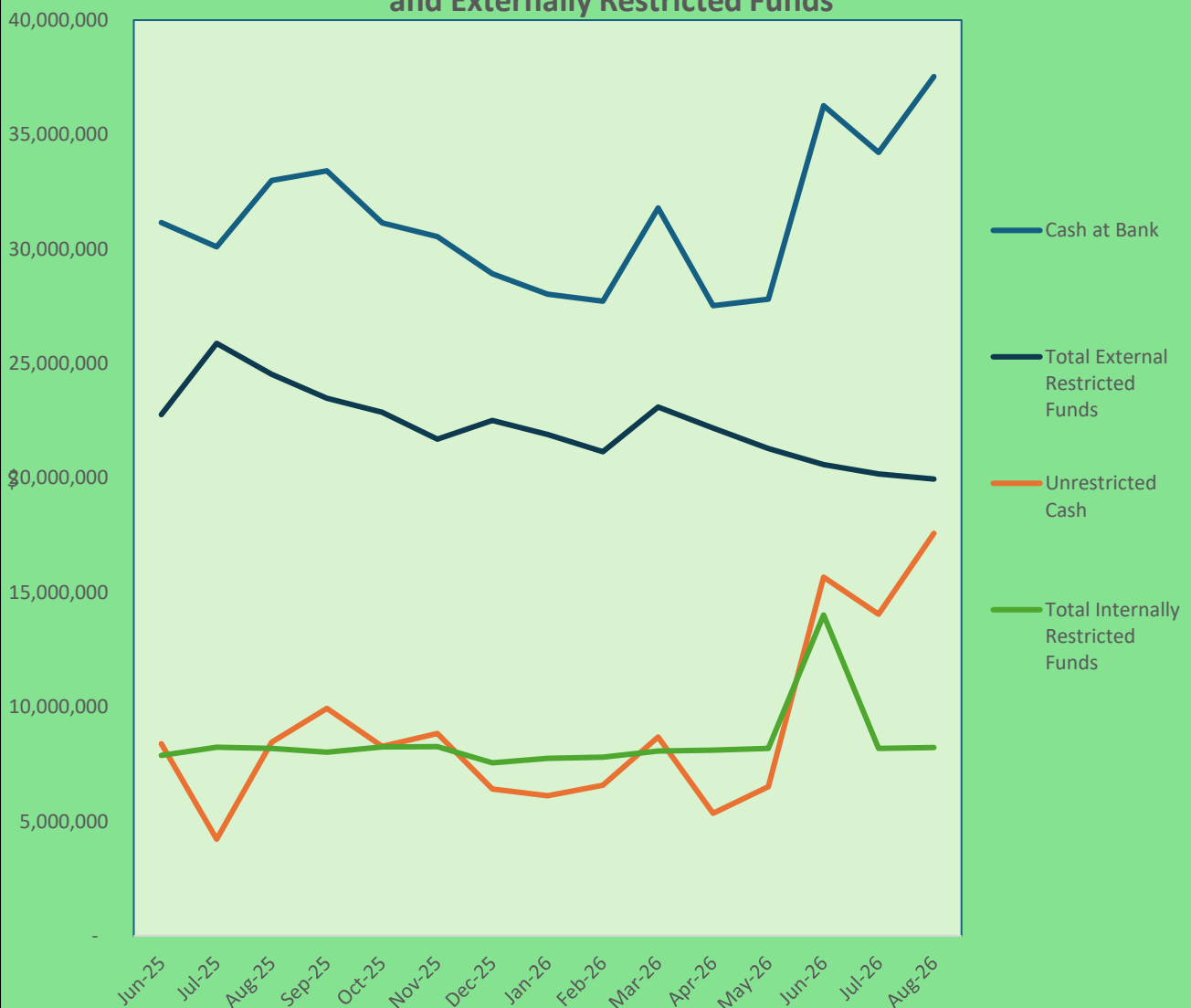
OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

Total Committed vs Available Cash



Comparison of Movements in Cash, Unrestricted Fund, Internally and Externally Restricted Funds



7.3.3 INVESTMENT REPORT - AUGUST 2026

DOCUMENT NUMBER	481342
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 \$3,315,474.64 from \$34,219,167.56 as at 31st July 2026 to \$37,534,642.20 as at 31st August 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 31st August 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 \$3,315,474.64 from \$34,219,167.56 as at 31st July 2026 to \$37,534,642.20 as at 31st August 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	28-01-26	27-10-26	272	4.75	4.61	\$3,000,000.00
TD	BBB	A2	JUDO	At Maturity	17-03-26	15-09-26	182	5.10	4.61	\$3,000,000.00
TD	A-	A2	Bank of Queensland	At Maturity	08-04-26	07-10-26	182	5.30	4.61	\$2,000,000.00
TD	AA-	A1+	NAB	At Maturity	07-04-26	06-10-26	182	5.25	4.61	\$3,000,000.00
TD	BBB	A3	Heartland	At Maturity	19-05-26	17-11-26	182	5.35	4.61	\$3,000,000.00
TD	A-	A2	Bank of Queensland	At Maturity	24-06-26	05-01-27	195	5.25	4.61	\$2,000,000.00
TD	AA-	A1+	NAB	At Maturity	24-06-26	05-01-27	195	5.27	4.61	\$4,000,000.00
TD	BBB	A2	JUDO	At Maturity	22-07-26	19-01-27	181	5.25	4.61	\$3,000,000.00
TD	AA-	A1+	NAB	At Maturity	21-07-26	19-01-27	182	5.22	4.61	\$1,000,000.00
TD	A-	A1+	Rabobank	At Maturity	12-08-26	09-02-27	181	5.25	4.61	\$2,000,000.00
CASH	AA-	A1+	CBA	Monthly				3.90	4.35	\$2,722,888.48
CASH	AA-	A1+	CBA	Monthly				3.90	4.35	7,786,987.92
CASH	AA-	A1+	NAB	Monthly				4.35	4.35	\$24,765.80
Total										\$37,534,642.20

Performance

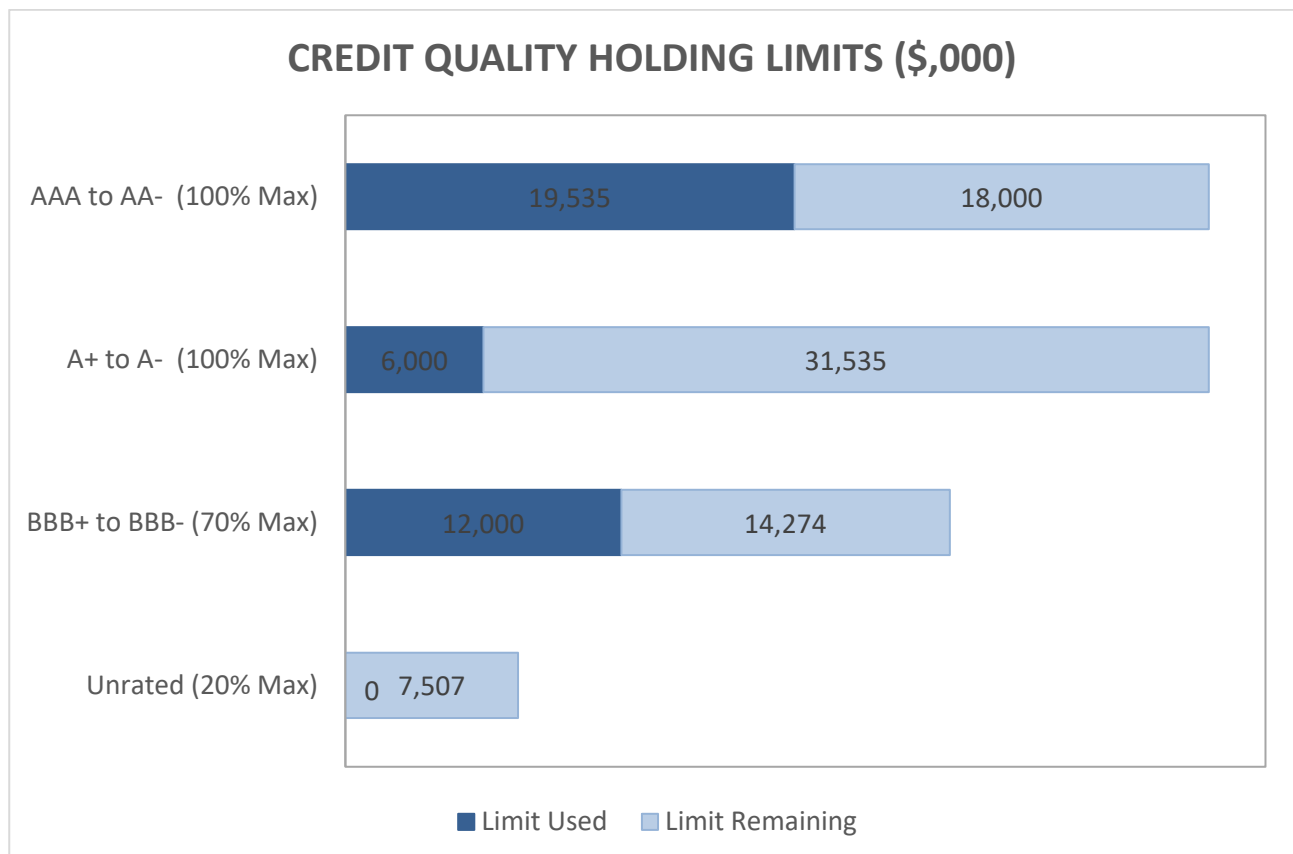
Cootamundra-Gundagai Regional Council's investment portfolio outperformed the relevant BBSW Index benchmark by 4.76%. The average weighted yield for August was 4.83%, over an average weighted term of 65.4 days, with a benchmark of 4.61%.

Please note that Council have tried to invest in longer term investments, but the rate is far below the required benchmark and it is not a financially viable alternative.

Total Cost \$37,534,642	Monthly Interest Received \$145,184	Weighted Average Term 65.4 Days
Total Value \$37,534,642	Yearly Interest Received \$286,153	Weighted Average Yield 4.83%

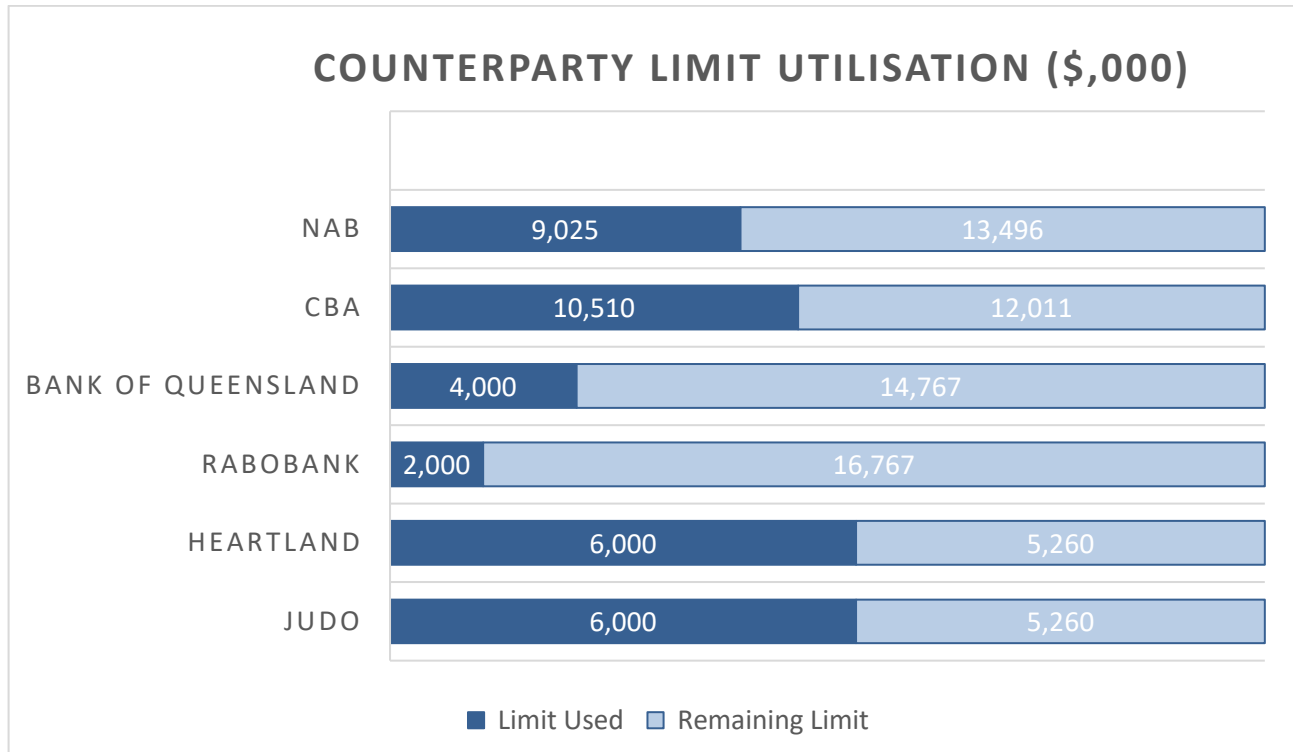
Credit Quality Compliance

Council's investment portfolio was compliant with policy in terms of S&P long term rating credit quality limits, as displayed below.



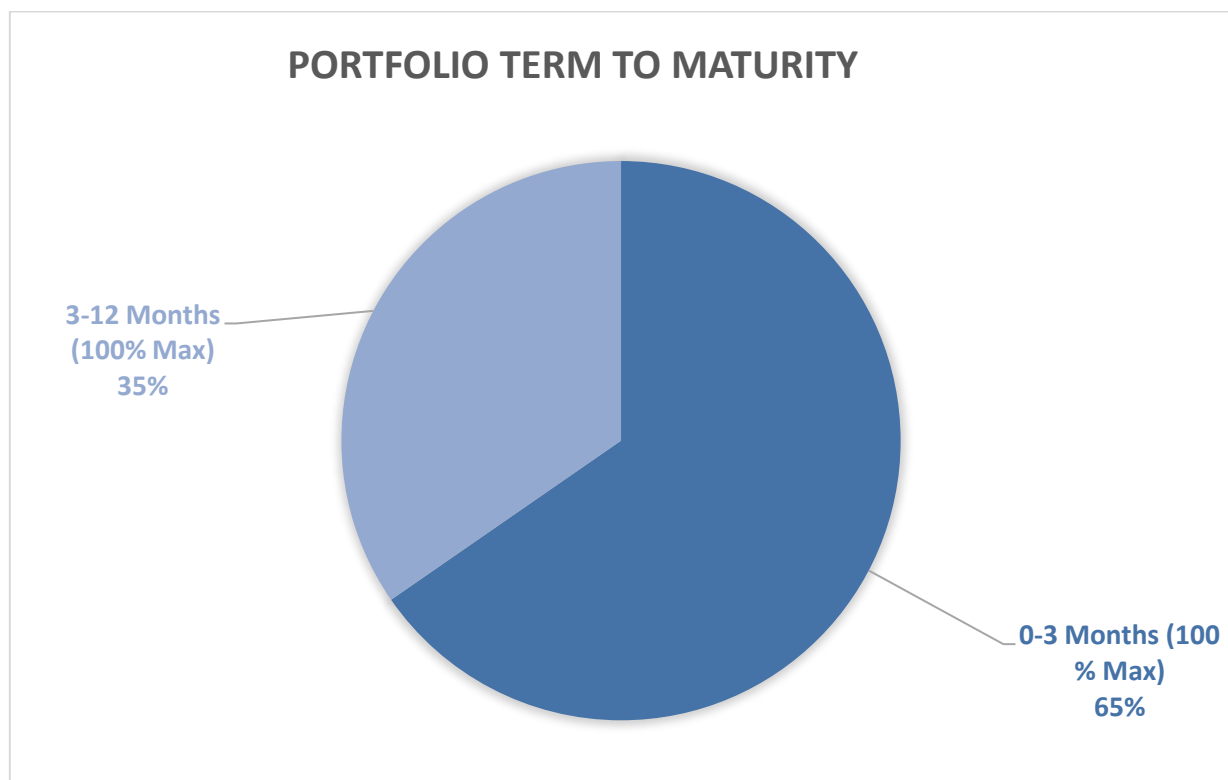
Counter Party Compliance

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.



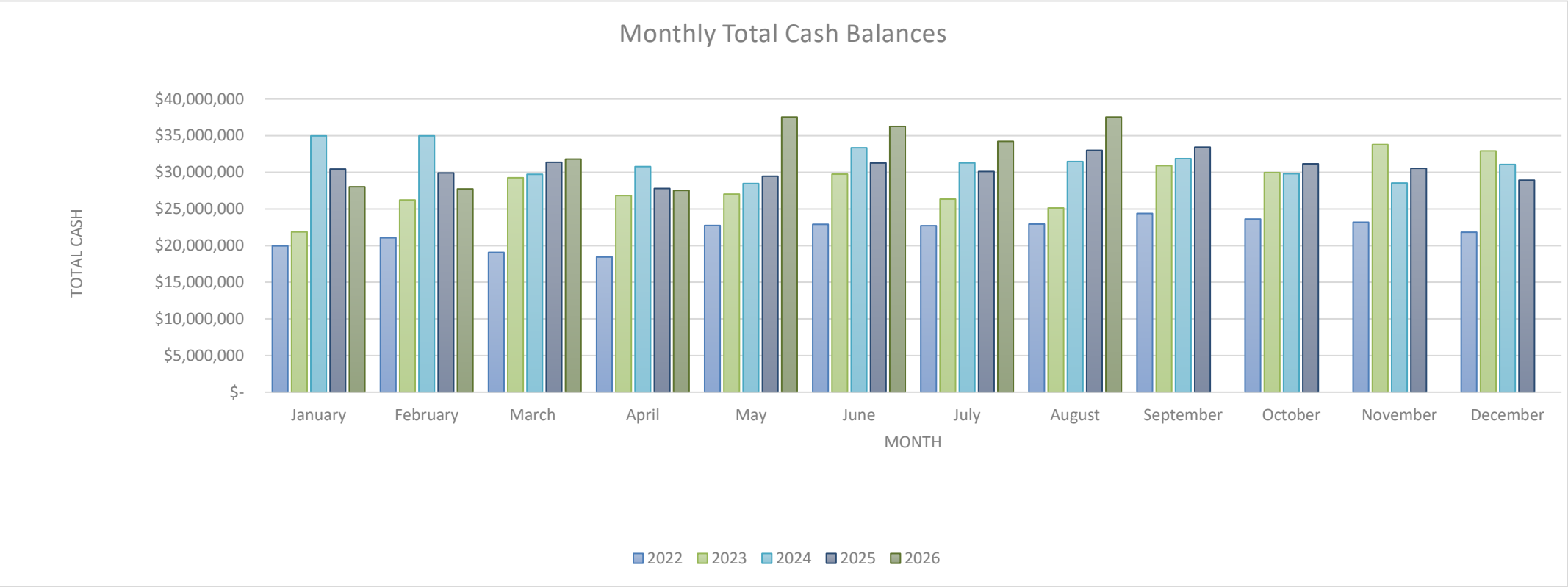
Term to Maturity

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

7.3.4 LODGEMENT OF FINANCIAL STATEMENTS FOR YEAR ENDED 30 JUNE 2026

DOCUMENT NUMBER	481633
REPORTING OFFICER	Damian Smith, Acting Manager Finance
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Good governance: an actively engaged community and strong leadership team 4.1 Decision-making is based on collaborative, transparent and accountable leadership
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	To comply with section 413 of the Local Government Act, 1993.
POLICY IMPLICATIONS	Accounting Policies are detailed within the Financial Statements.
ATTACHMENTS	1. Draft Financial Statements 2026 ↓

RECOMMENDATION**That:**

- 1. The Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer be delegated to sign the Statements by Council and Management for the 2026 General Purpose Financial Statements and 2026 Special Purpose Financial Statements for Cootamundra-Gundagai Regional Council.**
- 2. The 2026 Financial Statements be referred for audit.**
- 3. The General Manager be authorised to issue the 2026 Financial Statements upon receipt of the auditor's report, subject to there being no material changes as result of the audit.**

Introduction

Section 413(2)(c) requires a resolution of Council that the annual financial statements have been prepared in accordance with;

- The Local Government Act, 1993 (as amended) and the Regulations made there under.
- The Australian Accounting Standard and professional pronouncements.
- The Local Government Code of Accounting Practice and Financial Reporting.

Further, that to the best of its knowledge and belief, the financial statements present fairly the operating result and financial position and accord with Council's accounting and other records.

Section 418 of the Act requires that as soon as practicable after Council receives a copy of the auditor's report, it must fix a date for a meeting to present the audited financial statements to the public, and it must make the financial statements available for public inspection for at least seven days prior to the meeting date.

Discussion

The draft 2026 Financial Statements were submitted to the NSW Audit Office for final audit on 21 September 2026.

Adoption of this resolution will enable the Financial Statements to be lodged with the Office of Local Government immediately following completion of the audit process and prior to the statutory lodgement deadline of 31 October 2026.

The statements and auditors report will be presented to Council by a representative from the NSW audit office as per section 418 of the Act.

An Extraordinary General Meeting with ARIC was set for 18 September 2026 for review of the draft 2026 Financial Statements.

Financial

Council recorded a net operating deficit of \$2.9m, compared with a \$2.2m deficit in 2024/25. However, the result before capital grants improved materially from an \$8.5m deficit to a \$6.0m deficit. Total income increased slightly by \$1.0m to \$54.1m, while total expenses increased by \$1.7m to \$57.0m.

The most significant revenue movement was in operating grants and contributions, which increased by \$5.1m to \$14.3m. This was driven mainly by Financial Assistance Grant income increasing from \$4.8m to \$9.7m, including a \$6.1m advance payment for the subsequent year, and \$2.8m of storm/flood damage funding compared with \$0.9m last year. This increase was partly offset by capital grants falling by \$3.2m to \$3.1m, particularly lower recreation and transport infrastructure funding. User charges and fees also declined by \$1.5m to \$12.7m, mainly because Transport for NSW works income reduced from \$7.2m to \$4.9m, although this remained well above budget due to additional RMCC ordered works. Rates and annual charges increased by \$1.2m to \$21.0m.

Expenses

Employee costs were broadly unchanged at \$14.8m, despite a higher original budget. Council notes that vacancies in senior management positions reduced employee expenditure during the year, although one senior role was outsourced, contributing to contractor costs. Materials and services reduced by \$1.2m to \$22.1m, with lower raw materials and contractor costs partly offset by higher software, audit and other operating costs.

The most significant adverse movement was the net loss on disposal/write-off of assets, which increased from \$2.2m to \$4.2m. This included \$3.8m of infrastructure assets written off, largely representing undepreciated components replaced through renewal programs, and a further loss on property disposals. Depreciation also increased by \$0.7m to \$14.0m, mainly across buildings, roads, water and sewer assets. These non-cash items were the main reason the overall accounting deficit worsened despite stronger grant income.

Financial position and cash

Council's liquidity improved. Cash and investments increased by \$4.9m to \$36.1m, supported by net operating cash flows of \$15.7m, up from \$12.1m. Receivables reduced significantly from \$5.7m to \$3.7m, mainly because outstanding user charges and grant receivables declined. Borrowings also reduced from \$4.4m to \$3.6m because of repayments made during the year.

However, most cash remains restricted or allocated. \$20.0m is externally restricted and \$14.0m internally allocated, leaving only \$1.7m unrestricted and unallocated, compared with \$0.5m last year.

Internally restricted cash increased by \$6.1m from \$7.9m in 2025 as the financial assistance grant payment received in advance for the 2026-2027 year has been internally restricted this year and was not included last year.

Assets and sustainability indicators

IPPE increased by \$25.9m to \$671.5m, mainly due to \$33.8m of revaluation increments across land, buildings, roads and other infrastructure. Land, buildings and other structures were comprehensively revalued by external valuer Australis. Transport assets (roads, bridges, footpaths and bulk earthworks) were indexed at 4.23% and water, sewer and stormwater assets were indexed at 2.2% in 2026. This increase was partly offset by depreciation and asset disposals. Capital additions and renewals totalled approximately \$11.4m, including significant road, water and sewer renewals. A significant portion of this is attributable to the completion of Stage 2 of the Sheridan Street upgrade, the Hillas Creek Bridge Replacement Project, Gundagai Water Treatment Plant refurbishment and upgrades to sewer rising mains and the Betts Street Sewer Pump Station in Cootamundra.

Infrastructure indicators are a key area of concern. The buildings and infrastructure renewals ratio was only 55.7%, well below the 100% benchmark, while the infrastructure backlog ratio increased sharply to 7.20% from 1.17%. The water fund backlog ratio is particularly high at 29.59%, and the sewer fund at 8.26%. The asset maintenance ratio is exactly 100%, indicating maintenance expenditure broadly matched the level identified as required, but not exceeded it.

Overall

Council's underlying operating position improved before capital grants, supported by higher FAG recognition and flood funding, but the reported deficit worsened due mainly to higher asset write-offs and depreciation. Liquidity has improved but remains constrained by restrictions and allocations. The principal longer-term financial issues are the low infrastructure renewal rate, sharply higher infrastructure backlog—especially in water and sewer—and the need to maintain financial viability through the forthcoming demerger process noted in the subsequent events disclosure.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

Cootamundra-Gundagai Regional Council

ANNUAL FINANCIAL STATEMENTS
for the year ended 30 June 2026



Cootamundra-Gundagai Regional Council

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2026



Cootamundra-Gundagai Regional Council

General Purpose Financial Statements

for the year ended 30 June 2026

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Overview

Cootamundra-Gundagai Regional Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

81 Wallendoon St
Cootamundra NSW 2590

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: www.cgrc.nsw.gov.au.

Cootamundra-Gundagai Regional Council

General Purpose Financial Statements

for the year ended 30 June 2026

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards issued by the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 22 September 2026.

Abb McAlister
Mayor
22 September 2026

Rosalind Wight
Deputy Mayor
22 September 2026

Roger Bailey
Interim General Manager
22 September 2026

Damian Smith
Responsible Accounting Officer
22 September 2026

Cootamundra-Gundagai Regional Council | Income Statement | for the year ended 30 June 2026

Cootamundra-Gundagai Regional Council

Income Statement

for the year ended 30 June 2026

Original unaudited budget 2026	\$ '000	Notes	Actual 2026	Actual 2025
	Income from continuing operations			
20,926	Rates and annual charges	B2-1	21,013	19,807
8,452	User charges and fees	B2-2	12,668	14,182
1,144	Other revenues	B2-3	810	885
8,511	Grants and contributions provided for operating purposes	B2-4	14,338	9,263
1,985	Grants and contributions provided for capital purposes	B2-4	3,117	6,300
1,334	Interest and investment income	B2-5	1,558	1,683
—	Other income	B2-6	574	994
42,352	Total income from continuing operations		54,078	53,114
	Expenses from continuing operations			
18,128	Employee benefits and on-costs	B3-1	14,834	14,801
18,594	Materials and services	B3-2	22,127	23,282
138	Borrowing costs	B3-3	257	298
832	Other expenses	B3-5	1,605	1,435
—	Net loss from the disposal of assets	B4-1	4,176	2,242
37,692	Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets		42,999	42,058
4,660	Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets		11,079	11,056
13,010	Depreciation, amortisation and impairment of non-financial assets	B3-4	13,987	13,274
(8,350)	Operating result from continuing operations		(2,908)	(2,218)
(8,350)	Net operating result for the year attributable to Council		(2,908)	(2,218)
(10,335)	Net operating result for the year before grants and contributions provided for capital purposes		(6,025)	(8,518)

The above Income Statement should be read in conjunction with the accompanying notes.

Cootamundra-Gundagai Regional Council | Statement of Comprehensive Income | for the year ended 30 June 2026

Cootamundra-Gundagai Regional Council

Statement of Comprehensive Income

for the year ended 30 June 2026

\$ '000	Notes	2026	2025
Net operating result for the year – from Income Statement		(2,908)	(2,218)
Other comprehensive income:			
Amounts which will not be reclassified subsequent to operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-7	33,752	17,777
Total other comprehensive income for the year		33,752	17,777
Total comprehensive income for the year attributable to Council		30,844	15,559

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Cootamundra-Gundagai Regional Council | Statement of Financial Position | as at 30 June 2026

Cootamundra-Gundagai Regional Council

Statement of Financial Position

as at 30 June 2026

\$ '000	Notes	2026	2025
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	10,077	7,162
Investments	C1-2	26,000	24,000
Receivables	C1-4	3,658	5,666
Inventories	C1-5	496	436
Contract assets and contract cost assets	C1-6	733	1,180
Total current assets		40,964	38,444
Non-current assets			
Inventories	C1-5	824	824
Infrastructure, property, plant and equipment (IPPE)	C1-7	671,516	645,620
Investments accounted for using the equity method	D2-2,D2-3	569	477
Total non-current assets		672,909	646,921
Total assets		713,873	685,365
LIABILITIES			
Current liabilities			
Payables	C3-1	2,258	3,653
Contract liabilities	C3-2	511	773
Borrowings	C3-3	819	804
Employee benefit provisions	C3-4	3,439	3,308
Provisions	C3-5	426	—
Total current liabilities		7,453	8,538
Non-current liabilities			
Borrowings	C3-3	2,774	3,593
Employee benefit provisions	C3-4	340	329
Provisions	C3-5	4,914	5,357
Total non-current liabilities		8,028	9,279
Total liabilities		15,481	17,817
Net assets		698,392	667,548
EQUITY			
Accumulated surplus		406,728	409,636
IPPE revaluation surplus		291,664	257,912
Council equity interest		698,392	667,548
Total equity		698,392	667,548

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Cootamundra-Gundagai Regional Council | Statement of Changes in Equity | for the year ended 30 June 2026

Cootamundra-Gundagai Regional Council

Statement of Changes in Equity

for the year ended 30 June 2026

\$ '000	Notes	2026			2025		
		Accumulated surplus	IPPE revaluation surplus	Total equity	Accumulated surplus	IPPE revaluation surplus	Total equity
Opening balance at 1 July		409,636	257,912	667,548	411,854	240,135	651,989
Opening balance		409,636	257,912	667,548	411,854	240,135	651,989
Net operating result for the year		(2,908)	–	(2,908)	(2,218)	–	(2,218)
Net operating result for the period		(2,908)	–	(2,908)	(2,218)	–	(2,218)
Other comprehensive income							
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-7	–	33,752	33,752	–	17,777	17,777
Other comprehensive income		–	33,752	33,752	–	17,777	17,777
Total comprehensive income		(2,908)	33,752	30,844	(2,218)	17,777	15,559
Closing balance at 30 June		406,728	291,664	698,392	409,636	257,912	667,548

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Cootamundra-Gundagai Regional Council | Statement of Cash Flows | for the year ended 30 June 2026

Cootamundra-Gundagai Regional Council

Statement of Cash Flows

for the year ended 30 June 2026

Original unaudited budget 2026	\$ '000	Notes	Actual 2026	Actual 2025
Cash flows from operating activities				
Receipts:				
20,926	Rates and annual charges		20,787	19,668
8,452	User charges and fees		15,437	13,735
1,334	Interest received		1,523	1,667
10,496	Grants and contributions		17,693	13,985
1,145	Other income		3,479	3,632
Payments:				
(18,129)	Payments to employees		(15,831)	(15,034)
(18,594)	Payments for materials and services		(25,525)	(24,531)
(138)	Borrowing costs		(83)	(110)
(832)	Other expenses		(1,795)	(897)
4,660	Net cash flows from operating activities	G1-1	15,685	12,115
Cash flows from investing activities				
Receipts:				
51,000	Redemption of term deposits		48,033	51,000
650	Proceeds from sale of IPPE		947	586
—	Deferred debtors receipts		—	15
Payments:				
(50,000)	Acquisition of term deposits		(50,033)	(50,000)
(2,650)	Payments for IPPE		(10,913)	(13,874)
(1,000)	Net cash flows from/(used in) investing activities		(11,966)	(12,273)
Cash flows from financing activities				
Payments:				
(859)	Repayment of borrowings		(804)	(1,145)
(859)	Net cash flows from/(used in) financing activities		(804)	(1,145)
2,801	Net change in cash and cash equivalents		2,915	(1,303)
7,162	Cash and cash equivalents at beginning of year		7,162	8,465
9,963	Cash and cash equivalents at end of year	C1-1	10,077	7,162

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

Cootamundra-Gundagai Regional Council

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Cootamundra-Gundagai Regional Council

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A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 22 September 2026. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The material accounting policy information related to these consolidated financial statements are set out below. Accounting policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993 (Act)* and *Local Government (General) Regulation 2021 (Regulation)*, and the Local Government Code of Accounting Practice and Financial Reporting. Council is a not for-profit entity. The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- i. fair values of infrastructure, property, plant and equipment – refer Note C1-7
- ii. asset remediation provisions – refer Note C3-5
- iii. employee benefit provisions – refer Note C3-4.

Significant judgements in applying the Council's accounting policies

- i. Impairment of receivables – refer Note C1-4.
- ii. Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 *Revenue from Contracts with Customers* and / or AASB 1058 *Income of Not-for-Profit Entities* – refer to Notes B2-2 – B2-4.
- iii. Determination of the lease term, discount rate (when not implicit in the lease) and whether an arrangement contains a lease – refer to Note C2-1.

Monies and other assets received by Council

The Consolidated Fund

In accordance with the provisions of Section 409(1) of the *Local Government Act 1993*, all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in Council's Trust Fund.

The Consolidated Fund has been included in the financial statements of Council.

Cash and other assets of the following activities have been included as part of the Consolidated Fund:

- General purpose operations
- Water service
- Sewerage service

A1-1 Basis of preparation (continued)

The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993*, a separate and distinct Trust Fund is maintained to account for all money and property received by the council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies. Trust monies and property subject to Council's control have been included in these reports.

A separate statement of monies held in the Trust Fund is available for inspection at the council office by any person free of charge.

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2026 reporting period. Council has not applied any pronouncements before its operative date in the annual reporting period beginning 1 July 2025.

As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

New accounting standards adopted during the year

There were no new standards relevant to Councils that became mandatorily effective for the year ended 30 June 2026.

B Financial Performance

B1 Functions or activities

B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

\$ '000	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025
Functions or activities										
Vibrant & supportive community	4,326	4,246	8,548	8,294	(4,222)	(4,048)	3,840	3,415	7,139	6,854
Prosperous & resilient economy	2,704	2,653	9,118	8,846	(6,414)	(6,193)	349	310	14,277	13,707
Sustainable natural & built environments	26,498	26,006	32,482	31,516	(5,984)	(5,510)	7,506	6,675	628,208	603,121
Good governance	20,550	20,209	6,838	6,676	13,712	13,533	5,760	5,163	42,832	41,122
Other	–	–	–	–	–	–	–	–	21,417	20,561
Total functions and activities	54,078	53,114	56,986	55,332	(2,908)	(2,218)	17,455	15,563	713,873	685,365

B1-2 Components of functions or activities

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

Vibrant & supportive community

1. Our community is inclusive and connected
2. Public spaces provide for a diversity of activity and strengthen our social connections
3. Our community members are healthy and safe

Prosperous & resilient economy

1. The local economy is strong and diverse
2. Strategic land-use planning is co-ordinated and needs based
3. Tourism opportunities are actively promoted
4. Our local workforce is skilled and workplace ready

Sustainable natural & built environments

1. The natural environment is valued and protected
2. Our built environments support and enhance liveability

Good governance

1. Decision making is based on collaborative, transparent and accountable leadership
2. Active participation and engagement in local decision making
3. Cootamundra-Gundagai Regional Council is a premier local government council

B2 Sources of income

B2-1 Rates and annual charges

\$ '000	2026	2025
Ordinary rates		
Residential	4,945	4,589
Farmland	5,458	5,421
Business	1,317	1,197
Less: pensioner rebates	(201)	(203)
Rates levied to ratepayers	11,519	11,004
Pensioner rate subsidies received	112	110
Total ordinary rates	11,631	11,114
Annual charges (pursuant to s496, 496A, 496B, 501 & 611)		
Domestic waste management services	2,636	2,431
Stormwater management services charge	128	128
Water supply services	2,667	2,422
Sewerage services	3,177	2,998
Waste management services (non-domestic)	826	763
Environmental	87	84
Less: pensioner rebates	(298)	(296)
Annual charges levied	9,223	8,530
Pensioner annual charges subsidies received:		
– Water	51	51
– Sewerage	49	49
– Domestic waste management	59	63
Total annual charges	9,382	8,693
Total rates and annual charges	21,013	19,807

Council has used 2025 year valuations provided by the NSW Valuer General in calculating its rates.

Material accounting policy information

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

B2-2 User charges and fees

\$ '000	2026	2025
User charges		
Water supply services	4,044	3,711
Sewerage services	674	673
Total user charges	4,718	4,384
Fees		
Private works – s67	670	353
Planning and building - regulatory	356	291
Regulatory/ statutory fees	24	20
S10.7 certificates (EP&A Act)	59	51
S603 certificates	34	33
Transport for NSW works (state roads not controlled by Council)	4,894	7,165
Cemeteries	435	315
Aerodrome	2	2
Leaseback fees – Council vehicles	72	78
Refuse and effluent disposal	2	2
Saleyards	31	36
Tourism	130	115
Waste disposal tipping fees	1,070	1,207
Water connection fees	21	18
Sewer connection fees	6	22
Other	144	90
Total fees	7,950	9,798
Total user charges and fees	12,668	14,182
Timing of revenue recognition for user charges and fees		
User charges and fees recognised over time	4,718	4,384
User charges and fees recognised at a point in time	7,950	9,798
Total user charges and fees	12,668	14,182

Material accounting policy information

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases, the customer is required to pay on arrival or a deposit in advance. There is no material obligation for Council in relation to refunds or returns.

B2-3 Other revenues

\$ '000	2026	2025
Fines	14	25
Legal fees recovery	56	33
Commissions and agency fees	14	18
Diesel rebate	94	103
Insurance claims recoveries	83	255
RFS reimbursement	6	(1)
Sales – miscellaneous	137	21
Sales of Landfill metal scrap	15	117
Workers comp incentive payments	290	122
Insurance rebates	71	191
Other	30	1
Total other revenue	810	885
Timing of revenue recognition for other revenue		
Other revenue recognised over time	–	–
Other revenue recognised at a point in time	810	885
Total other revenue	810	885

Material accounting policy information for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

B2-4 Grants and contributions

\$ '000	Operating 2026	Operating 2025	Capital 2026	Capital 2025
General purpose grants and non-developer contributions (untied)				
Financial Assistance Grant				
- Relating to current year	3,596	1,117	–	–
- Prepayment received in advance for subsequent year	6,128	3,720	–	–
Amount recognised as income during current year	9,724	4,837	–	–
Special purpose grants and non-developer contributions (tied)				
Cash contributions				
Community care	7	139	–	–
Environmental programs	87	69	–	–
Employment and training programs	159	12	–	–
Recreation and culture	93	373	412	2,094
Storm/flood damage	2,754	940	–	–
Other roads and bridges	86	917	237	–
Roads to recovery	–	–	1,664	477
Transport for NSW contributions (regional roads, block grant)	943	926	–	–
Transport (other roads and bridges funding)	–	46	267	3,343
Tourism	–	–	6	–
NSW Rural fire services	305	300	–	–
Other grants	180	704	–	–
Non-cash contributions				
Recreation and culture	–	–	341	–
Total other contributions – non-cash	–	–	341	–
Total special purpose grants and non-developer contributions (tied)	4,614	4,426	2,927	5,914
Total grants and non-developer contributions	14,338	9,263	2,927	5,914
Comprising:				
– Commonwealth funding	9,726	4,837	2,026	2,094
– State funding	4,555	4,426	518	3,820
– Other funding	57	–	383	–
	14,338	9,263	2,927	5,914

B2-4 Grants and contributions (continued)

Developer contributions

\$ '000	Notes	Operating 2026	Operating 2025	Capital 2026	Capital 2025
Developer contributions:					
(s7.4 & s7.11 - EP&A Act, s64 of the LGA):					
	G4				
Cash Contributions		–	–	172	167
S 64 – sewerage service contributions		–	–	18	219
Total developer contributions		–	–	190	386
Total grants and contributions		14,338	9,263	3,117	6,300
Timing of revenue recognition					
Grants and contributions recognised over time		–	–	2,927	5,914
Grants and contributions recognised at a point in time		14,338	9,263	190	386
Total grants and contributions		14,338	9,263	3,117	6,300

B2-4 Grants and contributions (continued)**Unspent grants and contributions**

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

\$ '000	Operating 2026	Operating 2025	Capital 2026	Capital 2025
Unspent funds at 1 July	3,621	2,805	1,231	2,823
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	23	3,091	–	–
Add: Funds received and not recognised as revenue in the current year	41	226	108	639
Less: Funds recognised as revenue in previous years that have been spent during the reporting year	(2,209)	(1,596)	–	–
Less: Funds received in prior year but revenue recognised and funds spent in current year	(92)	(905)	(912)	(2,231)
Unspent funds at 30 June	1,384	3,621	427	1,231
Contributions				
Unspent funds at 1 July	–	–	1,697	1,311
Add: contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	–	–	190	386
Unspent contributions at 30 June	–	–	1,887	1,697

B2-4 Grants and contributions (continued)

Material accounting policy information

Grants and contributions – enforceable agreement with sufficiently specific performance obligations

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement but include passing milestones or meeting outputs. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

Cootamundra-Gundagai Regional Council | Notes to the Financial Statements 30 June 2026

B2-5 Interest and investment income

\$ '000	2026	2025
Interest on financial assets measured at amortised cost		
– Overdue rates and annual charges	221	208
– Cash and investments	1,337	1,475
Total interest and investment income	1,558	1,683

B2-6 Other income

\$ '000	Notes	2026	2025
Rental income			
Commercial rental		435	477
Residential rental		30	34
Agistment		17	6
Total rental income	C2-1	482	517
Net share of interests in joint ventures and associates using the equity method			
Joint ventures		92	477
Total net share of interests in joint ventures and associates using the equity method	D2-2	92	477
Total other income		574	994

B3 Costs of providing services

B3-1 Employee benefits and on-costs

\$ '000	2026	2025
Salaries and wages	11,923	12,256
Employee leave entitlements	1,132	790
Superannuation	1,394	1,399
Workers' compensation insurance	710	763
FBT	129	44
Payroll tax	7	–
Other	59	86
Less: capitalised costs	(520)	(537)
Total employee costs expensed	14,834	14,801

Material accounting policy information

Council participates in a defined benefit plan under the Active Super, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note E3-1 for more information.

B3-2 Materials and services

\$ '000	Notes	2026	2025
Raw materials and consumables		10,945	11,326
Contractor costs		6,953	8,026
Audit Fees	F2-1	264	148
Councillor and Mayoral fees and associated expenses	F1-2	173	162
Advertising		15	15
Bank charges		56	57
Computer software charges		738	329
Electricity and heating		672	624
Insurance		1,293	1,481
Postage		143	145
Printing and stationery		52	43
Street lighting		150	107
Subscriptions and publications		286	247
Telephone and communications		90	114
Valuation fees		118	61
Training costs (other than salaries and wages)		92	193
Legal expenses		87	76
NSW electoral commission		—	128
Total materials and services		22,127	23,282

Material accounting policy information

Expenses are recorded on an accruals basis as the Council receives the goods or services.

B3-3 Borrowing costs

\$ '000	Notes	2026	2025
Interest on loans		81	111
Total interest bearing liability costs		81	111
Total interest bearing liability costs expensed		81	111
(ii) Other borrowing costs			
Remediation liabilities - unwinding of discount	C3-5	176	187
Total other borrowing costs		176	187
Total borrowing costs expensed		257	298

B3-4 Depreciation, amortisation and impairment of non-financial assets

\$ '000	Notes	2026	2025
Depreciation and amortisation			
Property, plant and equipment	C1-7	1,588	1,692
Infrastructure:			
– Buildings and other structures		2,800	2,453
– Roads, bridges and footpaths		6,566	6,463
– Stormwater drainage		398	363
– Water supply network		688	561
– Sewerage network		1,243	1,165
– Tip assets	C3-5, C1-7	704	568
Intangible assets		–	9
Total depreciation and amortisation costs		13,987	13,274
Total depreciation, amortisation and impairment of non-financial assets		13,987	13,274

Material accounting policy information**Depreciation and amortisation**

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives.

Impairment of non-financial assets

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other non-financial assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

B3-5 Other expenses

\$ '000	2026	2025
Bad and doubtful debts	7	—
Donations, contributions and assistance to other organisations (Section 356)	28	46
Contributions/levies to other levels of government	40	40
– Emergency services levy (includes FRNSW, SES, and RFS levies)	748	711
– Waste levy	494	352
– REROC Contributions	41	40
Other contributions/levies	—	4
Contribution regional library service	247	242
Total other expenses	1,605	1,435

B4 Gains or losses**B4-1 Gain or loss from the disposal, replacement and de-recognition of assets**

\$ '000	Notes	2026	2025
Gain (or loss) on disposal of property (excl. investment property)			
Proceeds from disposal – property		400	–
Less: carrying amount of property assets sold/written off		(929)	(243)
Gain (or loss) on disposal		(529)	(243)
Gain (or loss) on disposal of plant and equipment			
	C1-7		
Proceeds from disposal		547	586
Less: carrying amount of assets sold		(372)	(351)
Gain (or loss) on disposal		175	235
Gain (or loss) on disposal of infrastructure			
	C1-7		
Less: carrying amount of infrastructure assets sold/written off		(3,822)	(2,234)
Gain (or loss) on disposal		(3,822)	(2,234)
Gain (or loss) on disposal of term deposits			
	C1-2		
Proceeds from disposal/redemptions/maturities – term deposits		48,033	51,000
Less: carrying amount of term deposits sold/redeemed/matured		(48,033)	(51,000)
Gain (or loss) on disposal		–	–
Net gain (or loss) from disposal of assets		(4,176)	(2,242)

B5 Performance against budget

B5-1 Material budget variations

Council's original budget was adopted by the Council on 24 June 2025 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2026 Budget	2026 Actual	2026 ----- Variance -----	
Revenues				
Rates and annual charges	20,926	21,013	87	0% F
User charges and fees	8,452	12,668	4,216	50% F
Income from RMCC ordered work on State Roads was \$3.1m above budget. Private works were \$470k above budget and water consumption charges were \$900k above budget.				
Other revenues	1,144	810	(334)	(29)% U
Rent is consolidated in other revenues in the budget but recorded in other income in the financial statements. Workers comp incentive payments and insurance rebates and recoveries are hard to budget for and were higher than anticipated.				
Operating grants and contributions	8,511	14,338	5,827	68% F
Grants received for storm and flood (\$2.8m) were not originally included in the 2026 budget. Further, \$7.2m was budgeted for the Financial Assistance Grant and \$9.7m was received.				
Capital grants and contributions	1,985	3,117	1,132	57% F
More works were completed on the Roads to Recovery projects than anticipated in the original budget.				
Interest and investment revenue	1,334	1,558	224	17% F
More favourable rates than expected and an increase in investment balances.				
Other income	–	574	574	∞ F
Rent is budgeted in other revenues but recorded in other income in accordance with the Code.				
Expenses				
Employee benefits and on-costs	18,128	14,834	3,294	18% F
In the March 2026 QBR a variation was included to employee benefits and oncosts which decreased \$3m to reflect vacancies or positions in senior management in the organisation which were budgeted for but not filled.				
Materials and services	18,594	22,127	(3,533)	(19)% U
There was an increase in budgeted expenditure of \$2.2m for the Regional Emergency Road Repair Fund (RERRF) which was not included in the original budget for 2026 as the planning for the project was yet to be finalised. A variation was included in the September 2025 QBR. There was also additional State Roads expenditure of \$1.6m due to additional work ordered. \$435k increase in contractors as the Deputy GM position was outsourced to a contractor during the year.				
Borrowing costs	138	257	(119)	(86)% U
This includes the effect of unwinding of discount for remediation provisions which is not budgeted.				
Depreciation, amortisation and impairment of non-financial assets	13,010	13,987	(977)	(8)% U

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B5-1 Material budget variations (continued)

\$ '000	2026 Budget	2026 Actual	2026 ----- Variance -----	
Other expenses	832	1,605	(773)	(93)% U
The budget for other expenses is largely the RFS levies. There was reallocation of contributions and levies from subscriptions expenses in the materials and services note which was not included in the budget and the contribution to the regional library service which was also not budgeted.				
Net losses from disposal of assets	–	4,176	(4,176)	∞ U
This is the non-cash effect of write-off of undepreciated components of renewed assets and is hard to budget.				

Statement of cash flows

Cash flows from operating activities	4,660	15,685	11,025	237% F
Cash received from user charges and fees was higher than anticipated due to additional RMCC ordered work on State Roads. Private works and water consumption charges were also higher than originally anticipated. \$2.8m was received in storm and flood funding which was not anticipated in the original budget. The Financial Assistance Grant was also higher than originally anticipated.				
Cash flows from investing activities	(1,000)	(11,966)	(10,966)	1,097% U
Capital expenditure was understated in the original budget as the progress of projects exceeded expectations during the year, particularly those funded under the roads to recovery program.				
Cash flows from financing activities	(859)	(804)	55	(6)% F

Cootamundra-Gundagai Regional Council | Notes to the Financial Statements 30 June 2026

C Financial position**C1 Assets we manage****C1-1 Cash and cash equivalents**

\$ '000	2026	2025
Cash assets		
Cash at bank and on hand	6,008	6,658
Deposits at call	4,069	504
Total cash and cash equivalents	10,077	7,162
Reconciliation of cash and cash equivalents		
Total cash and cash equivalents per Statement of Financial Position	10,077	7,162
Balance as per the Statement of Cash Flows	10,077	7,162

C1-2 Financial investments

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Debt securities at amortised cost				
Term deposits	26,000	–	24,000	–
Total	26,000	–	24,000	–
Total financial investments	26,000	–	24,000	–
Total cash assets, cash equivalents and investments	36,077	–	31,162	–

Material accounting policy information

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, Council classifies its financial assets at amortised cost.

Financial assets are not reclassified subsequent to their initial recognition.

Amortised cost

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Term deposits with an initial term of more than 3 months are classified as investments rather than cash and cash equivalents.

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

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

C1-3 Restricted and allocated cash, cash equivalents and investments

\$ '000	2026	2025
(a) Externally restricted cash, cash equivalents and investments		
Total cash, cash equivalents and investments	36,077	31,162
Less: Externally restricted cash, cash equivalents and investments	(20,386)	(22,772)
Cash, cash equivalents and investments not subject to external restrictions	15,691	8,390
External restrictions		
Specific purpose unexpended grants – general fund ¹	460	774
Specific purpose unexpended grants – water fund	50	–
External restrictions – included in liabilities	510	774
External restrictions		
External restrictions included in cash, cash equivalents and investments above comprise:		
Developer contributions – general	1,472	1,294
Developer contributions – sewer fund	415	403
Specific purpose unexpended grants (recognised as revenue) – general fund	1,301	4,078
Water fund	8,428	7,807
Sewer fund	5,042	5,928
Stormwater management	484	517
Domestic waste management	2,734	1,971
Total external restrictions	20,386	22,772

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

(1) Prior year grant related restrictions were split between the ones included in liabilities and the ones recognised as revenue

C1-3 Restricted and allocated cash, cash equivalents and investments (continued)

\$ '000	2026	2025
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(b) Internal allocations**Internal allocations**

At 30 June, Council has internally allocated funds to the following:

Plant and vehicle replacement	2,313	2,749
Employees leave entitlement	1,683	1,536
Aerodrome bitumen resurfacing	161	166
Bradman's birthplace	76	76
Cootamundra caravan park	216	191
Development	1,767	1,767
Heritage centre	26	29
Prepaid financial assistance grant	6,128	–
Quarries and pit restoration	248	286
Southern Phone Proceeds	506	540
Cemetery	26	38
Waste Management	500	500
Dog on Tuckerbox Land	368	–
Total internal allocations	14,018	7,878

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

\$ '000	2026	2025
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(c) Unrestricted and unallocated

Unrestricted and unallocated cash, cash equivalents and investments	1,673	512
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C1-4 Receivables

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Rates and annual charges	1,234	–	1,008	–
Interest and extra charges	328	–	283	–
User charges and fees	991	–	2,867	–
Private works	453	–	315	–
Interest on investments	296	–	306	–
Government grants and subsidies	18	–	412	–
Net GST receivable	332	–	480	–
Other debtors	14	–	3	–
Total	3,666	–	5,674	–
Less: provision for impairment				
User charges and fees	(8)	–	(8)	–
Total provision for impairment – receivables	(8)	–	(8)	–
Total net receivables	3,658	–	5,666	–

Material accounting policy information

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

C1-4 Receivables (continued)

Impairment

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When estimating ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

When considering the ECL for rates and annual charges debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.

Credit losses are measured at the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

Council writes off a receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings.

None of the receivables that have been written off are subject to enforcement activity.

Where Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

C1-5 Inventories

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
At cost:				
Real estate (refer to [i] below)	–	824	–	824
Stores, materials and trading stock	496	–	436	–
Total inventories	496	824	436	824

(i) Real estate development

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Residential	–	824	–	824
Total real estate for resale	–	824	–	824
Movements:				
Real estate assets at beginning of the year	–	824	–	824
Total real estate held for sale	–	824	–	824

Material accounting policy information

Raw materials and stores, work in progress and finished goods

Costs are assigned to individual items of inventory on the basis of weighted average costs

Land held for resale

Land held for resale is stated at the lower of cost and net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and borrowing costs during development. When development is completed, borrowing costs and other holding charges are expensed as incurred.

Borrowing costs included in the cost of land held for resale are those costs that would have been avoided if the expenditure on the acquisition and development of the land had not been made. Borrowing costs incurred while active development is interrupted for extended periods are recognised as expenses.

C1-6 Contract assets and Contract cost assets

Contract assets

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Work relating to grants	733	–	1,180	–
Total contract assets	733	–	1,180	–

C1-7 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2025			Asset movements during the reporting period								At 30 June 2026		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Other adjustments (B3-5)	Contributed (from Note B2-4)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000														
Capital WIP	6,173	–	6,173	890	1,042	(431)	–	(4,973)	–	–	–	2,701	–	2,701
Plant, equipment, furniture and fittings	23,167	(14,096)	9,071	–	2,370	(372)	(1,588)	28	–	–	–	22,946	(13,436)	9,510
Land	21,186	–	21,186	–	–	(91)	–	–	–	–	1,343	22,439	–	22,439
Land improvements	10	(1)	9	–	–	–	–	–	–	–	2	12	(1)	11
Infrastructure:														
Buildings and other structures	109,746	(56,593)	53,153	144	93	(837)	(2,800)	990	–	341	11,306	131,638	(69,248)	62,390
- Roads, bridges and footpaths	399,735	(153,052)	246,683	3,018	209	(2,124)	(6,566)	2,974	–	–	10,146	418,086	(163,746)	254,340
- Other road assets (incl bulk earthworks)	209,713	(302)	209,411	1	–	(71)	–	88	–	–	8,848	218,592	(314)	218,278
– Stormwater drainage	32,382	(12,841)	19,541	143	61	(61)	(398)	–	–	–	421	33,155	(13,448)	19,707
– Water supply network	47,906	(24,882)	23,024	945	238	(492)	(688)	581	–	–	491	49,577	(25,478)	24,099
– Sewerage network	87,313	(31,732)	55,581	1,369	581	(645)	(1,243)	312	–	–	1,195	89,910	(32,760)	57,150
– Other infrastructure	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Other assets:														
Other assets	–	–	–	–	–	–	–	–	–	–	–	–	–	–
– Tip assets	4,806	(3,018)	1,788	–	–	–	(704)	–	(193)	–	–	4,613	(3,722)	891
Total infrastructure, property, plant and equipment	942,137	(296,517)	645,620	6,510	4,594	(5,124)	(13,987)	–	(193)	341	33,752	993,669	(322,153)	671,516

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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C1-7 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2024			Asset movements during the reporting period								At 30 June 2025		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Reclassification ns	Other adjustments (B3-5)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000														
Capital work in progress	5,667	–	5,667	3,126	999	(673)	–	(2,947)	–	–	–	6,173	–	6,173
Plant and equipment	22,288	(13,655)	8,633	2,480	–	(351)	(1,692)	–	–	–	–	23,167	(14,096)	9,071
Land	20,030	–	20,030	–	125	–	–	29	–	–	1,002	21,186	–	21,186
Land improvements	10	(1)	9	–	–	–	–	–	–	–	–	10	(1)	9
Infrastructure:														
– Buildings and other structures	64,164	(36,720)	27,444	1,233	379	(283)	(2,453)	1,176	23,210	–	2,447	109,746	(56,593)	53,153
– Roads, bridges and footpaths	387,366	(144,142)	243,224	2,300	1,422	(1,161)	(6,405)	1,126	–	–	6,177	399,735	(153,052)	246,683
– Other road assets (including bulk earthworks)	–	–	–	–	–	–	–	–	–	–	–	–	–	–
– Other road assets incl bulk earthworks	204,359	(236)	204,123	–	–	–	(58)	–	–	–	5,347	209,713	(302)	209,411
– Stormwater drainage	30,840	(11,866)	18,974	–	–	–	(363)	–	–	–	930	32,382	(12,841)	19,541
– Water supply network	45,712	(23,891)	21,821	799	–	(40)	(561)	474	–	–	531	47,906	(24,882)	23,024
– Sewerage network	85,606	(30,389)	55,217	364	–	(319)	(1,165)	142	–	–	1,343	87,313	(31,732)	55,581
– Tip assets	4,160	(2,450)	1,710	–	–	–	(568)	–	–	645	–	4,806	(3,018)	1,788
Total infrastructure, property, plant and equipment	908,407	(278,345)	630,062	10,302	2,925	(2,827)	(13,265)	–	–	645	17,777	942,137	(296,517)	645,620

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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C1-7 Infrastructure, property, plant and equipment (continued)

Material accounting policy information

Initial recognition of infrastructure, property, plant and equipment (IPPE)

IPPE is measured initially at cost. Cost includes the fair value of the consideration given to acquire the asset (net of discounts and rebates) and any directly attributable cost of bringing the asset to working condition for its intended use (inclusive of import duties and taxes).

When infrastructure, property, plant and equipment is acquired by Council at significantly below fair value, the assets are initially recognised at their fair value at acquisition date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Useful lives of IPPE

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their carrying amount, net of their residual values, over their estimated remaining useful lives as follows:

Plant and equipment	Years	Other equipment	Years
Office equipment	3 to 20	Playground equipment	5 to 15
Office furniture	5 to 30	Benches, seats etc.	10 to 20
Computer equipment	4 to 10		
Vehicles	5 to 20	Buildings	
Heavy plant/road making equipment	5 to 20	Buildings: masonry	40 to 150
Other plant and equipment	2 to 30	Buildings: other	20 to 45
Water and sewer assets		Stormwater assets	
Reservoirs	50 to 100	Drains	70 to 200
Treatment Works	15 to 555	Culverts	100
Reticulation pipes: PVC	60 to 85	Flood control structures	80 to 200
Reticulation pipes: other	25 to 160		
Pumps and telemetry	10 to 22		
Transportation assets		Other infrastructure assets	
Sealed roads: surface	15 to 40	Bulk earthworks	infinite
Sealed roads: structure	15 to 330	Swimming pools	60 to 100
Unsealed roads	15 to 50	Other open space/recreational assets	5 to 100
Bridge: concrete	80 to 130	Other land improvement assets	20 to 100
Bridge: other	70 to 100	Heritage and cultural assets	5 to 200
Road pavements	60 to 110		
Kerb, gutter and footpaths	15 to 60		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Revaluation model

Infrastructure, property, plant and equipment are held at fair value. Independent comprehensive valuations are performed at least every five years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Water and sewerage network assets are indexed at each reporting period in accordance with the Rates Reference Manual issued by Department of Climate Change, Energy, the Environment and Water (DCCEEW).

Increases in the carrying amounts arising on revaluation are credited to the revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

C1-7 Infrastructure, property, plant and equipment (continued)

Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

Crown reserves

Crown reserves under Council's care and control are recognised as assets of Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated. Where the Crown reserves are under a lease arrangement they are accounted for under AASB 16 Leases, refer to Note C2-1.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

Rural Fire Service assets

Under Section 119 of the *Rural Fire Services Act 1997 (NSW)*, "all firefighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the Council of the area for or on behalf of which the firefighting equipment has been purchased or constructed".

Until such time as discussions on this matter have concluded and the legislation changed, Council will not recognise rural fire service assets including buildings, plant and vehicles.

C2 Leasing activities

C2-1 Council as a lessor

Operating leases

\$ '000	2026	2025
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(i) Assets held as property, plant and equipment

Council provides operating leases on Council land and buildings for the purposes of agistment, staff housing, health and community services.

Lease income (excluding variable lease payments not dependent on an index or rate)	482	517
Total income relating to operating leases for Council assets	482	517

(ii) Maturity analysis of undiscounted lease payments to be received after reporting date for all operating leases:

Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:

< 1 year	153	132
1–2 years	154	132
2–3 years	157	132
3–4 years	158	129
4–5 years	160	128
> 5 years	163	129
Total undiscounted lease payments to be received	945	782

C3 Liabilities of Council

C3-1 Payables

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Goods and services	2,417	–	3,537	–
Accrued expenses:				
– Borrowings	14	–	16	–
– Salaries and wages	(178)	–	91	–
Other	5	–	9	–
Total payables	2,258	–	3,653	–

Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

C3-2 Contract Liabilities

\$ '000	Notes	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Funds to construct Council controlled assets (i)	(i)	285	–	547	–
Funds received prior to performance obligation being satisfied (upfront payments) - AASB 15 (ii)	(ii)	176	–	226	–
Unexpended operating contributions (received prior to performance obligation being satisfied)	(ii)	50	–	–	–
Total contract liabilities		511	–	773	–

Notes

(i) Council has received funding to construct assets including sporting facilities and other recreation infrastructure. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

Revenue recognised that was included in the contract liability balance at the beginning of the period

\$ '000	2026	2025
Funds to construct Council controlled assets	508	3,136
Total revenue recognised that was included in the contract liability balance at the beginning of the period	508	3,136

Significant changes in contract liabilities

Drop in contract liabilities was a result of completion of a number of capital projects which had unspent funds in previous years, such as the LRCI Round 4 and SCCF5 amenities additions to Fisher Park project.

C3-3 Borrowings

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Loans – secured	819	2,774	804	3,593
Total borrowings	819	2,774	804	3,593

(a) Changes in liabilities arising from financing activities

\$ '000	2025	Drawdown/ Repayment of Principal	2026
	Opening Balance		Closing balance
Loans – secured	4,397	(804)	3,593
Total liabilities from financing activities	4,397	(804)	3,593

\$ '000	2024	Drawdown/ Repayment of Principal	2025
	Opening Balance		Closing balance
Loans – secured	5,542	(1,145)	4,397
Total liabilities from financing activities	5,542	(1,145)	4,397

C3-3 Borrowings (continued)

(b) Financing arrangements

\$ '000	2026	2025
Total facilities		
Total financing facilities available to Council at the reporting date are:		
Credit cards/purchase cards	39	39
Total financing arrangements	39	39
Drawn facilities		
Financing facilities drawn down at the reporting date are:		
– Credit cards/purchase cards	20	23
Total drawn financing arrangements	20	23
Undrawn facilities		
Undrawn financing facilities available to Council at the reporting date are:		
– Credit cards/purchase cards	19	16
Total undrawn financing arrangements	19	16

Breaches and defaults

During the current and prior year, there were no defaults or breaches of any of the loans.

Security over loans

Loans secured over future cash flows.

C3-4 Employee benefit provisions

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Annual leave	1,116	–	1,060	–
Long service leave	2,323	340	2,248	329
Total employee benefit provisions	3,439	340	3,308	329

Current employee benefit provisions not anticipated to be settled within the next twelve months

\$ '000	2026	2025
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	3,086	2,981
	3,086	2,981

Material accounting policy information**Other long-term employee benefit obligations**

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

C3-5 Provisions

\$ '000	2026 Current	2026 Non-Current	2025 Current	2025 Non-Current
Asset remediation	426	4,914	—	5,357
Total provisions	426	4,914	—	5,357

Movements in provisions

\$ '000	Other provisions	
	Asset remediation	Total
2026		
At beginning of year	5,357	5,357
Unwinding of discount	176	176
Remeasurement effects	(193)	(193)
Total other provisions at end of year	5,340	5,340
2025		
At beginning of year	4,525	4,525
Unwinding of discount	187	187
Remeasurement effects	645	645
Total other provisions at end of year	5,357	5,357

Nature and purpose of provisions

Asset remediation

The asset remediation provision represents the present value estimate of future costs Council will incur to restore, rehabilitate and reinstate the tip as a result of past operations.

Material accounting policy information

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a borrowing cost.

Asset remediation – tips

Close-down and restoration costs include the dismantling and demolition of infrastructure, and the removal of residual materials and remediation of disturbed areas. Estimated close-down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs. Provisions for close-down and restoration costs do not include any additional obligations which are expected to arise from future disturbance. The cost estimates are calculated annually during the life of the operation to reflect known developments, e.g. updated cost estimates and revisions to the estimated lives of operations, and are subject to formal review at regular intervals.

The ultimate cost of environmental remediation is uncertain and cost estimates can vary in response to many factors, including changes to the relevant legal requirements, the emergence of new restoration techniques, or experience at other locations. The expected timing of expenditure can also change, for example in response to changes in quarry reserves or production rates. As a result, there could be significant adjustments to the provision for close down and restoration and environmental clean-up, which would affect future financial results.

Other movements in the provisions for close-down and restoration costs, including those resulting from new disturbance, updated cost estimates, changes to the estimated lives of operations, and revisions to discount rates, are capitalised within infrastructure, property, plant and equipment. These costs are then depreciated over the lives of the assets to which they relate.

C4 Reserves

C4-1 Nature and purpose of reserves

IPPE Revaluation Surplus

The infrastructure, property, plant and equipment (IPPE) revaluation surplus is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

D Council structure

D1 Results by fund

General fund refers to all Council activities other than water and sewer. All amounts disclosed in this note are gross i.e. inclusive of internal charges and recoveries made between the funds. Assets and liabilities shown in the water and sewer columns are restricted for use for these activities.

D1-1 Income Statement by fund

\$ '000	General 2026	Water 2026	Sewer 2026
Income from continuing operations			
Rates and annual charges	15,360	2,557	3,096
User charges and fees	7,792	4,153	723
Other revenues	704	99	7
Grants and contributions provided for operating purposes	14,270	68	–
Grants and contributions provided for capital purposes	3,099	–	18
Interest and investment income	921	390	247
Other income	574	–	–
Total income from continuing operations	42,720	7,267	4,091
Expenses from continuing operations			
Employee benefits and on-costs	13,705	663	466
Materials and services	16,071	4,127	1,929
Borrowing costs	176	49	32
Other expenses	1,605	–	–
Net losses from the disposal of assets	2,917	562	697
Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	34,474	5,401	3,124
Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	8,246	1,866	967
Depreciation, amortisation and impairment of non-financial assets	12,014	707	1,266
Operating result from continuing operations	(3,768)	1,159	(299)
Net operating result for the year	(3,768)	1,159	(299)
Net operating result attributable to each council fund	(3,768)	1,159	(299)
Net operating result for the year before grants and contributions provided for capital purposes	(6,867)	1,159	(317)

D1-2 Statement of Financial Position by fund

\$ '000	General 2026	Water 2026	Sewer 2026
ASSETS			
Current assets			
Cash and cash equivalents	5,799	2,573	1,705
Investments	16,343	5,905	3,752
Receivables	2,281	843	534
Inventories	482	14	—
Contract assets and contract cost assets	733	—	—
Total current assets	25,638	9,335	5,991
Non-current assets			
Inventories	824	—	—
Infrastructure, property, plant and equipment	588,760	24,622	58,134
Investments accounted for using the equity method	569	—	—
Total non-current assets	590,153	24,622	58,134
Total assets	615,791	33,957	64,125
LIABILITIES			
Current liabilities			
Payables	2,258	—	—
Contract liabilities	461	50	—
Borrowings	(1)	414	406
Employee benefit provision	3,439	—	—
Provisions	426	—	—
Total current liabilities	6,583	464	406
Non-current liabilities			
Borrowings	—	1,305	1,469
Employee benefit provision	340	—	—
Provisions	4,914	—	—
Total non-current liabilities	5,254	1,305	1,469
Total liabilities	11,837	1,769	1,875
Net assets	603,954	32,188	62,250
EQUITY			
Accumulated surplus	337,105	27,089	42,534
IPPE revaluation reserves	266,849	5,099	19,716
Council equity interest	603,954	32,188	62,250
Total equity	603,954	32,188	62,250

D2 Interests in other entities

D2-1 Subsidiaries

Council has no interest in any controlled entities (subsidiaries).

D2-2 Interests in joint arrangements

Net carrying amounts – Council's share

\$ '000	Nature of relationship	Place of business	Interest in ownership			
			2026	2025	2026	2025
Riverina Regional Library	Joint Venture	Riverina	11.6%	11.6%	569	477
Total carrying amounts – material joint ventures					569	477

Riverina Regional Library

Cootamundra - Gundagai Regional Council is a member of the Riverina Regional Library. The Riverina Regional Library is a dynamic and responsive service which is a community focal point for the delivery of lifelong education, recreation and information needs. Other member Councils include Bland, Berrigan, Coolamon, Federation, Greater Hume, Junee, Leeton, Lockhart, Snowy Valleys and Temora shires.

Material joint ventures

The following information is provided for joint ventures that are individually material to the Council. Included are the total amounts as per the joint venture financial statements, adjusted for fair-value adjustments at acquisition date and differences in accounting policies, rather than the Council's share.

Details

	Principal activity	Measurement method
Riverina Regional Library	Provision of library services	Equity Method

Relevant interests and fair values

	Interest in outputs		Proportion of voting power	
	2026	2025	2026	2025
Riverina Regional Library	11.6%	11.6%	9.0%	9.0%

Summarised financial information for joint ventures

\$ '000	Riverina Regional Library	
	2026	2025
Summarised statement of financial position		
Current assets		
Cash and cash equivalents	2,473	2,531
Other current assets	3	7
Non-current assets	2,920	2,378
Current liabilities		
Other current liabilities	343	765
Non-current liabilities		
Non-current financial liabilities (excluding trade and other payables and provisions)	175	35
Net assets	4,878	4,116

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D2-2 Interests in joint arrangements (continued)

\$ '000	Riverina Regional Library	
	2026	2025
Summarised statement of comprehensive income		
Council's share of net assets (%)	11.6%	11.6%
Council's share of net assets (\$)	566	477

D2-3 Subsidiaries, joint arrangements and associates not recognised

Council has not recognised the following:

Section 355 Committees

Six committees operate under Councils section 355 policy and provide a valuable service through the stewardship and management of council assets. The committees provide council with timely financial statements and Council monitors their financial wellbeing and provides support to maintain their operations. The section 355 committees net assets haven't been recognised in the financial statements as the dollar value is minor and considered immaterial.

Goldenfields Water County Council

Council is a member of the Goldenfields Water County Council, a body corporate established under the Local Government Act 1993 (NSW) responsible for the water supply functions within the Local Government Areas of Bland, Coolamon, Junee, Temora and parts of Cootamundra-Gundagai, Hilltops and Narrandera. Council does not have control or a significant influence over the County Council and accordingly the County Council has not been consolidated in the financial statements.

Riverina Joint Organisation

Council is a member of the Riverina Joint Organisation, established under the Local Government Act 1993 (NSW) together with the Bland Shire, Coolamon Shire, Greater Hume Shire, Junee Shire, Temora Shire, Lockhart Shire & Wagga Wagga City Councils. Council does not have control or a significant influence over the joint organisation and accordingly the joint organisation has not been consolidated in the financial statements. The board of RivJO has resolved that the organisation enter a period of hiatus and are actively petitioning the Minister for Local Government and the Office of Local Government (OLG) to dissolve the Joint Organisation under the Local Government Act 1993 (NSW).

Riverina Eastern Regional Organisation of Councils

Council is a member of the Riverina Eastern Regional Organisation of Councils, together with the Bland Shire, Coolamon Shire, Greater Hume Shire, Junee Shire, Temora Shire, Lockhart Shire and Goldenfields Water County Council. Council does not have control or a significant influence over the organisation and accordingly the organisation has not been consolidated in the financial statements.

E Risks and accounting uncertainties

E1-1 Risks relating to financial instruments held

Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of Council.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. The finance team manages the cash and Investments portfolio with the assistance of independent advisors. Council has an investment policy which complies with the s 625 of the Act and the Ministerial Investment Order. The policy is regularly reviewed by Council and a monthly investment report is provided to Council setting out the make-up performance of the portfolio as required by local government regulations.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance team under policies approved by the Councillors.

The fair value of Council's financial assets and financial liabilities approximates their carrying amount.

The risks associated with the financial instruments held are:

- market risk - interest rate risk – the risk that movements in interest rates could affect returns
- liquidity risk – the risk that Council will not be able to pay its debts as and when they fall due.
- credit risk – the risk that a contracting entity will not complete its obligations under a financial instrument, resulting in a financial loss to Council.

Council manages these risks by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees. Council also seeks advice from independent advisers before placing any cash and investments.

(a) Market risk – interest rate and price risk

\$ '000	2026	2025
The impact on the result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
– Equity / Income Statement	325	267

E1-1 Risks relating to financial instruments held (continued)

(b) Credit risk

Council's major receivables comprise rates, annual charges, user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk other than Council has significant credit risk exposures in its local area given the nature of Council activities.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance. The balances of receivables that remain within initial trade terms (as detailed in the table) are considered to be of high credit quality.

The maximum exposure to credit risk at the reporting date is the carrying amount of each class of receivable in the financial statements.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

Credit risk profile

Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

\$ '000	Not yet overdue	overdue rates and annual charges < 5 years	≥ 5 years	Total
2026				
Gross carrying amount	–	1,003	231	1,234
2025				
Gross carrying amount	–	964	44	1,008

Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	0 - 30 days	Overdue debts 31 - 60 days	61 - 90 days	> 91 days	Total
2026						
Gross carrying amount	2,559	142	58	83	323	3,165
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	2.48%	0.25%
ECL provision	–	–	–	–	8	8
2025						
Gross carrying amount	4,877	192	316	76	385	5,846
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	2.00%	0.13%
ECL provision	–	–	–	–	8	8

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E1-1 Risks relating to financial instruments held (continued)

(c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(i) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

\$ '000	Weighted average interest rate	Subject to no maturity	≤ 1 Year	payable in: 1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
2026							
Payables	0.00%	–	2,258	–	–	2,258	2,258
Borrowings	2.03%	–	819	2,774	–	3,593	3,593
Total financial liabilities		–	3,077	2,774	–	5,851	5,851
2025							
Payables	0.00%	–	3,653	–	–	3,653	3,653
Borrowings	2.11%	–	804	3,378	215	4,397	4,397
Total financial liabilities		–	4,457	3,378	215	8,050	8,050

E2-1 Fair value measurement

Council measures the following asset and liability classes at fair value on a recurring basis:

– Infrastructure, property, plant and equipment

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 *Fair Value Measurement* requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Recurring fair value measurements

		Fair value measurement hierarchy					
\$ '000	Notes	Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
		2026	2025	2026	2025	2026	2025
Recurring fair value measurements							
Infrastructure, property, plant and equipment	C1-7						
Operational Land		10,959	9,563	—	—	10,959	9,563
Community Land		—	—	11,480	11,624	11,480	11,624
Buildings and other structures		—	—	62,390	53,153	62,390	53,153
Roads, bridges and footpaths		—	—	254,340	246,683	254,340	246,683
Other road assets incl bulk earthworks		—	—	218,278	209,411	218,278	209,411
Stormwater drainage		—	—	19,707	19,541	19,707	19,541
Water supply network		—	—	24,099	23,024	24,099	23,024
Sewerage network		—	—	57,150	55,581	57,150	55,581
Tip restoration asset		—	—	891	1,788	891	1,788
Total infrastructure, property, plant and equipment		10,959	9,563	648,335	620,805	659,294	630,368

Non-recurring fair value measurements

Transfers between level 1 and level 2 fair value hierarchies

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value measurements.

E2-1 Fair value measurement (continued)

Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

Infrastructure, property, plant and equipment (IPPE)

Level 2 Inputs

Operational land

There is an active liquid market for most of Council's operational land, however, the subjectivity of pricing has resulted in this land to be classified as level 2. Operational land has been valued as at 30 June 2026 by an external valuer, Australis, taking into consideration the land characteristics, location, zoning, proximity to services and comparable sales.

Level 3 Inputs

Plant & equipment

It is considered that there is a liquid second hand market for Council's plant & equipment, however, there is subjectivity of prices in this market dependant on the age and condition of the equipment being sold. Plant & equipment are valued at written down value and disclosed at fair value.

Community land

Community land has been valued as at 30 June 2026 by an external valuer, Australis, taking into consideration the land characteristics, location, zoning, and proximity to services. Council applies appropriate indices on an annual basis to ensure carrying value is not materially different to fair value.

Land under roads

Council has elected to only recognise land under roads which was acquired after 30 June 2008. There is no market for land that is currently used for road or road reserve purposes. The NSW Valuer General's valuations of neighbouring land was used to calculate the value of land under roads.

Land improvements

There is no active market for sale of land improvements, therefore land improvements are valued at written down value and disclosed at fair value.

Buildings & Other structures

Buildings and other structures were valued as at 30 June 2026 by external valuers, Australis. Non-specialised building are valued using a market based approach where an active market could be identified. Other buildings and structures are valued using depreciated replacement cost taking into account the useful lives and condition of the asset. Council applies appropriate indices on an annual basis to ensure carrying value is not materially different to fair value.

Roads, Bridges, Footpaths, Bulk earthworks & Stormwater drainage

Roads assets were valued in 2024 using a combination of external valuers and internal professional Council staff. The assets were componentised and valued at the depreciated replacement cost method, taking into account unit rates, useful lives and asset condition. Since then council applied appropriate indices to ensure carrying value of assets is not materially different to fair value: 4.23% in 2026 (2025: 2.62%).

Water supply network & Sewerage network

Council's water and sewer assets were valued by external valuers as at 30 June 2022. The value represents the depreciated replacement cost, taking into account the Department of Planning and Environment reference rates, useful lives, dimension, specification and asset condition. In between full valuations, these assets are indexed annually in accordance with the Rates Reference Manual issued by Department of Planning and Environment.

Heritage collection

E2-1 Fair value measurement (continued)

These assets include memorabilia and collectibles and are valued at written down value based upon cost and are disclosed at fair value.

There were no changes in valuation techniques from prior years.

Fair value measurements using significant unobservable inputs (level 3)

Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

	Valuation technique/s	Unobservable inputs
Infrastructure, property, plant and equipment		
Community Land	Land values obtained by the NSW Valuer General	VG land value, land area, rate per sq metre
Land under Roads	Land values obtained by the NSW Valuer General	Adjoining land values based upon VG value, rate per sq metre
Land improvements	Depreciated replacement cost used to approximate fair value	Purchase price, useful life
Buildings & other structures	Combination of market value and depreciated replacement cost used to approximate fair value	Cost, unit rates, useful life, asset condition
Roads assets	Depreciated replacement cost used to approximate fair value	Unit rates, useful life, asset condition, replacement cost
Water & sewer	Depreciated replacement cost used to approximate fair value	Unit rates, useful life, asset condition, replacement cost
Heritage collection	Depreciated replacement cost used to approximate fair value	Cost, useful life

Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

E3-1 Contingencies

Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under Active Super – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB 119 *Employee Benefits* for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formula and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

Description of the funding arrangements.

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are:

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*
Division C	2.5% of salary
Division D	1.64 times member contributions

* For 180 Point Members, Employers are required to contribute 9.5% from 1 July 2026 of salaries to these members' accumulation accounts in line with current level of SG contributions, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$20.0 million per annum for 1 January 2023 to 31 December 2025, apportioned according to each employer's share of the accrued liabilities as at 30 June. Given the funding position of the Fund as at 30 June 2025, it was recommended to cease these past service contributions effective 1 January 2026.

The adequacy of contributions is assessed at each actuarial investigation which will be conducted annually, the next of which is due effective 30 June 2026.

Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

There is no provision for allocation of any surplus which may be present at the date of withdrawal of an employer.

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2026 was \$2,831.17. In addition, Past Service Liability credit of \$227.49 was refunded. The last valuation of the Scheme was performed by fund actuary, Richard Boyfield, FIAA as at 30 June 2025.

Council's expected contribution to the plan for the next annual reporting period is \$2,324.99.

E3-1 Contingencies (continued)

The estimated employer reserves financial position for the Pooled Employers at 30 June 2026 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,127.6	
Past Service Liabilities	1,966.9	108.2%
Vested Benefits	2,007.4	106.0%

* excluding other accumulation accounts and reserves in both assets and liabilities.

The share of this surplus that is broadly attributed to the Council is estimated to be 0.13% as at 30 June 2026.

Council's share of that surplus cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	6.25% per annum
Salary inflation*	4.0% 2026/27 4.0% 2027/28 4.0% 2028/29 3.5% p.a thereafter
Increase in CPI	4.1% 2025/26 3.75% 2026/27 2.50% p.a. thereafter

*Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

Please note that the estimated employer reserves financial position above is a preliminary calculation, and once all the relevant information has been received by the Funds Actuary, the final end of year review will be completed by December 2026.

F People and relationships

F1 Related party disclosures

F1-1 Key management personnel (KMP)

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2026	2025
Compensation:		
Short-term benefits	604	824
Post-employment benefits	49	69
Other long-term benefits	11	15
Termination benefits	73	–
Total	737	908

F1-1 Key management personnel (KMP) (continued)

Other transactions with KMP and their related parties

Nature of the transaction	Transactions during the year	Outstanding balances including commitments	Terms and conditions	Impairment provision on outstanding balances	Impairment expense
\$ '000					
Tadcorp Enterprises Pty Ltd - Contract Deputy GM	435	—	At arm's length, normal commercial terms.	—	—

F1-2 Councillor and Mayoral fees and associated expenses

\$ '000	2026	2025
---------	------	------

The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:

Mayoral fee	28	26
Councillors' fees	117	112
Councillors' (including Mayor) expenses	28	24
Total	173	162

Cootamundra-Gundagai Regional Council | Notes to the Financial Statements 30 June 2026

F2 Other relationships

F2-1 Audit fees

\$ '000	2026	2025
Audit and other assurance services: Auditors of NSW Council - NSW Auditor General:		
Audit of financial statements	264	148
Total fees paid or payable to Auditor-General	264	148
 Total audit fees	 264	 148

G Other matters

G1-1 Statement of Cash Flows information

Reconciliation of net operating result to cash provided from operating activities

\$ '000	2026	2025
Net operating result from Income Statement	(2,908)	(2,218)
Add / (less) non-cash items:		
Depreciation and amortisation	13,987	13,274
(Gain) / loss on disposal of assets	4,176	2,242
Non-cash capital grants and contributions	(341)	–
Unwinding of discount rates on reinstatement provisions	176	187
Share of net (profits)/losses of associates/joint ventures using the equity method	(92)	(477)
Movements in operating assets and liabilities and other cash items:		
(Increase) / decrease of receivables	2,008	(899)
(Increase) / decrease of inventories	(60)	41
(Increase) / decrease of contract asset	447	1,511
Increase / (decrease) in payables	(1,120)	1,849
Increase / (decrease) in accrued interest payable	(2)	1
Increase / (decrease) in other accrued expenses payable	(269)	21
Increase / (decrease) in other liabilities	(4)	(107)
Increase / (decrease) in contract liabilities	(262)	(3,777)
Increase / (decrease) in employee benefit provision	142	(178)
Increase / (decrease) in other provisions	(193)	645
Net cash flows from operating activities	15,685	12,115

G2-1 Commitments

Capital commitments (exclusive of GST)

\$ '000	2026	2025
Property, plant and equipment		
Sewerage and water infrastructure	3,935	1,141
Buildings	62	38
Plant and equipment	109	689
Road infrastructure	56	262
Other	72	242
Total commitments	4,234	2,372
Within the next year	4,234	2,372
Total payable	4,234	2,372

G3-1 Events occurring after the reporting date

Cootamundra-Gundagai Regional Council Demerger

On 17 July 2025 the NSW Minister for Local Government announced that the demerger of CGRC into the former Cootamundra and Gundagai councils would proceed. He stated that the path is now clear for Council to begin the detailed transition work (assets, liabilities, staffing, shared services, governance arrangements). The Minister reaffirmed support from the Office of Local Government to monitor implementation and assist in identifying funding for the transition.

The Minister has made it clear that the detailed planning and transition is to be led by the Council and elected councillors, who have the mandate to shape their communities' future. He has emphasised that demerging is more complex than merging, and that Council must deliver a robust implementation plan including financial viability of the two new councils.

He said the implementation plan will inform the drafting of the legal instruments needed by the NSW Government to proclaim the new councils.

Council is now setting the path for the demerger. Until the demerger occurs the financial statements will be prepared on the basis of a going concern.

Elections for the new councils are not expected to occur until 2028 when all New South Wales council elections are held.

G4 Statement of developer contributions

G4-1 Summary of developer contributions

	Opening balance at 1 July 2025	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2026	Cumulative balance of internal borrowings (to)/from
\$ '000		Cash	Non-cash Land	Non-cash Other					
S7.12 levies – under a plan	1,294	172	–	–	–	–	–	1,466	–
Total S7.11 and S7.12 revenue under plans	1,294	172	–	–	–	–	–	1,466	–
S64 contributions	403	18	–	–	–	–	–	421	–
Total contributions	1,697	190	–	–	–	–	–	1,887	–

Under the *Environmental Planning and Assessment Act 1979*, local infrastructure contributions, also known as developer contributions, are charged by councils when new development occurs. They help fund infrastructure like parks, community facilities, local roads, footpaths, stormwater drainage and traffic management. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

S7.12 Levies – under a plan

	Opening balance at 1 July 2025	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2026	Cumulative balance of internal borrowings (to)/from
\$ '000		Cash	Non-cash Land	Non-cash Other					
CONTRIBUTION PLAN FOR OTHER DEVELOPMENTS									
Community facilities	1,294	172	–	–	–	–	–	1,466	–
Total	1,294	172	–	–	–	–	–	1,466	–

Cootamundra-Gundagai Regional Council | Notes to the Financial Statements 30 June 2026

End of the audited financial statements

H Additional Council disclosures (unaudited)

H1-1 Council information and contact details

Principal place of business:

81 Wallendoon Street
Cootamundra NSW 2590

Contact details

Mailing Address:

PO Box 420
Cootamundra NSW 2590

Telephone: 02 6940 2100

Facsimile: 02 6940 2127

Opening hours:

9am - 5:00pm
Monday to Friday

Internet: www.cgrc.nsw.gov.au

Email: mail@cgrc.nsw.gov.au

Officers

Interim General Manager

Roger Bailey

Responsible Accounting Officer

Damian Smith

Elected members

Mayor

Abb McAlister

Councillors

Rosalind Wight (Deputy Mayor)

Gil Kelly

Penny Nicholson

Logan Collins

David Graham

Ethan Ryan

Les Cooper

Danyal Syed

Cootamundra-Gundagai Regional Council

General Purpose Financial Statements

for the year ended 30 June 2026

Independent Auditor's Reports:

On the Financial Statements (Sect 417 [2])

Independent Auditor's Report

Please uplift Council's Audit Report PDF (opinion) for inclusion in the GPFS report (via the Home screen).

Cootamundra-Gundagai Regional Council

General Purpose Financial Statements

for the year ended 30 June 2026

Independent Auditor's Reports: (continued)

On the Financial Statements (Sect 417 [3])

Independent Auditor's Report

Please uplift Council's Audit Report PDF (commentary) for inclusion in the GPFS report (via the Home screen).

Cootamundra-Gundagai Regional Council

SPECIAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2026



Cootamundra-Gundagai Regional Council

Special Purpose Financial Statements

for the year ended 30 June 2026

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Cootamundra-Gundagai Regional Council

Special Purpose Financial Statements

for the year ended 30 June 2026

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached special purpose financial statements have been prepared in accordance with:

- NSW Government Policy Statement, *Application of National Competition Policy to Local Government*
- Division of Local Government Guidelines, *Pricing and Costing for Council Businesses: A Guide to Competitive Neutrality*
- The Local Government Code of Accounting Practice and Financial Reporting
- Sections 3 and 4 of the NSW Department of Climate Change, Energy, the Environment and Water's (DCCEEW) *Regulatory and assurance framework for local water utilities, July 2022*

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year,
- accord with Council's accounting and other records; and
- present overhead reallocation charges to the water and sewerage businesses as fair and reasonable.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 22 September 2026.

Abb McAlister

Mayor

22 September 2026

Rosalind Wight

Deputy Mayor

22 September 2026

Roger Bailey

Interim General Manager

22 September 2026

Damian Smith

Responsible Accounting Officer

22 September 2026

Cootamundra-Gundagai Regional Council | Income Statement of water supply business activity | for the year ended 30 June 2026

Cootamundra-Gundagai Regional Council**Income Statement of water supply business activity**

for the year ended 30 June 2026

\$ '000	2026	2025
Income from continuing operations		
Access charges	2,557	2,371
User charges	4,113	3,720
Fees	40	33
Interest and investment income	390	412
Grants and contributions provided for operating purposes	68	–
Other income	99	2
Total income from continuing operations	7,267	6,538
Expenses from continuing operations		
Employee benefits and on-costs	663	759
Borrowing costs	49	58
Materials and services	2,233	1,754
Water purchase charges	1,894	2,016
Net loss from the disposal of assets	562	48
Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	5,401	4,635
Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets before capital amounts	1,866	1,903
Depreciation, amortisation and impairment of non-financial assets	707	562
Surplus (deficit) from continuing operations before capital amounts	1,159	1,341
Surplus (deficit) from continuing operations after capital amounts	1,159	1,341
Surplus (deficit) from all operations before tax	1,159	1,341
Less: corporate taxation equivalent (25%) [based on result before capital]	(290)	(335)
Surplus (deficit) after tax	869	1,006
Opening accumulated surplus	25,930	24,589
Plus adjustments for amounts unpaid:		
Corporate taxation equivalent	290	335
Less:		
Closing accumulated surplus	27,089	25,930
Return on capital %	4.9%	5.8%
Subsidy from Council	–	–
Calculation of dividend payable:		
Surplus (deficit) after tax	869	1,006
Surplus for dividend calculation purposes	869	1,006
Potential dividend calculated from surplus	435	503

Cootamundra-Gundagai Regional Council | Income Statement of sewerage business activity | for the year ended 30 June 2026

Cootamundra-Gundagai Regional Council

Income Statement of sewerage business activity

for the year ended 30 June 2026

\$ '000	2026	2025
Income from continuing operations		
Access charges	3,096	2,952
User charges	717	679
Fees	6	23
Interest and investment income	247	263
Other income	7	—
Total income from continuing operations	4,073	3,917
Expenses from continuing operations		
Employee benefits and on-costs	466	587
Borrowing costs	32	44
Materials and services	1,929	1,669
Net loss from the disposal of assets	697	416
Other expenses	—	1
Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	3,124	2,717
Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets before capital amounts	949	1,200
Depreciation, amortisation and impairment of non-financial assets	1,266	1,165
Surplus (deficit) from continuing operations before capital amounts	(317)	35
Grants and contributions provided for capital purposes	18	219
Surplus (deficit) from continuing operations after capital amounts	(299)	254
Surplus (deficit) from all operations before tax	(299)	254
Less: corporate taxation equivalent (25%) [based on result before capital]	—	(9)
Surplus (deficit) after tax	(299)	245
Opening accumulated surplus	42,833	42,579
Plus adjustments for amounts unpaid:		
Corporate taxation equivalent	—	9
Less:		
Closing accumulated surplus	42,534	42,833
Return on capital %	(0.5)%	0.1%
Subsidy from Council	3,041	2,283
Calculation of dividend payable:		
Surplus (deficit) after tax	(299)	245
Less: capital grants and contributions (excluding developer contributions)	(18)	(219)
Surplus for dividend calculation purposes	—	26
Potential dividend calculated from surplus	—	13

Cootamundra-Gundagai Regional Council | Statement of Financial Position of water supply business activity | as at 30 June 2026

Cootamundra-Gundagai Regional Council**Statement of Financial Position of water supply business activity**

as at 30 June 2026

\$ '000	2026	2025
ASSETS		
Current assets		
Cash and cash equivalents	2,573	1,970
Investments	5,905	5,837
Receivables	843	705
Inventories	14	15
Total current assets	9,335	8,527
Non-current assets		
Infrastructure, property, plant and equipment	24,622	24,105
Total non-current assets	24,622	24,105
Total assets	33,957	32,632
LIABILITIES		
Current liabilities		
Contract liabilities	50	—
Borrowings	414	404
Total current liabilities	464	404
Non-current liabilities		
Borrowings	1,305	1,719
Total non-current liabilities	1,305	1,719
Total liabilities	1,769	2,123
Net assets	32,188	30,509
EQUITY		
Accumulated surplus	27,089	25,930
IPPE revaluation surplus	5,099	4,579
Total equity	32,188	30,509

Cootamundra-Gundagai Regional Council | Statement of Financial Position of sewerage business activity | as at 30 June 2026

Cootamundra-Gundagai Regional Council**Statement of Financial Position of sewerage business activity**

as at 30 June 2026

\$ '000	2026	2025
ASSETS		
Current assets		
Cash and cash equivalents	1,705	1,617
Investments	3,752	4,714
Receivables	534	513
Total current assets	5,991	6,844
Non-current assets		
Infrastructure, property, plant and equipment	58,134	56,781
Total non-current assets	58,134	56,781
Total assets	64,125	63,625
LIABILITIES		
Current liabilities		
Borrowings	406	400
Total current liabilities	406	400
Non-current liabilities		
Borrowings	1,469	1,875
Total non-current liabilities	1,469	1,875
Total liabilities	1,875	2,275
Net assets	62,250	61,350
EQUITY		
Accumulated surplus	42,534	42,833
IPPE revaluation surplus	19,716	18,517
Total equity	62,250	61,350

Note – Material accounting policy information

A statement summarising the supplemental accounting policies adopted in the preparation of the special purpose financial statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, Council is a non-reporting not-for-profit entity.

The figures presented in these special purpose financial statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

Councils are to provide details of any changes in accounting policies, errors or changes in accounting estimates during the year - the disclosures in G4 of Section 1 of the code or the relevant disclosures from AASB 1060 (paragraphs 106-108 for changes in accounting policy, paragraph 109 for changes in accounting estimates or paragraph 110 for errors), can be used by the council where these changes have occurred.

The disclosures in these special purpose financial statements have been prepared in accordance with the *Local Government Act 1993* (Act), the *Local Government (General) Regulation 2021* (Regulation) and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accrual basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, fair value of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government. The framework for its application is set out in the June 1996 NSW Government Policy statement titled 'Application of National Competition Policy to Local Government'. *The Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality* issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements. These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, and returns on investments (rate of return and dividends paid).

Declared business activities

In accordance with Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality, Council has declared that the following are to be considered as business activities:

Category 1

(where gross operating turnover is over \$2 million)

a. Water Supplies

The supply of potable water to the residents of Cootamundra and Gundagai townships.

b. Sewerage Treatment

The provision of sewerage facilities and services to the residents of the Cootamundra and Gundagai townships.

Category 2

(where gross operating turnover is less than \$2 million)

Council has no category 2 business activities.

Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs. However, where Council does not pay some taxes, which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in special purpose financial statements. For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

Note – Material accounting policy information (continued)

Notional rate applied (%)

Corporate income tax rate – **25%** (LY 25%)

Land tax – the first \$1,075,000 of combined land values attracts **0%**. For the combined land values in excess of \$1,075,000 up to \$6,571,000 the rate is **\$100 + 1.6%**. For the remaining combined land value that exceeds \$6,571,000 a premium marginal rate of **2.0%** applies.

Payroll tax – **5.45%** on the value of taxable salaries and wages in excess of \$1,200,000.

In accordance with Department of Climate Change, Energy, the Environment and Water (DCCEEW)'s regulatory and assurance framework, a payment for the amount calculated as the annual tax equivalent charges (excluding income tax) must be paid from water supply and sewerage business activities.

The payment of taxation equivalent charges, referred to in the regulatory and assurance framework as a 'dividend for taxation equivalent', may be applied for any purpose allowed under the Act.

Achievement of substantial compliance to DCCEEW's regulatory and assurance framework is not a prerequisite for the payment of the tax equivalent charges; however the payment must not exceed \$3 per assessment.

Income tax

An income tax equivalent has been applied on the profits of the business activities. Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested. Accordingly, the return on capital invested is set at a pre-tax level – gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the relevant corporate income tax rate, currently 25% (LY 25%).

Income tax is only applied where a gain from ordinary activities before capital amounts has been achieved. Since the taxation equivalent is notional – that is, it is payable to the 'Council' as the owner of business operations – it represents an internal payment and has no effect on the operations of the Council.

Accordingly, there is no need for disclosure of internal charges in the SPFS. The rate applied of 25% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

Local government rates and charges

A calculation of the equivalent rates and charges for all Category 1 businesses has been applied to all assets owned, or exclusively used by the business activity.

Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that Council business activities face 'true' commercial borrowing costs in line with private sector competitors. In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

(i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed. Subsidies occur where Council provides services on a less than cost recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations. The overall effect of subsidies is contained within the Income Statements of business activities.

(ii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

Funds are subsequently available for meeting commitments or financing future investment strategies. The rate of return is disclosed for each of Council's business activities on the Income Statement.

The rate of return is calculated as follows:

Operating result before capital income + interest expense

Written down value of IPPE as at 30 June 2026

Note – Material accounting policy information (continued)

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 4.74% at 30/6/26.

(iii) Dividends

Council is not required to pay dividends to either itself as owner of a range of businesses, or to any external entities.

A local government water supply and sewerage business is permitted to pay annual dividends from their water supply or sewerage business surpluses. Each dividend must be calculated and approved in accordance with DCCEEW's regulatory and assurance framework and must not exceed 50% of the relevant surplus in any one year, or the number of water supply or sewerage assessments at 30 June 2026 multiplied by \$30 (less the payment for tax equivalent charges, not exceeding \$3 per assessment).

In accordance with DCCEEW's regulatory and assurance framework, statement of compliance and statement of dividend payment, dividend payment form and unqualified independent financial audit report are submitted to DCCEEW.

Cootamundra-Gundagai Regional Council

Special Purpose Financial Statements

for the year ended 30 June 2026

Independent Auditor's Report

Please upift Council's Audit Report PDF (opinion) for inclusion in the SPFS report (via the Home screen).

Cootamundra-Gundagai Regional Council

SPECIAL SCHEDULES
for the year ended 30 June 2026



Cootamundra-Gundagai Regional Council

Special Schedules

for the year ended 30 June 2026

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Cootamundra-Gundagai Regional Council | Permissible income for general rates | for the year ended 30 June 2026

Cootamundra-Gundagai Regional Council

Permissible income for general rates

\$ '000	Notes	Calculation 2025/26	Calculation 2026/27
Notional general income calculation ¹			
Last year notional general income yield	a	11,208	11,718
Plus or minus adjustments ²	b	1	—
Notional general income	c = a + b	11,209	11,718
Permissible income calculation			
Percentage increase	d	4.60%	0.00%
Plus percentage increase amount ³	f = d x (c + e)	516	—
Sub-total	g = (c + e + f)	11,725	11,718
Plus (or minus) last year's carry forward total	h	2	10
Sub-total	j = (h + i)	2	10
Total permissible income	k = g + j	11,727	11,728
Less notional general income yield	l	11,718	—
Catch-up or (excess) result	m = k - l	10	11,728
Carry forward to next year ⁶	p = m + n + o	10	11,728

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW)*.
- (3) The 'percentage increase' is inclusive of the rate-peg percentage, and/or special variation and/or Crown land adjustment (where applicable).
- (6) Carry-forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

Permissible income for general rates

Permissible income for general rates: PLUS PDF inserted here

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Cootamundra-Gundagai Regional Council

Report on infrastructure assets as at 30 June 2026

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2025/26 Required maintenance ^a	2025/26 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Asset condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Buildings	Buildings - non-specialised	684	—	116	116	925	3,082	1.6%	0.7%	18.4%	79.3%	0.0%
	Buildings - specialised	6,161	218	2,027	2,027	29,038	70,239	8.8%	19.9%	45.7%	25.4%	0.3%
	Other structures	3,152	101	1,405	1,405	32,427	58,318	29.4%	17.2%	36.5%	16.8%	0.2%
	Sub-total	9,997	319	3,548	3,548	62,390	131,639	17.7%	18.2%	40.9%	22.8%	0.4%
Roads	Sealed roads	14,545	16,010	6,419	6,419	177,544	277,346	37.0%	21.9%	19.7%	15.7%	5.8%
	Unsealed roads	336	449	212	212	8,012	11,345	52.1%	23.0%	14.5%	6.4%	4.0%
	Bridges	4,492	2,224	2,435	2,435	47,263	87,525	13.8%	22.4%	38.1%	23.2%	2.5%
	Footpaths	764	542	284	284	6,518	11,132	28.2%	19.7%	24.0%	23.2%	4.9%
	Kerb & gutter	3,315	4,004	953	953	14,834	30,738	13.7%	14.4%	32.2%	26.7%	13.1%
	Other road assets (incl. bulk earth works)	—	—	—	—	218,278	218,592	100.0%	0.0%	0.0%	0.0%	0.0%
	Sub-total	23,452	23,229	10,303	10,303	472,618	636,678	54.4%	14.1%	16.1%	11.8%	3.6%
Water supply network	Water supply network	7,132	11,783	1,496	1,496	24,099	49,577	21.4%	19.8%	18.3%	16.8%	23.8%
	Sub-total	7,132	11,783	1,496	1,496	24,099	49,577	21.4%	19.8%	18.3%	16.8%	23.7%
Sewerage network	Sewerage network	4,720	5,319	1,784	1,784	57,150	89,910	53.5%	9.5%	10.2%	20.9%	5.9%
	Sub-total	4,720	5,319	1,784	1,784	57,150	89,910	53.5%	9.5%	10.2%	20.9%	5.9%
Stormwater drainage	Stormwater drainage	700	—	832	832	19,707	33,155	26.3%	11.1%	48.2%	14.5%	0.0%
	Sub-total	700	—	832	832	19,707	33,155	26.3%	11.1%	48.2%	14.5%	0.0%
Total – all assets		46,001	40,650	17,963	17,963	635,964	940,959	46.5%	14.4%	20.2%	14.6%	4.3%

(a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required

continued on next page

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Cootamundra-Gundagai Regional Council

Report on infrastructure assets as at 30 June 2026 (continued)

5 **Very poor** Urgent renewal/upgrading required

Cootamundra-Gundagai Regional Council

Report on infrastructure assets as at 30 June 2026

Infrastructure asset performance indicators (consolidated) *

\$ '000	Amounts 2026	Indicator 2026	Indicators 2025 2024		Benchmark
Buildings and infrastructure renewals ratio					
Asset renewals ¹	6,510	55.66%	83.79%	0.00%	> 100.00%
Depreciation, amortisation and impairment	11,695				
Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	46,001	7.20%	1.17%	3.66%	< 2.00%
Net carrying amount of infrastructure assets	638,665				
Asset maintenance ratio					
Actual asset maintenance	17,963	100.00%	100.00%	0.00%	> 100.00%
Required asset maintenance	17,963				
Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	40,650	4.32%	0.88%	2.54%	
Gross replacement cost	940,959				

(*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Cootamundra-Gundagai Regional Council

Report on infrastructure assets as at 30 June 2026

Infrastructure asset performance indicators (by fund)

\$ '000	General fund		Water fund		Sewer fund		Benchmark
	2026	2025	2026	2025	2026	2025	
Buildings and infrastructure renewals ratio							
Asset renewals ¹	42.97%	46.25%	137.35%	0.00%	110.14%	46.03%	> 100.00%
Depreciation, amortisation and impairment							
Infrastructure backlog ratio							
Estimated cost to bring assets to a satisfactory standard	6.13%	1.14%	29.59%	2.00%	8.26%	1.06%	< 2.00%
Net carrying amount of infrastructure assets							
Asset maintenance ratio							
Actual asset maintenance	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	> 100.00%
Required asset maintenance							
Cost to bring assets to agreed service level							
Estimated cost to bring assets to an agreed service level set by Council	2.94%	0.85%	23.77%	1.16%	5.92%	0.98%	
Gross replacement cost							

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

7.3.5 2027 CARRY FORWARD CAPITAL BUDGET

DOCUMENT NUMBER	476583
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	Net amount of \$6.127M will be carried forward from prior year budget.
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

- 1. The Carry Forward Budget report be received and noted.**
- 2. The budget variations in the report totalling \$6,126,823.44 be adopted.**

The Carry forward budget is prepared to transfer the unexpended balance from the prior financial year. There is no operational budget being carried forward this year.

Capital Expenditure

Manager	Category	Project Description	Funding Source	\$ to carry forward
Engineering Cootamundra	Roads	Cootamundra Roads - Capital Works Budget - For Gasworks OMO	General	150,000.00
Engineering Cootamundra	Roads	FMP/0058 - Cootamundra Turf Club Detention Basin and McGowan Street Levee Feasibility Study – In progress	80% Grant 20% General	107,271.76
Engineering Cootamundra	Roads	FMP/0057 - Cootamundra flood warning system review – Complete – Final Invoice	80% Grant 20% General	3,284.64
Engineering Cootamundra	Roads	Villages Water Filling Stations (Investigation) – Previously Postponed	General	20,000.00
Engineering Cootamundra	Roads	Olney St Drainage - In progress	General	222,737.63
Engineering Cootamundra	Sewer	Cootamundra Sewerage treatment plant refurbishment - In progress	Reserve	358,302.73
Engineering Cootamundra	Sewer	Sewer Telemetry/Scada Upgrades Cootamundra - In progress	Reserve	32,929.25

Engineering Cootamundra	Sewer	Vent Pipe Replacement - In progress	Reserve	63,531.14
Engineering Cootamundra	Sewer	Sewer Mains Replacement Cootamundra - In progress	Reserve	457,480.00
Engineering Cootamundra	Sewer	Betts St minor sewer pump station works	Reserve	50,000.00
Engineering Cootamundra	Water	Res 1 Chlorination, Cootamundra - Pending GFW	Reserve	95,137.28
Engineering Cootamundra	Water	Res 2 Chlorination, Matilda Avenue Cootamundra - Pending GFW	Reserve	248,489.78
Engineering Cootamundra	Water	Water Main Replacement Cootamundra – Ongoing - Pending GFW	Reserve	471,503.13
Engineering Cootamundra	Water	Water Telemetry/SCADA Upgrades Cootamundra - In progress	Reserve	57,200.00
Regional Services Cootamundra	Recreation	Cootamundra Pool Change Room Flooring Replacement	General	20,000.00
Regional Services Cootamundra	Recreation	Fisher Park Renovations – Previously going to Mitchell Park canteen and changerooms	General	64,077.82
Regional Services Gundagai	Building	Carberry Park Toilet Block Grant - Complete	Grant	20,430.26
Regional Services Gundagai	Building	Access upgrades to Gundagai Visitor Information Centre - Complete	Grant	12,042.02
Regional Services Gundagai	Building	Refurb Toilet Block - Gundagai Depot - Not Started	General	60,000.00
Regional Services Gundagai	Building	River Caravan Park - Building roofing and Gutter Cost – Not Started	Reserve	40,000.00
Regional Services Gundagai	Pools	Gundagai Swimming Pool Refurb	Grant/ Contribution from GunSwim	106,847.50
Regional Services Gundagai	Cemetery	Gundagai South & Lawn Cemetery Toilet Block - In progress	Reserve	44,394.00
Regional Services Gundagai	Cemetery	Lawn Cemetery - New Beam and irrigation – Complete but awaiting invoices	Reserve	46,838.60
Regional Services Gundagai	Recreation	Gundagai District Services Club - Stage 1 Gundagai Effluent Reuse	General	300,000.00

		Project Storage Tanks & Pipework – Not Started		
Regional Services Gundagai	Recreation	Gundagai District Services Club - Golf Course Irrigation Pump System – In progress	General	8,000.00
Regional Services Gundagai	Recreation	Street Tree Management Plan Implementation	General	42,620.00
Regional Services Gundagai	Recreation	Gundagai Pool Masterplan and Treatment/Filtration system renewal	14% General 86% Reserve	249,344.01
Regional Services Gundagai	Waste	Site Fencing Gundagai - 850mtrs at \$50.00 per metre per resolution 147/2026 2.6.1	Reserve	42,500.00
Regional Services Gundagai	Waste	Site Groundwater Bores Gundagai - Res 147/2026 2.6.2	Reserve	20,000.00
Regional Services Gundagai	Waste	Site Security Improvements Gundagai – Installation of Solar and Battery system and additional CCTV Cameras Res 147/2026 2.6.3	Reserve	22,000.00
Regional Services Gundagai	Waste	Provision of a new site Amenities and weighbridge – Res 147/2026 2.6.4	Reserve	340,000.00
Regional Services Gundagai	Waste	Purchase of High Reach Loader unit for the site – Res 147/2026 2.6.4	Reserve	160,000.00
Engineering Gundagai	Roads	Gocup Rd Traffic Island (D&C) – Design completed - construction to occur	General	50,000.00
Engineering Gundagai	Roads	Cross and Eagle Sts Gundagai Intersection Design completed - roll into Gocup Rd Traffic Island (D&C)	General	1,142.49
Engineering Gundagai	Sewer	Gundagai Sewer Mains Upgrade	Reserve	179,380.63
Engineering Gundagai	Sewer	William St Pump Station Investigation and Design Upgrade – Not Started	Reserve	96,129.62
Engineering Gundagai	Water	Extension of Gundagai Water Supply to the Dog on the Tuckerbox site – In progress	Reserve	120,264.13
Engineering Gundagai	Water	Gundagai Water Treatment Plant Refurbishment - Sand Filters, Low & High Lift Pumps & Intake System	Reserve	134,222.48

Engineering Gundagai	Water	Gundagai WTP Refurbishment - Raw Water Intake (Construction) Not Started	Reserve	175,000.00
Engineering Gundagai	Water	Gundagai Water Mains Replacement Project – In progress	Reserve	427,668.49
Engineering Gundagai	Water	Gundagai WTP - Outlet works Cost – Not Started	Reserve	75,000.00
Engineering Gundagai	Water	Gundagai WTP - Alum Storage (Upgrade) – Not Started	Reserve	250,000.00
Engineering Gundagai	Water	Upgrade of the fluoridation system at the Gundagai WTP - NSW Health Fluoride Capital Work Subsidy	Reserve	651,329.05
Demerger Transition	Demerger	Demerger Costs pre-2027	General	29,725.00
Total				\$6,126,823.44

Financial

No financial implications associated with this purpose of this report.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

7.4 SUSTAINABLE DEVELOPMENT

7.4.1 DA2026/085 - PROPOSED DETACHED SHED/GARAGE - 23 NEIL MCINERNEY STREET, GUNDAGAI

DOCUMENT NUMBER	481424
REPORTING OFFICER	Craig Perrin, Town Planner
AUTHORISING OFFICER	Luke Izzard, Acting Manager Sustainable Development
RELEVANCE TO COMMUNITY STRATEGIC PLAN	3. Protected and enhanced environment 3.2 We have attractive towns and villages
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Draft Notice of Determination DA2026-85 ↓ 2. DA Assessment Report - DA2026-85 ↓ 3. Submitted Plans and Documents for Approval ↓

RECOMMENDATION

That Council approve DA2026/85 subject to conditions of consent as outlined in the accompanying Draft Notice of Determination and authorise minor amendments to correct any errors prior to issuing the final Notice of Determination.

Introduction

The proposed development involves the construction of a detached shed/garage at 23 Neil McInerney Street, Gundagai. The proposed building measures 6 metres x 6 metres and is proposed to be clad in colorbond custom orb cladding. The building is proposed with a front setback of 5.32 metres and would be located approximately 1 metre forward of the existing dwelling.

The proposed development does not comply with the Restrictions on the Use of Land identified as items 3(c) and 3(d) in the section 88B Instrument registered with Deposited Plan DP1173450.

The restrictions were imposed by Council in its capacity as the owner and developer at the time the subdivision was created. As the proposed development is inconsistent with the restrictions imposed by Council, the subject Development Application has been referred to Council for determination.

Discussion

Summary of Departure from Instrument

The proposed development does not meet the requirements of the Restriction on the Use of Land identified as 3(c) and 3(d) in the registered 88B Instrument registered on DP1173450, noting that the front setback is proposed to be 5.32 metres and does not comply with a setback minimum of 7 metres from the front street boundary. In addition, the external wall cladding is proposed to be

colorbond cladding and not brick, stone, concrete, glass, timber or any combination of the same nor is it proposed to be clad with texture coated fibrous cement sheeting with a 160mm frame width and 80mm recessed windows.

Relevant terms of Restriction No. 3

The relevant terms of the Restriction on the Use of Land registered on DP1173450 pursuant to section 88B of the *Conveyancing Act 1919* are described below:

Clause (c)

That no main building and any building ancillary to such main building shall be built or erected on any part of the Lot a distance of less than 7.0 metres from the street frontage boundary of the Lot PROVIDED THAT nothing in this covenant shall preclude or prohibit the erection of such main building or ancillary building on any part of the Lot a distance of 3.0 metres from the street frontage boundary where such Lot has more than one street frontage.

Clause (d)

That no building shall be erected on the land with external walls or walls of materials other than brick, stone, concrete, glass, timber or any combination of the same PROVIDED THAT timber shall not be used in external walls except as in-fill in conjunction with all or any of the other materials above referred to and the proportion of timber so used shall not exceed fifteen per cent (15%) thereof FURTHER PROVIDED THAT nothing in this covenant shall preclude or prohibit a building having an inner framework of its external walls constructed of timber or other materials with an external brick face. Texture coated fibrous cement sheeting may be used as external walls, provided that all sections of such building below any finished floor level are erected using brick, stone, concrete or any combination of the same, PROVIDED THAT the framework of any building constructed of timber or other materials with external walls as texture coated fibrous cement sheeting has frame width of at least 160mm and that any window inserted into such frame is recessed a minimum of 80mm from the external face of the cement sheeting.

Implications of Clause 1.9A Suspension of covenants, agreements and instruments (Standard Instrument LEP)

In assessing development applications, consent authorities, are ordinarily not bound to enforce covenants and restrictions as to user applied under *Section 88B of the Conveyancing Act 1919*. The provisions of *Clause 1.9A Suspension of covenants, agreements and instruments*, contained within all standard instrument Local Environmental Plans (provided below for reference), details that such restrictions do not apply when assessing such applications, except in specific circumstances.

“1.9A Suspension of covenants, agreements and instruments (Standard Instrument LEP)

- (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.*
- (2) This clause does not apply—*
 - a) to a covenant imposed by the Council or that the Council requires to be imposed, or*
 - b) to any relevant instrument within the meaning of section 13.4 of the Crown Land Management Act 2016, or*
 - c) to any conservation agreement within the meaning of the National Parks and Wildlife Act 1974, or*
 - d) to any Trust agreement within the meaning of the Nature Conservation Trust Act 2001, or*
 - e) to any property vegetation plan within the meaning of the Native Vegetation Act 2003, or*

- f) to any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995, or*
- g) to any planning agreement within the meaning of Subdivision 2 of Division 7.1 of the Act.*
- (3) This clause does not affect the rights or interests of any public authority under any registered instrument.*
- (4) Under section 3.16 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3)."*

The clause allows consent authorities to disregard covenants imposed by developers. Such covenants are typically implemented to maintain or enhance property values and the desirability of a subdivision by restricting factors such as dwelling density, building materials, and building sizes. However, these restrictions do not always align with the planning controls applicable to the land. The legislation empowers consent authorities to set aside these covenants in favour of development that complies with LEP and DCP provisions.

Noting that the subject 88B instrument was imposed by Council as the developer of the land, in accordance with subclause (2)(a), clause 1.9A does not apply to the subject development and its provisions cannot be used to set aside or suspend the covenant in order to facilitate development.

Legal Advice Obtained

Notwithstanding that Clause 1.9A cannot be used to suspend the covenant, legal advice obtained in February 2025 advises that while the clause does not permit the suspension or setting aside of the covenant, it also does not expressly require compliance with the instrument. Furthermore, no provisions within the *Environmental Planning and Assessment Act 1979* (the Act) mandate compliance with the instrument or the *Conveyancing Act 1919* as part of the development application assessment process.

However, in accordance with Section 4.15 Evaluation of the Act, consideration must still be given to whether approving a development that is inconsistent with the instrument is in the public interest.

Consideration of Public Interest

In considering the public interest, regard has been given to the appropriateness of granting development consent where aspects of the proposed development are inconsistent with restrictions imposed by an instrument under section 88B of the *Conveyancing Act 1919*. The section 88B instrument forms part of the title and contract of sale documentation affecting land within the subdivision and is therefore a matter capable of being identified by current and prospective landowners and other parties with an interest in the land.

Council records have not identified any written documentation explaining the specific planning rationale for the restrictions. However, it is reasonable to infer that the restrictions were intended, at least in part, to establish and maintain a consistent standard of residential development and streetscape presentation within the subdivision. The relevant restrictions regulate matters including front setbacks and the use of particular building materials.

In determining whether the proposed departure from these restrictions would be contrary to the public interest, consideration has been given to the likely impacts on the streetscape, surrounding properties and the established character of the locality.

There are a number of existing structures within the surrounding area, predominantly outbuildings, that do not appear to conform with the requirements of the restrictions. Having regard to the existing pattern and character of development, the nature and scale of the proposed structure, and

its likely visual impact, the proposed departures relating to the front setback, building materials and associated appearance are not considered likely to result in any significant adverse impact on the streetscape, public domain or amenity of surrounding properties.

Importantly, the proposed departure relates to matters concerning setback, building materials and built form. It does not involve or compromise any easement, infrastructure corridor or other restriction necessary for the protection, maintenance or operation of essential infrastructure.

Accordingly, having regard to the circumstances of the site and surrounding development, approval of the proposed development notwithstanding its inconsistency with the relevant section 88B restrictions is not considered contrary to the public interest.

Conclusion

As the provisions of the *Environmental Planning & Assessment Act 1979* do not mandate compliance with the instrument or the *Conveyancing Act 1919* as part of the development application assessment process, compliance with the 88B instrument is not considered solely determinative of the application.

Having regard to the assessment undertaken, it is considered that approval of the development, including the proposed departure from the requirements of the 88B instrument, would not be contrary to the public interest. Accordingly, it is considered appropriate that the application be approved by Council, subject to conditions.

Financial

Nil

OLG 23a Guideline consideration

Does not conflict with guidelines.



**COOTAMUNDRA-
GUNDAGAI** REGIONAL
COUNCIL

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NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA 2025/85 PAN-655278
Applicant	Fernleigh Drafting 10 Francis Street Cootamundra NSW 2590
Description of development	Erection of a building and carrying out of works for the purpose of a detached garage/shed, ancillary to the existing residential dwelling.
Property	23 NEIL MCINERNEY STREET, GUNDAGAI 2722 43/-/DP1173450
Determination	Approved Consent Authority - Council
Date of determination	22/09/2026
Date from which the consent operates	22/09/2026
Date on which the consent lapses	22/09/20231

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Reasons for approval

- the proposed development is not inconsistent with the objectives of the zone,
- the proposed development is permitted in the zone,
- the proposed development does not compromise the relevant Environmental Planning Instruments,
- the proposal will be compatible with the built form and character, established by existing developments in the area,
- any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards;
- the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments,
- the proposal will have an acceptable environmental impact, and
- the proposal is consistent with the zone and desired future character of the area.

Right of appeal / review of determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Craig Perrin.
Town Planner
Person on behalf of the consent authority

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

1	Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989 1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. 4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply— a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.
2	Notification of Home Building Act 1989 requirements 1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council. 2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following— a. for work that requires a principal contractor to be appointed— i. the name and licence number of the principal contractor, and ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,

Building Work

Before building work commences

4	Appointment of a Principal Certifier
	Prior to the commencement of any construction works, the person having benefit of this Development Consent must appoint a Principal Certifier.
	Condition reason: To ensure legislative requirements are met.
5	Construction Certificate
	A Construction Certificate must be submitted and approved by a nominated Certifier prior to any building works taking place on the subject site. The Construction Certificate must be lodged via the NSW Planning Portal.
	Condition reason: To ensure compliance with the requirements of the Environmental Planning and Assessment Regulation 2021.
6	Erosion and sediment controls in place
	Before any site work commences, the Principal Certifier, must be satisfied that erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time).
	Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.
7	Notice of intention to commence building work
	The proponent must give the Principal Certifier at least 2 days notice of their intention to commence building works. The notice of intention to commence building works must be lodged on the NSW Planning Portal in accordance with Section 6.6 of Environmental Planning and Assessment Act 1979 and Section 59 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.
	Condition reason: To ensure legislative requirements are met

8	Underground Services The proponent shall locate and identify all existing underground services prior to commencement of works and ensure there shall be no conflict between the proposed development and existing infrastructure including areas external to the development site where works are proposed. Condition reason: To ensure the utility services are protected and satisfactory for the proposed development.
9	Naturally Occurring Asbestos - Notification of Trades and Contractors Prior to the commencement of any ground penetrating works the proponent is required to advise all contractors and/volunteers engaged of the potential that naturally occurring asbestos may be encountered. If naturally occurring asbestos material is encountered during excavation works on-site, the works are to cease immediately, and Council is to be notified. Interception of any naturally occurring asbestos will require specific processes to be implemented to secure the site and to manage any further works in accordance with the requirements of SafeWork NSW. Condition reason: To protect the health and safety of persons on and adjoining the site and to facilitate preparation and implementation of appropriate management measures in accordance with the requirements of SafeWork NSW.
10	Section 138 Roads Act Approval No new direct vehicular access from Neil McInerney Street to the development is permitted unless separate approval has first been obtained from Council under section 138 of the <i>Roads Act 1993</i>. Prior to the construction of any vehicle crossing, driveway access or associated works within the Neil McInerney road reserve, approval must be obtained from Council under section 138 of the <i>Roads Act 1993</i>. No works associated with any proposed vehicular access to the development shall commence within the road reserve until the required section 138 approval has been issued. Condition reason: To ensure that any works within the public road reserve are appropriately authorised and not to be undertaken until all necessary approvals are obtained.

During building work

11	Responsibility for changes to public infrastructure
	While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.
	Condition reason: To ensure payment of approved changes to public infrastructure.
12	Soil management
	While site work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements: a. All excavated material removed from the site must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise lawfully managed, and the classification, and the volume of material removed, and the receival facility's details must be reported to the principal certifier. b. All fill material imported to the site must be: i. Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i>; or ii. a material identified as being subject to a resource recovery exemption by the NSW EPA; or iii. a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> and a material identified as being subject to a resource recovery exemption by the NSW EPA.
	Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.
13	Approved Plans
	A copy of the endorsed plans, specifications, development consent, the construction certificate and any other certificates to be relied upon shall be available on site at all times during construction.
	Condition reason: To ensure compliance with relevant plans and approvals

14	Deliveries
	While site work is being carried out, deliveries of material and equipment must only be carried out between— • Mondays to Fridays - 7:00am to 6:00pm; • Saturdays - 8:00am to 1:00pm; • No work permitted on Sundays and Public Holidays.
	Condition reason: To protect the amenity of neighbouring properties.
15	Earthworks
	No earthworks are permitted to be undertaken beyond those detailed on the approved plans unless otherwise permitted by the exempt development provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
	Condition reason: To ensure that the development is consistent with the approval
16	Footpath Storage
	Building materials not to be stored on Council footway or nature strip at any time.
	Condition reason: To ensure an adequate level of public safety is maintained.
17	Hours of Work
	Site work must only be carried out between the following times – • Mondays to Fridays - 7:00am to 6:00pm; • Saturdays - 8:00am to 1:00pm; and • No work is permitted on Sundays and Public Holidays. Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.
	Condition reason: To protect the amenity of the surrounding area.
18	Restricted Public Access
	It is the responsibility of the proponent to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied in accordance with SafeWork NSW Regulations.
	Condition reason: To ensure public safety is maintained.
19	Roof Water

	Roof water generated by the development shall be collected and directed to one of the following approved points of discharge: - (a) the kerb and gutter in Neil McInerney Street, subject to obtaining separate approval from Council under section 68 of the <i>Local Government Act 1993</i> prior to undertaking any associated drainage works; or (b) the existing interallotment stormwater drainage system with disposal to the drainage easement traversing the rear of the property. The point of discharge from the overflow must be • Protected from being crushed or damaged. Condition reason: To ensure that roof water is disposed of without nuisance to neighbours, damage to property or the environment.
20	Groundwater Management If groundwater is encountered during excavation works, all works in the affected area must cease immediately, and Council must be notified. Works must not recommence until appropriate management measures, as approved by a suitably qualified engineer and accepted by Council, are implemented to prevent adverse impacts on the site, adjoining properties, and the public domain. Condition reason: To ensure groundwater is managed appropriately and to prevent potential structural or environmental impacts.

Before issue of an occupation certificate

21	Repair of infrastructure Before the issue of an Occupation Certificate any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council. Condition reason: To ensure any damage to public infrastructure is rectified.
22	Works-as-executed plans and any other documentary evidence Before the issue of an Occupation Certificate, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works must be submitted to the satisfaction of the principal certifier: 1. All stormwater drainage systems and storage systems; and 2. A copy of the plans must be provided to Council with the Occupation Certificate Condition reason: To confirm the location of works once constructed that will become Council assets.

23	Occupation of building
	A person must not commence occupation or use of the whole or any part of the buildings unless an occupation certificate has been issued by the appointed Principal Certifier.
	Condition reason: To ensure the development is completed to a safe standard to allow use or occupation and to ensure compliance with the requirements of this consent.
24	Stabilisation of Earthworks
	Prior to the issue of an Occupation Certificate all earthworks must be appropriately retained or battered in accordance with the requirements of the Building Code of Australia and vegetated to prevent erosion. Any retaining wall constructed on-site must comply with the exempt development provisions of State Environmental Planning Policy (Exempt and Complying development Codes) 2007 or have necessary development and construction approval.
	Condition reason: To ensure earthworks are appropriately protected.

Occupation and ongoing use

25	Restriction on Use of Outbuilding
	Use of the shed approved under this consent is to be for storage of possessions ancillary to the residential use of the dwelling. Use is strictly for non-habitable purposes. Any use of the shed for commercial or residential/habitable activities is prohibited unless separate development consent has been obtained or the use is exempt under an environmental planning instrument. For the purposes of this condition any habitable use is defined as: A room or area used for normal domestic activities, and— 1. includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but 2. excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
	Condition reason: Prevent building from being used for unapproved purposes

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Sydney district or regional planning panel means Southern Regional Planning Panel.

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)

**DATE OF REPORT COMMENCEMENT:**

9 September 2026

COUNCIL OFFICER COMPLETING DEVELOPMENT ASSESSMENT:

Craig Perrin

DEVELOPMENT REFERENCE:

DA 2026/85 (PAN-655278)

DEVELOPMENT ADDRESS:

23 Neil McInerney Street GUNDAGAI NSW 2722

DEVELOPMENT LOT / SEC / PLAN (subject land):

Lot: 43 DP: 1173450

OWNER(S):

Fernleigh Drafting
10 Francis Street
Cootamundra NSW 2590

APPLICANT:

Fernleigh Drafting
10 Francis Street
Cootamundra NSW 2590

PROPOSED DEVELOPMENT:

Construction of a detached shed/garage ancillary to the existing dwelling house on the site.

The application seeks development consent for the construction of a detached shed/garage ancillary to the existing dwelling house on the subject land.

The proposed shed/garage is intended for domestic storage and garaging purposes associated with the residential use of the property and does not constitute a separate or independent land use.

The land is also subject to a Restriction on the Use of Land registered on DP1173450 pursuant to section 88B of the *Conveyancing Act 1919*. The proposed shed is inconsistent with the following provisions of Restriction No. 3:

- **Clause (c)** – requires buildings to be setback a minimum of 7.0 metres from the street frontage boundary (subject to the exception applying to lots with more than one street frontage); and
- **Clause (d)** – restricts the external wall materials that may be used for buildings erected on the land.

The proposed shed has a minimum front setback of 5.32 metres and incorporates Colorbond metal wall cladding. Accordingly, the proposal does not comply with clauses (c) and (d) of Restriction No. 3 and will be referred to the September 2026 Ordinary Council meeting for determination.

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



COOTAMUNDRA-
GUNDAGAI
REGIONAL COUNCIL

SITE:

The subject land is approximately 1017m² in land area size, and is zoned R1 General Residential. The site contains an existing dwelling with attached garage (approved under CDC2021/23 and determined on 25/10/2021). The land has a gentle slope from the south-eastern corner to the north-western corner.

The proposed shed measures 6m x 6m and is to be setback approximately 900mm from the side boundary. The shed is positioned approximately 1m forward of the existing dwelling.

The proposed siting is influenced by the irregular alignment of the side boundary, which limits the ability to position the shed parallel with both the existing dwelling and the boundary. Notwithstanding its location slightly forward of the dwelling, the proposed setback and siting are considered appropriate having regard to the configuration of the allotment, the modest scale of the shed and its relationship with the existing development on the site.

Overall, the siting and setbacks are considered appropriate for the site and are unlikely to result in unreasonable impacts on the amenity of adjoining properties or the established residential character of the locality.

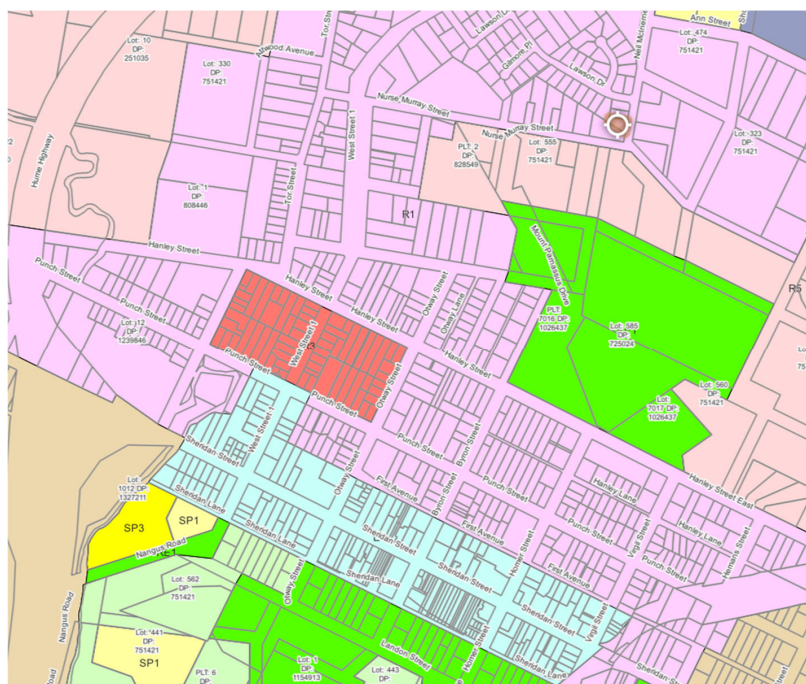


Figure 1 – subject land location in relation to Gundagai Local (commercial) Centre

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



COOTAMUNDRA-
GUNDAGAI
REGIONAL COUNCIL

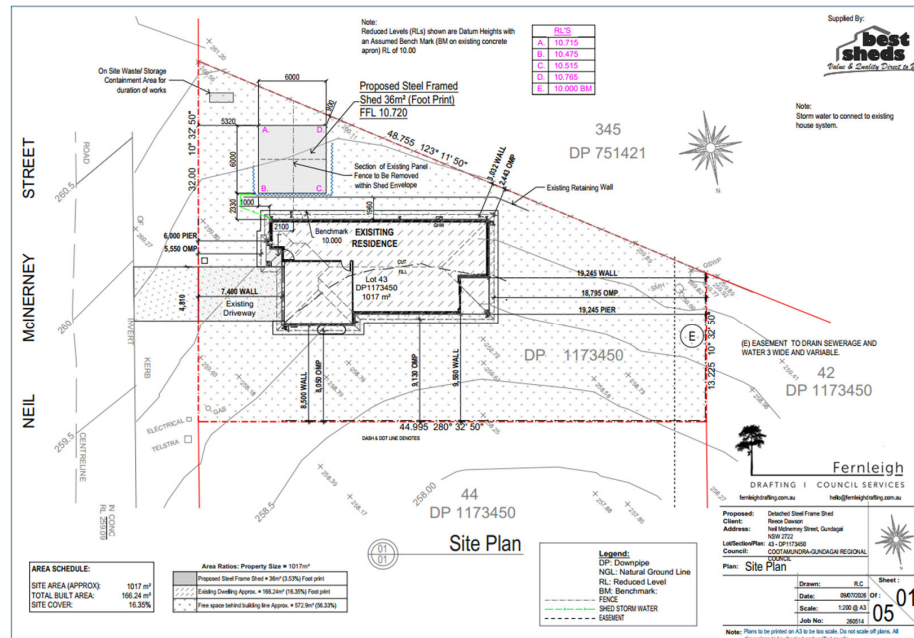


Figure 2 - Site Plan

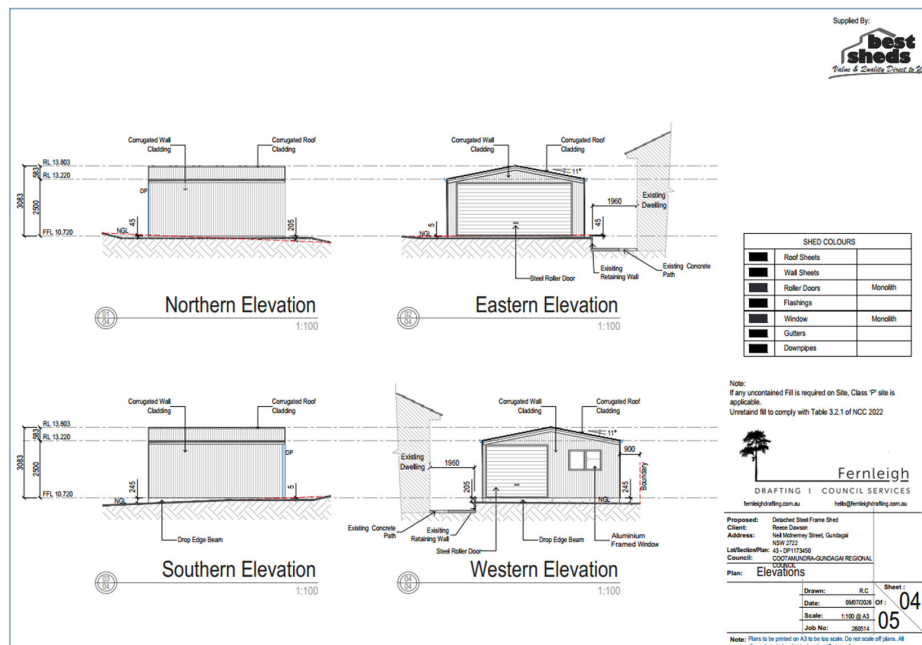


Figure 3 - Elevations

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



Figure 4 - site location of proposed shed

PREVIOUS DEVELOPMENT PROPOSALS AND DECISIONS:

The existing dwelling with attached garage was approved via Complying Development Certificate CDC2021/23 determined on 25/10/2021.

GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

The development is not a key threatening process under either Act, and the site contains no known threatened species or EECs, has not been declared critical habitat or an area of outstanding biodiversity value, and is not mapped on the Biodiversity Values Map. It is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, as it does not impact on any flora, fauna or their habitat, including terrestrial biodiversity and river systems.

2.22 Mandatory community participation requirements

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



As per this section and Schedule 1, of the Act, the development was notified in accordance with the CGRC Community Participation Plan (CPP), for a period of fourteen (14) days. No submissions were received.

4.5 Designation of consent authority

The development is not state significant or regionally significant, and therefore Council is the determining authority.

4.10 Designated development

Schedule 3 of the EP&A Regulation defines the various types of designated development, but the application does not meet any of the criteria and therefore is not designated.

4.13 Consultation and concurrence

If required by an environmental planning instrument, this section requires Council to consult with or obtain the concurrence of the person. No consultation was required for this subject development application.

4.14 Consultation and development consent—certain bush fire prone land

The land is not bushfire prone and therefore consideration of *Planning for Bush Fire Protection*, is not required.

4.22 Concept development applications

The development is not a concept development (development undertaken in stages).

4.33 Determination of Crown development applications

The development is not a Crown development.

4.36 Development that is State significant development

The development is not State significant development (of a size, type, value or with impacts deemed to be significant).

4.46 Integrated development

The development is not integrated development (requires consent or an approval from another government agency).

4.55 Modification of consents - generally

Not applicable

SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

4.15(1)(a)(i) The provisions of any environmental planning instrument:

State Environmental Planning Policies (SEPPs) and deemed SEPP's

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



The following SEPPs are relevant to the development.

SEPP (Resilience and Hazards) 2021

Chapter 4 of the *State Environmental Planning Policy (Resilience and Hazards) 2021* requires Council, before granting development consent, to consider whether the land is contaminated and, if so, whether the land is suitable in its contaminated state for the proposed development or whether remediation is required to make the land suitable.

The subject site is not identified on Council's potentially contaminated land register, and there is no evidence from the known history or existing use of the land to indicate that the site is likely to have been affected by potentially contaminating activities. The land is currently used for residential purposes, which is consistent with the nature of the proposed development.

Accordingly, Council is satisfied that the land is suitable for the proposed development and that no further investigation or remediation is required for the purposes of Chapter 4 of the SEPP.

The subject land is, however, identified as having a low potential for naturally occurring asbestos. While this does not warrant further investigation as part of the assessment of the application, there remains a potential for naturally occurring asbestos to be encountered during excavation or other ground-disturbing works associated with construction of the proposed shed. An appropriate condition of consent will therefore be imposed to advise of this potential risk and require appropriate management should suspected naturally occurring asbestos be encountered during works.

SEPP (Transport and Infrastructure) 2021

Chapter 2 - Infrastructure

- *Section 2.48 (Determination of development applications—other development)* requires referral to the electricity supply authority, for development comprising:
 - penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,
 - development within or immediately adjacent to an easement for electricity purposes
 - development immediately adjacent to an electricity substation
 - development within 5m of an exposed overhead electricity power line
 - installation of a swimming pool any part of which is within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level,
 - installation of a swimming pool any part of which is within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool
 - involving or requiring the placement of power lines underground.

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



The development does not meet this criteria, so no formal referral to Essential Energy/ Transgrid, was required.

- *Section 2.77 (Development adjacent to gas pipeline corridors)* requires referral to the pipeline operator, for development compromising:
 - within the licence area of a pipeline for gas
 - within 20m of the centreline of a pipeline
 - within 20m of land the subject of an easement for a relevant pipeline.

The development does not meet this criteria, so no formal referral to APA Group, was required.

- *Division 15, Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements*, requires referral to the rail authority, for development compromising:
 - *Section 2.97* - access via a level crossing
 - *Section 2.98* development adjacent a rail corridor that is likely to have an adverse effect on rail safety, places a metal finish on a structure and the corridor is used by electric trains, use of a crane in the air space above the corridor, within 5 m of an exposed overhead power line used for railway purposes and infrastructure,
 - *Section 2.99* – penetration of the ground to a depth of 2 m or greater, within a rail corridor or within 25 metres of a rail corridor

The development does not meet this criteria, so no formal referral to the rail authority, was required.

- *Section 2.100 (Impact of rail noise or vibration on non-rail development)*, requires consideration of the impact of noise and vibration on residential accommodation, a place of public worship, hospital, educational establishment or child care facility, where they are located in or adjacent a rail corridor.

The development is not for this form of development and/or is not located adjacent a rail corridor, and therefore consideration of this clause is not required.

- **Section 2.119 (Development with frontage to classified road)**, the development does not front a classified road and therefore this clause does not apply to this development.
- **Section 2.120 (Impact of road noise or vibration on non-road development)**, does not apply as the AADT volume of the adjacent road is less than 20,000 vehicles, and/or the development is not for residential accommodation, a place of public worship, hospital, educational establishment or child care facility.

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



- **Section 2.121 (Excavation in or immediately adjacent to corridors)**, does not apply as the development will not result in the penetration of the ground to a depth of 3 m or greater, within or adjacent the Hume Motorway.
- **Section 2.122 and Schedule 3 (Traffic generating development)**, does not apply, as the type/and or scale of the works is not identified in the Schedule.

Local Environmental Plan (LEP)

The applicable LEP is the Gundagai LEP 2011, and the relevant provisions of the LEP are discussed as follows.

1.2 Aims of Plan

The development is not inconsistent the aims of the LEP.

1.4 Definitions

A garage/shed is not a defined land use under the LEP, but is permitted as ancillary to the existing dwelling and residential use of the property.

1.6 Consent authority

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

1.9A Suspension of covenants, agreements and instruments

The subject land is burdened by a registered 3-metre-wide easement for the drainage of sewerage and water located along the rear boundary of the property. The proposed development does not encroach upon the easement and is therefore not considered to adversely affect its operation.

The land is also subject to a Restriction on the Use of Land registered on DP1173450 pursuant to section 88B of the *Conveyancing Act 1919*. The proposed shed is inconsistent with the following provisions of Restriction No. 3:

- **Clause (c)** – requires buildings to be setback a minimum of 7.0 metres from the street frontage boundary (subject to the exception applying to lots with more than one street frontage); and
- **Clause (d)** – restricts the external wall materials that may be used for buildings erected on the land.

The proposed shed has a minimum front setback of 5.32 metres and incorporates Colorbond metal wall cladding. Accordingly, the proposal does not comply with clauses (c) and (d) of Restriction No. 3. The submitted Statement of Environmental Effects (SEE) has not addressed the 88B requirements.

Clause 1.9A(1) of the *Gundagai Local Environmental Plan 2011* (GLEP) provides generally for the suspension of agreements, covenants and similar instruments to the extent necessary to enable development to be carried out in accordance with the

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



GLEP or a development consent granted under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

However, clause 1.9A(2)(a) provides that clause 1.9A does not apply to a covenant imposed by Council or which Council requires to be imposed. In this instance, the section 88B restriction was imposed by Council as the original developer of the estate. Consequently, clause 1.9A cannot operate to suspend the relevant restriction.

Notwithstanding the above, legal advice previously obtained by Council indicates that compliance with a restrictive covenant is not, of itself, a prerequisite to the granting of development consent under the EP&A Act. The existence and continued operation of the section 88B restriction is therefore distinct from Council's statutory function in determining the development application. Accordingly, the inconsistency with Restriction No. 3 does not, in itself, prevent Council from granting development consent.

Council's assessment must instead have regard to the relevant matters prescribed by section 4.15 of the EP&A Act, including whether the proposed development is suitable for the site and whether approval would be in the public interest.

Having regard to those matters, as addressed elsewhere in this report, the proposed development is considered acceptable notwithstanding its inconsistency with the section 88B restriction. In particular, the proposed 5.32-metre front setback and Colorbond wall cladding are considered compatible with the existing and desired character of the locality and are unlikely to result in unreasonable streetscape or amenity impacts. The nature and extent of the departures from the restriction are therefore not considered sufficient to warrant refusal of the development application.

It should nevertheless be recognised that the granting of development consent does not, of itself, extinguish, vary or otherwise remove the registered restriction from the title of the land.

Relevant terms of Restriction No. 3

The relevant terms of the Restriction on the Use of Land registered on DP1173450 pursuant to section 88B of the *Conveyancing Act 1919* are described below:

Clause (c)

That no main building and any building ancillary to such main building shall be built or erected on any part of the Lot a distance of less than 7.0 metres from the street frontage boundary of the Lot PROVIDED THAT nothing in this covenant shall preclude or prohibit the erection of such main building or ancillary building on any part of the Lot a distance of 3.0 metres from the street frontage boundary where such Lot has more than one street frontage.

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



Clause (d)

That no building shall be erected on the land with external walls or walls of materials other than brick, stone, concrete, glass, timber or any combination of the same PROVIDED THAT timber shall not be used in external walls except as in-fill in conjunction with all or any of the other materials above referred to and the proportion of timber so used shall not exceed fifteen per cent (15%) thereof FURTHER PROVIDED THAT nothing in this covenant shall preclude or prohibit a building having an inner framework of its external walls constructed of timber or other materials with an external brick face. Texture coated fibrous cement sheeting may be used as external walls, provided that all sections of such building below any finished floor level are erected using brick, stone, concrete or any combination of the same, PROVIDED THAT the framework of any building constructed of timber or other materials with external walls as texture coated fibrous cement sheeting has frame width of at least 160mm and that any window inserted into such frame is recessed a minimum of 80mm from the external face of the cement sheeting.

Clause 1.9A of the Gundagai Local Environmental Plan 2011

1.9A Suspension of covenants, agreements and instruments

- (1) *For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.*
- (2) *This clause does not apply—*
 - (a) *to a covenant imposed by the Council or that the Council requires to be imposed, or*
 - (b) *to any relevant instrument within the meaning of section 13.4 of the Crown Land Management Act 2016, or*
 - (c) *to any conservation agreement within the meaning of the National Parks and Wildlife Act 1974, or*
 - (d) *to any Trust agreement within the meaning of the Nature Conservation Trust Act 2001, or*
 - (e) *to any property vegetation plan within the meaning of the Native Vegetation Act 2003, or*
 - (f) *to any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995, or*
 - (g) *to any planning agreement within the meaning of Subdivision 2 of Division 7.1 of the Act.*
- (3) *This clause does not affect the rights or interests of any public authority under any registered instrument.*
- (4) *Under section 3.16 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).*

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



2.1 Land use zones

The site is zoned R1-General Residential. The proposed development is ancillary to the residential use of the land and is permissible within the R1 zone with development consent.

2.3 Zone objectives

The proposed development is considered to be consistent with the objectives of the R1 Residential zone. The development is ancillary to the existing residential character and use of the site.

2.7 Demolition requires development consent

No demolition works are proposed as part the subject application. Accordingly, this clause does not require further consideration.

4.6 Exceptions to development standards

The proposed development does not seek or require any variations to the applicable development standards. Accordingly, no request under Clause 4.6 is required.

5.10 Heritage conservation

There are no heritage items on-site (identified on either the SHR or in the LEP), and the site is not located in a HCA.

5.21 Flood planning

The subject land is not identified as being within the adopted Gundagai Flood Planning Area. Accordingly, the provisions of Clause 5.21 are not applicable to the proposed development.

6.1 Biodiversity protection

This clause applies to land that is identified as sensitive land on the *Natural Resources Sensitivity Biodiversity Map*, but the area of the site subject to this development is not mapped as being affected, and accordingly this clause is not applicable.

6.2 Land protection

This clause applies to land identified as “sensitive land” on the *Natural Resources Sensitivity Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.3 Water protection

Clause 6.3 applies to land identified as “sensitive land” on the *Natural Resources Sensitivity Water Map* and seeks to maintain the hydrological functions of riparian land, waterways and aquifers, including the protection of water quality, natural water flows, waterway stability and groundwater systems.

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



The submitted Statement of Environmental Effects (SEE) incorrectly states that the subject land is not affected by the relevant mapping. A review of the current *Natural Resources Sensitivity Water Map* confirms that the subject land is identified as “sensitive land”. Accordingly, Clause 6.3 applies to the proposed development.

In accordance with Clause 6.3(3), consideration has been given to the potential impacts of the development on receiving water quality, natural flow regimes and flow paths, the stability of waterways, and groundwater systems.

Having regard to the nature and scale of the proposed residential development, no significant adverse impacts on these hydrological functions are anticipated. Conditions of consent will be imposed requiring appropriate stormwater management and erosion and sediment controls during construction to minimise the potential for sediment, pollutants or altered runoff to adversely affect receiving waters or natural drainage.

The proposed building works involve conventional residential-scale footing excavation and are not anticipated to intercept or materially affect groundwater systems.

Accordingly, Council is satisfied that the development is appropriately designed, sited and capable of being managed to avoid or minimise adverse environmental impacts, consistent with the requirements of Clause 6.3(4).

6.5 Earthworks

Minimal earthworks are anticipated as part of the proposed development, given that the shed is to be located on a relatively level portion of the site. Minor earthworks may be required to establish a suitable and level building pad for the proposed shed.

It is noted that the submitted section drawings (see Figure 4 below) indicate that the pier footing located adjacent to the existing retaining wall, on the side closest to the existing dwelling, may be located within the retaining wall's zone of influence. Accordingly, should the retaining wall require repair, replacement or other structural works in the future, the location and depth of the proposed pier footing may need to be taken into consideration.

This is primarily a structural and construction matter to be addressed as part of the Construction Certificate process, including through any necessary structural engineering design and certification. Nevertheless, the matter is noted at the development assessment stage to ensure appropriate consideration is given to the relationship between the proposed shed footings and the existing retaining wall.

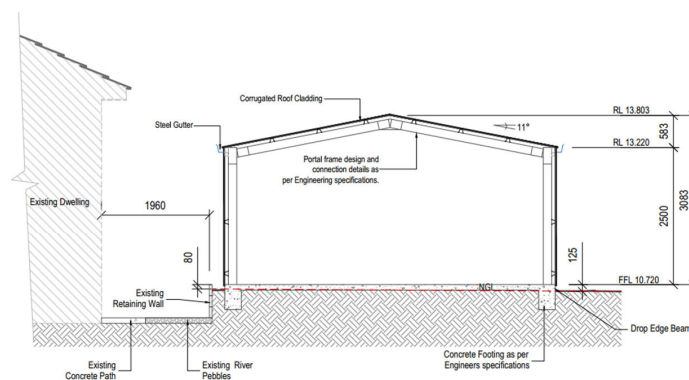
DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



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GUNDAGAI
REGIONAL COUNCIL

Value & Quality Direct to You



Typical Section Thru - X

1:50

Figure 5 – Section View Drawings – proposed shed on L43 DP1173450 noting the initial pier design adjacent to the existing retaining wall.

6.6 Essential Services

Council must be satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—

- the supply of water – the site is currently serviced with a water supply connected to the existing dwelling. No additional water supply is required for the proposed shed development.
- the supply of electricity – electricity is currently available to the site and connected to the existing dwelling. No additional electricity supply is required for the proposed development.
- the disposal and management of sewage – the existing dwelling is provided with an established sewerage disposal system. The proposed shed does not require additional sewerage disposal facilities.
- stormwater drainage or on-site conservation – Stormwater from the proposed shed can be appropriately managed by either discharge via a charged stormwater line to the street gutter (subject to first obtaining separate approval under Section 68 of the *Local Government Act 1993*) or connection to the existing stormwater drainage system discharging to the drainage easement located towards the rear of the property (as illustrated in Figure 5 below). The application proposes to connect roofwater from the proposed shed to the existing stormwater disposal to the drainage easement located to the rear of the property.

DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)

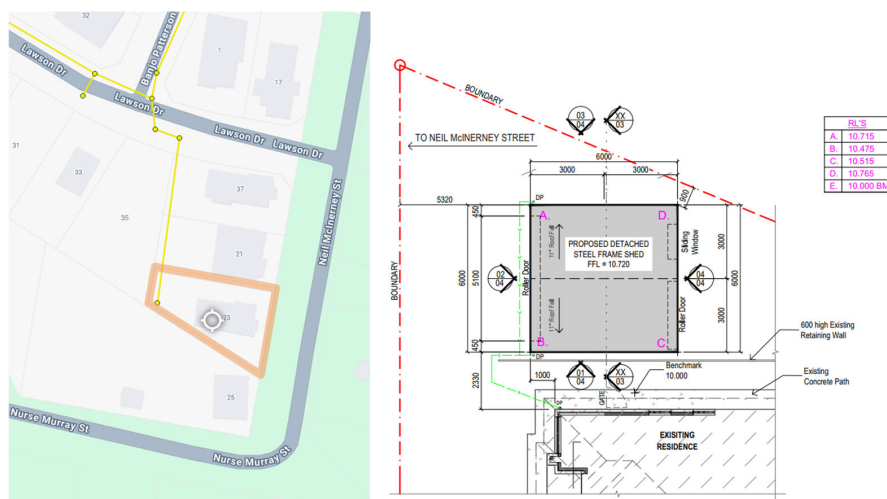


Figure 6 – illustration of the stormwater drainage easement indicated by yellow line and proposed drainage connection to existing illustrated by green line.

(e) suitable road access – The site is currently accessed via an existing driveway serving the existing dwelling. During the site inspection, one of the property owners advised that a separate driveway is proposed to provide vehicular access to the proposed shed.

Accordingly, a condition of consent will be imposed requiring separate approval under section 138 of the *Roads Act 1993* to be obtained from Council for the construction of any new driveway access prior to any works being undertaken within the road reserve.

4.15(1)(a)(ii) The provisions of any draft environmental planning instrument:

State Environmental Planning Policies (SEPPs)

There are no draft SEPP's which relate to this development.

Local Environmental Plan (LEP)

There are no draft LEP's which apply to this land.

4.15(1)(a)(iii) The provisions of any development control plan:

The former Gundagai Shire Council did not have a Development Control Plan (DCP).

4.15(1)(a)(iiia) Any planning agreement or draft planning agreement:

The developer has not entered into a planning agreement, nor has offered to enter into a draft planning agreement.

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
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4.15(1)(a)(iv) Matters prescribed by the Regulations:

Council has considered the following matters as prescribed by Regulations:

Section 61 (Additional matters for consideration): -

- No demolition works are proposed or required to facilitate this proposed development.
- the development is not for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act,
- the development is not located within the local government area of Coonamble, Gilgandra, Warrumbungle Shire or Dubbo Regional (to which the Dark Sky Planning Guideline applies),
- the development does not pertain to a manor house or multi dwelling housing (terraces),
- the development is not land to which the Penrith LEP applies to,

Section 62 (Consideration of fire safety)

- the development is not for a change of building use for an existing building.

Section 63 (Considerations for erection of temporary structures)

- the development is not for a temporary structure.

Section 64 (Consent authority may require upgrade of buildings)

- the development does not involve the rebuilding, enlargement or extension of an existing building.

Section 65 (Special provision relating to Sydney Opera House)

- the development does not relate to the Sydney Opera House.

4.15(1)(b) The significant likely impacts of that development:

Context and Setting:

The subject site is located within an established low-density residential area characterised predominantly by detached, single-storey dwellings on individual residential allotments, with associated garages, sheds and other ancillary structures.

The proposed development comprises a 6m x 6m detached shed ancillary to the existing residential use of the site. The shed is proposed to be setback approximately 900mm from the side boundary and positioned approximately 1m forward of the existing dwelling.

The siting of the shed is influenced by the irregular alignment of the side boundary, which constrains its positioning relative to both the boundary and the existing dwelling. Having regard to the configuration of the allotment, the modest scale of the structure and its relationship with the existing dwelling, the proposed siting and setbacks are considered appropriate.

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Although the shed is positioned slightly forward of the existing dwelling, its scale, form and ancillary function are consistent with residential outbuildings commonly associated with dwellings in the locality. The proposed development is not considered to be visually dominant or to result in an unreasonable impact on the streetscape or the amenity of adjoining properties.

Overall, the proposed shed is compatible with the existing residential use of the site and the established character and setting of the surrounding locality. The development is therefore unlikely to result in any significant adverse impacts with respect to context and setting.

Access, Transport and Traffic:

Legal and practical access to the property is established from Neil McNerney Street. The application proposes to establish a secondary vehicle access to service the proposed development, accordingly a condition of consent will be applied requiring separate approval for the new driveway.

Public Domain:

The development is located in a residential area, it is located slightly forward of the existing dwelling, however no submissions were received and the proposed development is not anticipated to result in any significant adverse impact on the public domain.

Utilities:

No utilities are required for this proposed development, but essential services have been previously discussed in this report.

The proposed development is not anticipated to result in any adverse impact on existing infrastructure and utilities.

Heritage:

The subject site is not identified as containing a heritage item and no known sites of aboriginal heritage significance have been identified in the area.

Other Land Resources:

The development is not anticipated to have any significant impact on land resources in the area.

Water:

The proposed development is not expected to result in any significant adverse impacts on groundwater systems, drinking water catchments, or natural waterways. As outlined above, conditions will be imposed on any consent to mitigate risks to water systems, including requirements for sediment and erosion controls and the management of imported and exported fill or excavated material.

Soil:

The proposed development is not anticipated to result in adverse soil impacts.

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It is noted that the subject site is identified within an area of low risk-naturally occurring asbestos. An appropriate condition will be imposed to alert the proponent of the potential risk with any earthworks associated with the development

Air and Microclimate:

The proposed development is not expected to adversely impact air quality or the local microclimate. The nature and scale of the project will generate minimal emissions during construction, which can be effectively managed through standard dust suppression measures. Once completed, the development would have negligible ongoing effects on air quality or climate conditions in the area.

Flora and Fauna:

The proposed development is not expected to have a significant impact on flora and fauna. The site has no identified threatened species, habitats, or ecological communities present. Any vegetation removal will be minimal and restricted to ground cover, no significant trees are proposed to be removed. Protective measures including sediment and erosion controls will be required to prevent unintended harm to surrounding natural areas during construction.

Waste:

Conditions shall be applied to any consent requiring appropriate disposal of waste during and after completion of works.

The existing development is residential and currently serviced by a waste and recycling collection service. The proposed ancillary garage/shed is not expected to generate any significant ongoing waste beyond construction phase.

Energy:

The proposed development would not result in any significant draw on existing power likely to impact surrounding properties and developments connected to the grid.

Noise and Vibration

Conditions shall be applied to any consent limiting timeframes during construction noise generated.

Ongoing noise generated by the development would be consistent with existing residential use of the property.

Natural Hazards:

The site is not identified as being subject to any natural hazards.

Technological hazards

No technological hazards have been identified. The proposed development is clear of known/mapped services and utility locations.

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Safety, security and crime prevention

The proposed development is unlikely to result in any increased safety or security risks to the area.

Social Impacts in the Locality:

Proposed use of the shed for storage of vehicles and associated residential items would be unlikely to result in adverse social impacts arising as a result of the proposed development.

Economic Impact in the Locality:

The proposed development would have a small positive economic impact. The works would generate short-term economic activity through construction and associated services.

Site Design and Internal Design:

The siting of the proposed shed is influenced by the irregular alignment of the side boundary, which constrains its positioning in relation to both the boundary and the existing dwelling. Having regard to the configuration of the allotment, the modest scale of the proposed structure and its relationship with the existing dwelling, the proposed siting and setbacks are considered appropriate and responsive to the site constraints.

Construction Matters:

There are no matters identified that would prevent the proposed development from complying with the relevant requirements of the National Construction Code (NCC) applicable to a Class 10 building. Detailed construction requirements will be addressed as part of the Construction Certificate process.

Cumulative impacts

Nil adverse cumulative impacts have been identified.

4.15(1)(c) - The suitability of the site for the development:

Does the proposal fit in the locality ?

The proposed development is considered compatible with the surrounding locality. There are no constraints arising from adjoining or nearby development that would preclude the proposal, having regard to the size and characteristics of the site, the proposed setbacks and the nature and likely impacts of the development.

The locality is considered suitable in terms of air quality, microclimate and ambient noise conditions. There are no known hazardous land uses or activities in the immediate vicinity that would adversely affect the proposed development or the suitability of the site for its intended use.

Are the site attributes conducive to development ?

The physical and environmental attributes of the site are considered suitable for the proposed development. The site is not identified as being affected by natural hazards such as

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
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flooding, bushfire, subsidence, landslip or mass movement that would prevent the development from proceeding.

The soil and site characteristics are considered appropriate for the proposed development. Potential land contamination has been considered separately elsewhere in this assessment report.

The site is not known to contain critical habitat or threatened species, populations, ecological communities or associated habitat that would render the site unsuitable for development.

Overall, having regard to the characteristics of the site, surrounding development and the matters addressed above, the site is considered suitable for the proposed development.

4.15(1)(d) - Any submissions made:

Nil submissions received.

4.15(1)(e) - The public interest:

In considering the public interest, regard has been given to the appropriateness of granting development consent where aspects of the proposed development are inconsistent with restrictions imposed by an instrument under section 88B of the *Conveyancing Act 1919*. The section 88B instrument forms part of the title and contract of sale documentation affecting land within the subdivision and is therefore a matter capable of being identified by current and prospective landowners and other parties with an interest in the land.

Council records have not identified any written documentation explaining the specific planning rationale for the restrictions. However, it is reasonable to infer that the restrictions were intended, at least in part, to establish and maintain a consistent standard of residential development and streetscape presentation within the subdivision. The relevant restrictions regulate matters including front setbacks and the use of particular building materials.

In determining whether the proposed departure from these restrictions would be contrary to the public interest, consideration has been given to the likely impacts on the streetscape, surrounding properties and the established character of the locality.

There are a number of existing structures within the surrounding area, predominantly outbuildings, that do not appear to conform with the requirements of the restrictions. Having regard to the existing pattern and character of development, the nature and scale of the proposed structure, and its likely visual impact, the proposed departures relating to the front setback, building materials and associated appearance are not considered likely to result in any significant adverse impact on the streetscape, public domain or amenity of surrounding properties.

Importantly, the proposed departure relates only to matters concerning setback, building materials and built form. It does not involve or compromise any easement, infrastructure

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corridor or other restriction necessary for the protection, maintenance or operation of essential infrastructure.

Accordingly, having regard to the circumstances of the site and surrounding development, approval of the proposed development notwithstanding its inconsistency with the relevant section 88B restrictions is not considered contrary to the public interest.

OTHER MATTERS:

Section 7.11 and 7.12 Contributions Policies:

Section 7.12(2) of the EPA Act, states that “a consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.11”. Accordingly, Council can only require payment of either a 7.11 or 7.12 contributions.

Section 7.11 Contributions Plans

The “Development Generating Heavy Vehicle Usage of Local Road” contribution plan, does not apply to this development.

Section 7.12 Contributions Plans

The Cootamundra-Gundagai Regional Council Section 7.12 Fixed Development Consent Levy Contributions Plan 2018, applies to the land and this development, based on the following costings:

Proposed Cost of the Development	Maximum Percentage of the Levy	Contribution payable
Up to \$100,000	Nil	N/A (EDC - \$12,600)
\$100,001-\$200,000	0.5 %	N/A
\$200,001 +	1 %	N/A

Section 64 water and sewer contributions policies:

There are no water or sewer contribution plans that apply to the former Gundagai LEP.

Disclosure of political donations and gifts:

The application and notification process did not result in any disclosure of Political Donations and Gifts.

FINANCIAL IMPACTS:

Nil impacts for Council

POLICY IMPACTS:

Nil

ORGANISATIONAL IMPACT:

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Section 4.15 (as amended)*



Nil

RISK MANAGEMENT IMPACTS:

Nil

LEGAL ISSUES:

Nil

CONCLUSION:

Council has considered all relevant matters under the applicable legislation and finds the proposed development to be appropriate in light of these considerations. Any potential impacts are deemed manageable through the implementation of suitable conditions. Consequently, no reasonable grounds exist to warrant refusal of the application.

RECOMMENDATION:

Determination:

That Council approve the following development, subject to the consent conditions in the attached Draft Notice of Determination:

- Application No.: DA 2026/85
- Property: Lot: 43 DP: 1173450
23 Neil McInerney Street GUNDAGAI NSW 2722
- Development: Detached Steel Framed Shed

SCHEDULE 1, DIVISION 4, CLAUSE 20 - REASONS FOR THE DECISION:

This section of the Act requires the public notification of certain decisions, the date of the decision, the reasons for the decision and how community views were taken into account in making the decision. The reasons for the decision and how community views were taken into account, as it relates to this development application are:

- the proposed development is not inconsistent with the objectives of the zone,
- the proposed development is permitted in the zone,
- the proposed development does not compromise the relevant Environmental Planning Instruments,
- the proposal will be compatible with the built form and character, established by existing developments in the area,
- any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards;
- the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments,
- the proposal will have an acceptable environmental impact, and
- the proposal is consistent with the zone and desired future character of the area.

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



DEVELOPMENT ASSESSMENT SIGNING OFFICER:

A handwritten signature in black ink, appearing to read "Craig Perrin".

Craig Perrin

9 September 2026

PROPOSED: Detached Steel framed Shed

CLIENT: Reece Dawson
ADDRESS: 23 Neil McInerney Street, Gundagai NSW 2722.

General Specification:

- Drawings prepared via information supplied by the owner and/or builder
- All Measurements & Dimensions are in millimetres unless otherwise stated
- All Dimensions, Levels & Heights to be verified on site prior to construction
- Builder to be responsible to verify all documentation as to their accuracy & suitability
- Surveyed Levels to be taken in preference to Datum Heights
- Plans are to be read in conjunction with Engineers details & other provided documentation/drawings
- All Construction to be in accordance with National Construction Code/NCC - Volume 2 - Building Code of Australia Class 1 & Class 10 Buildings Statutory Requirements
- All work to be carried out in accordance with RFS Bushfire Guidelines - Planning for Bush Fire Protection 2019 (NSW), taking preference over Basix commitments or approval conditions
- Builder to comply with requirements of all legally constituted authorities having jurisdiction over the building works & the provisions of the Home Building Act
- Prior to commencement of work, builder to provide temporary toilet facilities for the use of subcontractors where the local authority requires the temporary toilet. On completion, builder to remove.
- All Earthworks shall be in accordance with Engineers details & NCC H103
- All Earthworks retaining structures (ie retaining walls) to NCC H103, AS 4678 and Engineers details (if applicable)
- Stormwater & Drainage to be carried out in accordance with NCC H2D2
- All Plumbing, Electrical, Gas & other construction work to be completed by licensed tradespersons
- Where Natural Ventilation isn't provided in a WC, mechanical ventilation to be installed in accordance with NCC 10.6
- All accessibility provisions to AS1428.1 (if applicable)
- Do not scale from plans

Legend:
DP: Downpipe
NGL: Natural Ground Line
FFL: Finished Floor Level
RL: Reduced Level
BM: Benchmark

SEDIMENT TRAPPING DEVICES.

SEDIMENT FENCES

DESCRIPTION

A sediment fence (also known as a silt fence) is a temporary barrier of geotextile filter or fabric, usually supported by steel mesh and steel posts.

DESIGN LIMITATIONS

Sediment Fences have the following design limits:

- The area draining to the fence is 0.6ha or less.
- The maximum slope length behind the fences 60m.

PURPOSE

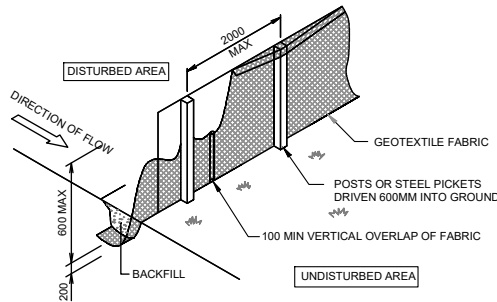
Sediment fences filter runoff, trapping the sediment and allowing filtered water to pass through.

INSTALLATION

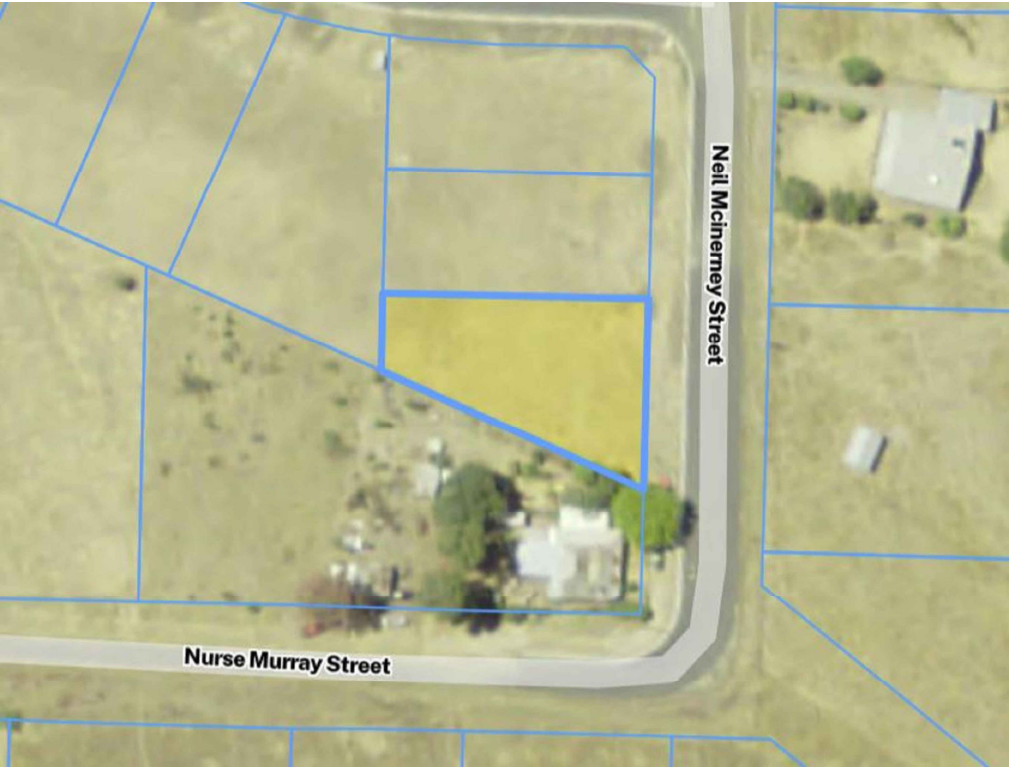
Sediment fences should have a stable outlet or overflow point, in case the flow rates exceed their capacity to filter the water.

MAINTENANCE

After each rain event check for undercutting, sagging and overtopping, and repair immediately. Sediment collected should be removed from site.



SEDIMENT FENCE DETAIL
NOT TO SCALE



Locality Plan

NTS



Version Schedule:

Ver:	Changes Made:	Date:	By:
V1	Preliminary Site Plan Only	15/05/26	RC
V2	Complete Plan Set	19/06/26	RC
V2	Final Plans	09/07/26	RC



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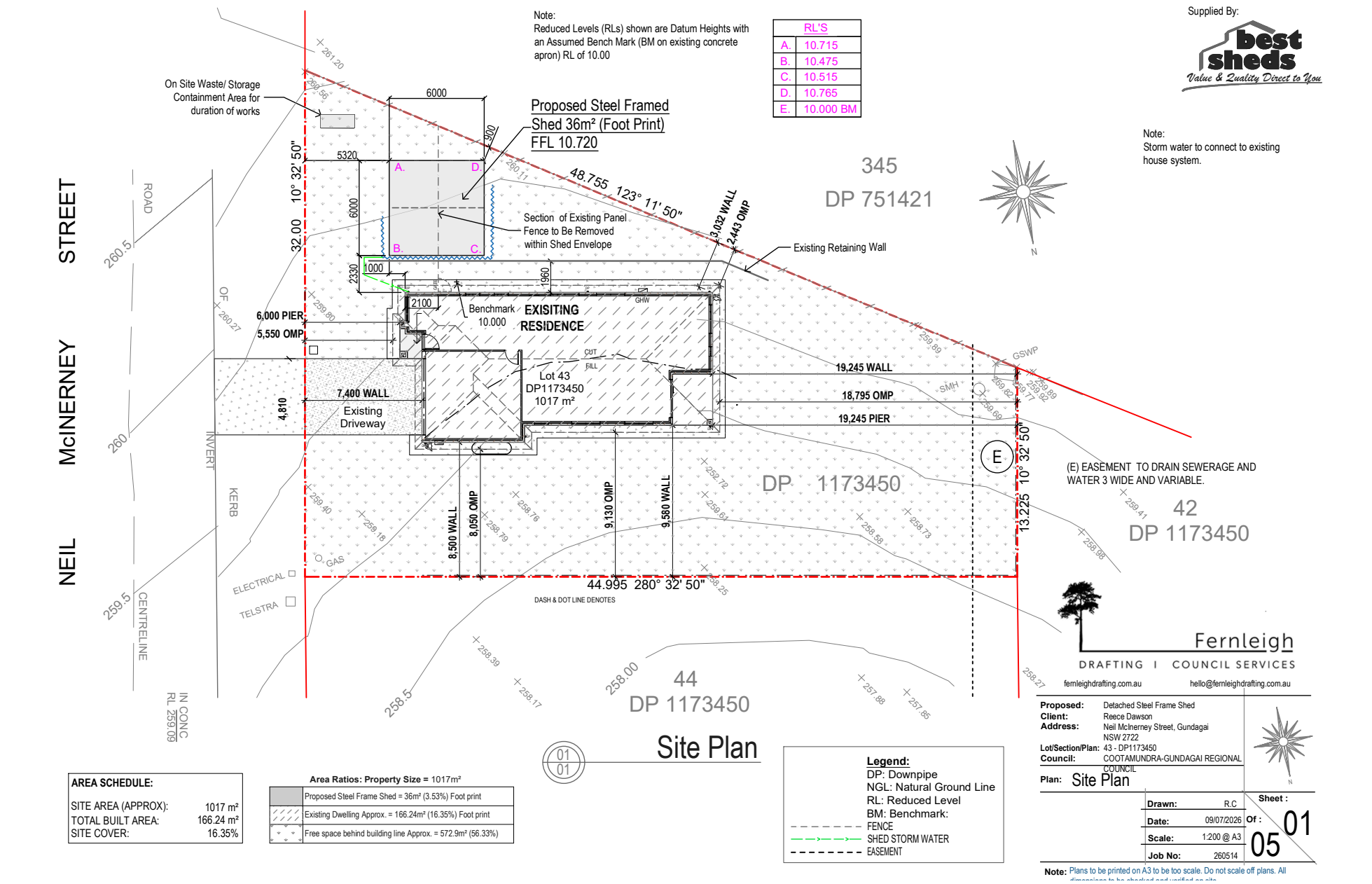
fernleighdrafting.com.au hello@fernleighdrafting.com.au

Proposed: Detached Steel Frame Shed
Client: Reece Dawson
Address: Neil McInerney Street, Gundagai NSW 2722
Lot/Section/Plan: 43 - DP1173450
Council: COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
Plan: Title Page

Drawn: R.C
Date: 09/07/2026
Scale: 1:100 @ A3
Job No: 260514

Sheet :
Of : 00
05

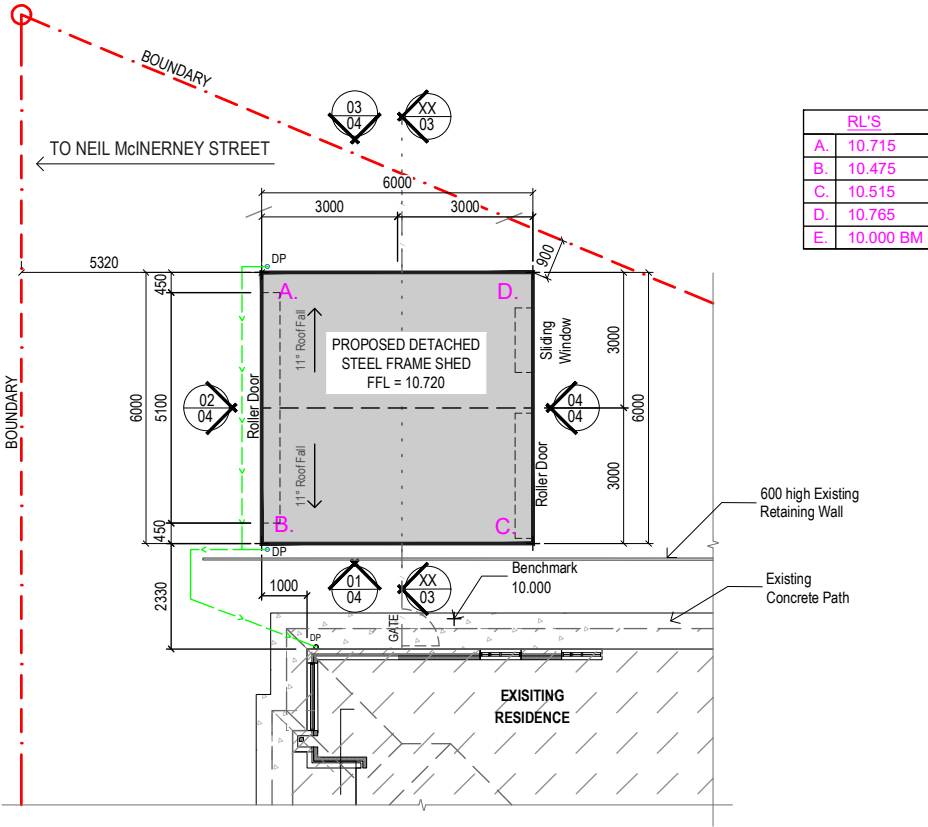
Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



Supplied By:



Note:
Storm water to connect to
existing house system.



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Proposed: Detached Steel Frame Shed
Client: Reece Dawson
Address: Neil McInerney Street, Gundagai NSW 2722
Lot/Section/Plan: 43 - DP1173450
Council: COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
Plan: Floor Plan/Concept Drainage Plan



Drawn:	R.C.
Date:	09/07/2026
Scale:	1:100 @ A3
Job No:	260514

Sheet :
02
05

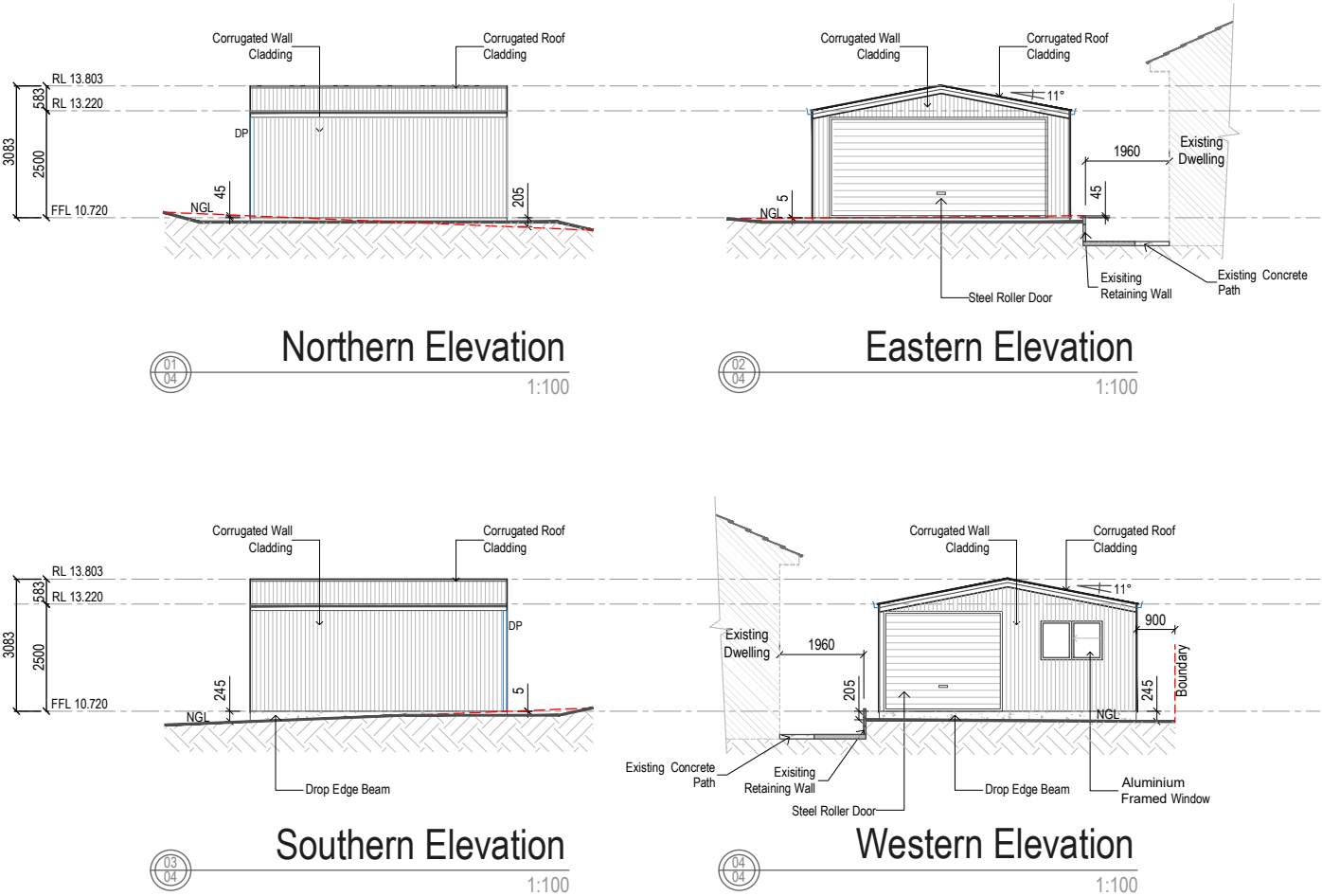
Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.

01
02

Floor Plan / Concept Drainage Plan

1:100

Supplied By:



SHED COLOURS		
	Roof Sheets	
	Wall Sheets	
	Roller Doors	Monolith
	Flashings	
	Window	Monolith
	Gutters	
	Downpipes	

Note:
If any uncontained Fill is required on Site, Class 'P' site is applicable.
Unretained fill to comply with Table 3.2.1 of NCC 2022



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Proposed:	Detached Steel Frame Shed
Client:	Reece Dawson
Address:	Neil McInerney Street, Gundagai NSW 2722
Lot/Section/Plan:	43 - DP1173450
Council:	COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
Plan:	Elevations
Drawn:	R.C
Date:	09/07/2026
Scale:	1:100 @ A3
Job No:	260514

Sheet :
04
05

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



Fernleigh Eaglesham Pty Ltd
T/as Fernleigh Architectural & Structural
ABN: 85 619 394 204
Ph: 02 7902 5111
Admin@fernleighbuilding.com.au

Proposed Shed Use

Address: 23 Neil McInerney Street, Gundagai, NSW 2722

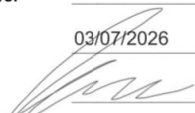
Land Use: Please tick below which applies to your use of the site

Residential ☒
Farm ☐
Commercial ☐
Industrial ☐

Below is a common checklist of the items to be acceptably stored in the shed for the land use, please enter the quantities of items stored where applicable to help us explain to council the need for your shed!

Item.	Number	Item.	Yes	No
Car(s)	1	General Storage of household overflow	☒	☐
Van(s)		Land Maintenance/Gardening Equipment	☒	☐
Bikes or similar vehicle(s)	2	Hobby workshop and associated tools	☒	☐
Trailer(s)		Hobby space (i.e. model trains, figures, collectables, etc.)	☐	☒
Caravan(s)		'ManCave'/'SheShed' (i.e. Pool table, 'toys', etc.)	☐	☒
Tractor(s)		Animal feed, tack or equipment	☐	☒
Ride-on Mower(s)	1	Stables/Animal shelter	☐	☒
Hoist(s)		Farming implements	☐	☒
Boat(s)	1	Agri-business or similar	☐	☒

I declare the following in regard to the proposed use of the shed is true and accurate:

Land Owners Name/s: Reece Dawson, Elle Anderson
Date: 03/07/2026
Signature:  

STATEMENT OF ENVIRONMENTAL EFFECTS



DATE: 08/07/2026

Property Owner: Reece Dawson

Address: 23 NEIL MCINERNEY STREET GUNDAGAI 2722 (43/-/DP1173450)

Proposal: Detached Steel Framed Shed (36m²)*Image 1: Current Site Image*

Current Use

1. **Zoning:** R1 General Residential
2. **Land Size:** 1,017m²
3. **Land Use:** Residential
4. **Existing Structures:**
 - a. Dwelling (166.24m²)

Building details

1. The development is proposed under the Building Code of Australia as Class **10a**.
2. The development will involve the construction of Steel Portal Frame Shed **36 m²** in size (Total Roof).
3. The floor system will be a **Concrete Slab**.
4. The design of the Structure will be a standard gable with roof pitch of **11** degrees.
5. Stormwater from the roof will connect to **the existing dwelling's stormwater line**.
6. The lowest eave height will be **2.5** m from the finished floor level.
7. The apex height of the structure (from finished floor level) will be **3.083** m.

8. The roof will be cladded in **Corrugated** roof cladding.
9. The walls will be cladded in **Corrugated** wall cladding.
10. The building will not be dominant in visual appearance.

Site disturbance and placement

1. **Minor** Earthworks will be required to cut and fill site.
 - a. **45mm** cut is required.
 - b. **245mm** fill is required.
 - c. An on-site waste storage area will be used and will remain in place until the construction is completed.
 - d. A silt/sediment fence will be constructed on the low side of the disturbed earth and maintained for the duration of works.
 - e. All surfaces disturbed are to be returned to a state that will prevent ongoing erosion and sediment.
2. No native flora or fauna shall be disturbed.
3. **No** trees are required to be removed.
4. No Industrial or commercial activities have been conducted on the site in recent years.
5. Proposed ancillary building is not a shipping container.
6. Proposed is setback behind the primary building line.
7. Proposed is setback **5.32** m from the nearest side boundary.
8. Proposed is setback **0.9** m from the rear boundary.
9. Placement of the shed will not cast adverse shadows on neighbouring properties and is designed to maintain neighbouring privacy.
10. No sewer or stormwater will be affected. All sewer and stormwater will be connecting to existing services and all plumbing will be conducted in accordance with AS 3500.
11. The proposed structure is NOT a waterfront property or encroaching on crown land.
12. The development shall be carried out in accordance with the Building Code of Australia.
13. The proposed development will in no way have impact regarding special design features.
14. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
15. There will be no excessive waste or wastewater created during construction.

Planning layers

a. Hazard

- I. The proposed development is **NOT** within a **bush fire** prone zone.
- II. The proposed development is **NOT** in a **Flood** prone land.

b. Protection

- I. The proposed development is **NOT** within a **Conservation area**.
- II. The proposed development is **NOT** within an **Acid Sulphate soil** affected area.
- III. The proposed development is **NOT** within **Drinking Water Catchment** area.
- IV. The proposed development is **NOT** within **Groundwater Vulnerability** defined area.
- V. The proposed development is **NOT** within a **Riparian Water course**.
- VI. The proposed development is **NOT** affected by **Terrestrial Biodiversity** defined land and is not near a **Terrestrial Biodiversity** defined area.

c. Mines Subsidence

- I. The proposed development is **NOT** within a **Mines Subsidence** affected area.
- II. The proposed development is **NOT** within an **Underground Coal Mining** affected area.

Development Control Plan Compliance and Variations

DCP Item	Compliant	Non-Compliant
Total Building Size/Floor Space DCP: 110m ² Proposed: 36m ²	✓	
Maximum Height DCP: 8m. Proposed: 3.083m.	✓	
Minimum Front Boundary/Primary Building Line Setback DCP: Behind Building Line. Proposed: Behind Building Line.	✓	
Minimum Side Boundary Setback DCP: 1m. Proposed: 5.32m.	✓	
Minimum Rear Boundary Setback DCP: 1m. Proposed: 0.9m.		✗
Maximum Cut DCP: Merit. Proposed: 45mm.	✓	
Maximum Fill DCP: Merit. Proposed: 245mm.	✓	
Variation: Item: Minimum Rear Boundary Setback DCP: 1m. Proposed: 0.9m. Justification: - The current location of the proposed shed is the most suitable location on site for development. Existing retaining walls are sited directly in front of the shed to the North, meaning that any increase in setback from the rear boundary would require the relocation of the retaining walls. This would expand the scope and cost of the development which is undesirable. - The proposed structure is modest in both floor space and overall height, and as such the potential visual impact on neighbours resulting from the proximity of the shed to the boundary will be low if approved. - The proposed structure will not cast any adverse shadows on the rear neighbouring lot if approved regardless of the proximity of the shed to the rear boundary on account of its modest overall height. - The proposed structure cannot be located further from the rear boundary without impacting on access between the shed and dwelling. Currently the distance from the shed to the house is 2.33m which allows for ample access to the yard.		

- The proposed development still maintains full BCA compliance with regards to setbacks from neighbouring properties and dwellings and does not need to incorporate any fire rated materials to achieve this. This demonstrates that the structural impact of this variation will be low if approved.
- The variation proposed only represents 10% of the DCP control which is not an excessive scope of variation to propose. The variation is not considered by this application to be against the wider public interest and should be considered for approval.

Prepared by Fernleigh Drafting

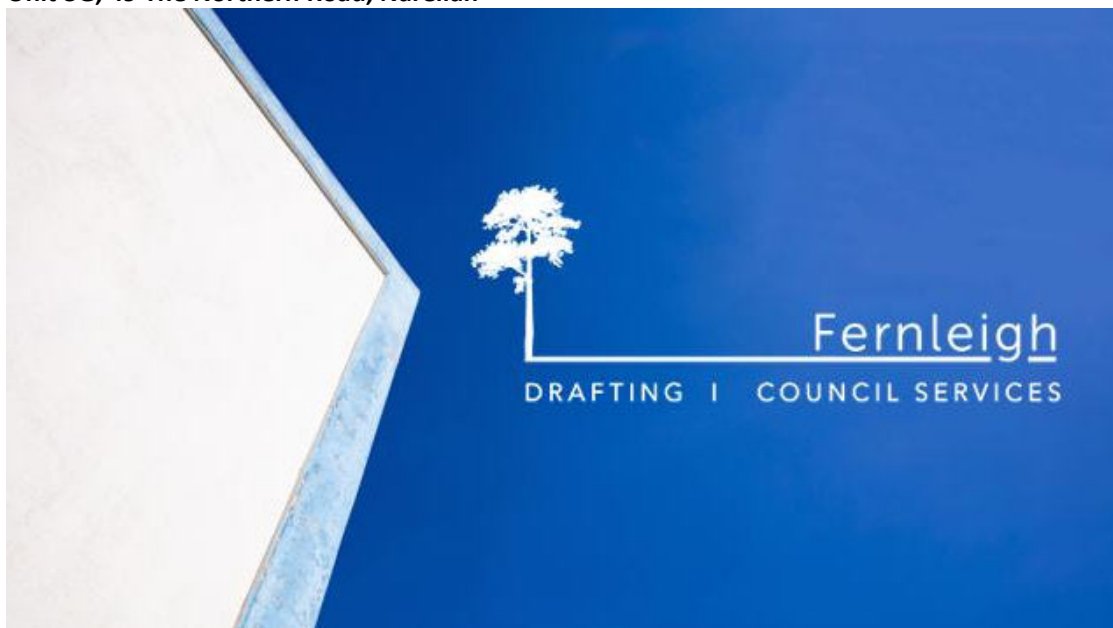
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7.4.2 LOCAL HERITAGE GRANT FUNDING ALLOCATION

DOCUMENT NUMBER	481580
REPORTING OFFICER	Craig Perrin, Town Planner
AUTHORISING OFFICER	Luke Izzard, Acting Manager Sustainable Development
RELEVANCE TO COMMUNITY STRATEGIC PLAN	3. Protected and enhanced environment 3.2 We have attractive towns and villages
FINANCIAL IMPLICATIONS	\$12,000 co-contributions towards the local heritage program.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. LHG Application Summary 2026-27 ↓ 2. Local Heritage Grant 2026-27 - Application Assessments ↓ 3. Heritage Report - Local Heritage Fund Applications 2026-27 ↓

RECOMMENDATION

That Council resolve to allocate \$12,000 along with \$12,500 of grant funding received through 2025-2027 NSW Heritage Grants Program received from Heritage NSW, Department of Climate Change, Energy, the Environment and Water for the purpose of the Cootamundra-Gundagai Regional Council Heritage Service as follows:-

1. \$12,500 be allocated to Council expenditure relating to Local a Heritage Advisory Service for costs incurred through the engagement of an external Heritage Consultation for heritage consultation and advice provided to members of the public on local heritage matters and to Council staff for Development Application matters; and
2. The remaining \$12,000 be split across four applications received by Council through the Cootamundra-Gundagai Local Heritage Grant Program 2026/27 as follows:
 - (a) \$3,250 be awarded to the terracotta roof restoration 46 Cooper St Cootamundra (JMA Office Building).
 - (b) \$3,500 be awarded to the replacement of asbestos sheeting to garage/shed 12 George St, Wallendbeen.
 - (c) \$3,250 be awarded to replace roofing canopy over fuel driveway 30 Wallendoon St Cootamundra.
 - (d) \$2,000 be awarded to front façade painting to Ellwood's Hall 30 Martin St, Stockinbingal.
3. The above to be allocated providing the terms of the Cootamundra-Gundagai Local Heritage Grant Program are met by the respective applicants.

Introduction

Council has been successful in securing \$25,000 in funding under the 2025-27 Local Government Heritage program to support the delivery of the Cootamundra-Gundagai Regional Council Heritage Service.

The funding is provided over two financial years, with Council receiving \$12,500 in grant funding for each of the 2025/26 and 2026/27 financial years. This funding supports the continued operation of Council's Heritage Service and assists Council in promoting the conservation and ongoing management of places of heritage significance across the local government area.

The Cootamundra-Gundagai Regional Council Heritage Service comprises two key components:

- Local Heritage Grants – financial assistance to property owners to support the conservation, maintenance and restoration of buildings and places that have recognised heritage significance or contribute to the heritage character of the local area; and
- Heritage Advisory Service – access to professional heritage advice from Council's heritage consultant, provided to property owners and members of the community at no cost.

The Heritage Advisory Service also provides an important resource to Council by assisting with heritage-related development matters and supporting the appropriate conservation and management of heritage items and places.

The purpose of this report is to determine the allocation of the available heritage funding for the 2026/27 financial year.

Discussion

Local Heritage Grant Applications

Applications for Cootamundra-Gundagai Regional Council Local Heritage Grants Program, being a component of Council's Heritage Service, were open from Monday 27 July 2026 to Monday 31 August 2026. The program was advertised through local papers and on Council's website.

Council received a total of five applications:-

1. An application seeking \$5,000 for financial assistance with the restoration of the terracotta tiled roof at 46 Cooper St, Cootamundra (JMA Legal Building). A project with a total estimated value of \$22,530. The building is not listed as a local heritage item but is located within the Cootamundra Heritage Conservation area.
2. An application seeking \$5,000 for financial assistance with the replacement of asbestos exterior sheeting of an attached shed and enhance appearance of the dwelling at 12 George St, Wallenbeen. The subject dwelling is identified as a Local Heritage Item I85 in Schedule 5 of the Cootamundra Local Environmental Plan (LEP) 2013.
3. An application seeking \$5,000 for financial assistance for cemetery conservation works in the North Gundagai Cemetery and other significant burial areas. This area is not identified as local heritage significance in the Gundagai LEP, but does include the State Heritage Item – Captain Moonlite and James Nesbitt's Graves. Noting any works to a state heritage item will require separate approvals from the NSW Environment and Heritage Office before works commence.

Unfortunately this project was not recommended to receive grant funding under this program as there were a total of \$22,000 funding requested with only a budget of \$12,000. The heritage advisor recommended that the project/works first obtain engage a heritage specialist to identify the areas at North Gundagai Cemetery that will require conservations works.

4. An application seeking \$5,000 for financial assistance to replace the roofing over the fuel driveway area at 30 Wallendoon St, Cootamundra. The subject site is both a Local Heritage Item I52 in Schedule 5 of the Cootamundra LEP 2013 and located within the Heritage Conservation Area.
5. An application seeking \$2,000 for painting of the front façade to Ellwood's Hall 30 Martin St Stockinbingal. The subject site is both a Local Heritage Item I82 in Schedule 5 of the Cootamundra LEP 2013 and located within the Heritage Conservation Area.

An assessment of the grant application's has been undertaken by Council's contracting heritage consultant and has recommended the following distribution of grant funds.

- **\$3,250** to assist the restoration of the terracotta tiled roof at 46 Cooper St, Cootamundra (JMA Legal Building).
- **\$3,500** to assist with the replacement of asbestos exterior sheeting of an attached shed and enhance appearance of the dwelling at 12 George St, Wallenbeen.
- **Nil** contribution towards the cemetery conservation works in the North Gundagai Cemetery.
- **\$3,250** to assist to replace the roofing over the fuel driveway area at 30 Wallendoon St, Cootamundra.
- **\$2,000** to assist with the front façade painting to Ellwood's Hall 30 Martin St Stockinbingal.

Financial

Council has been awarded \$12,500 in grant funding under the 2025-27 Local Government Heritage Program for the 2026/27 financial year.

Whilst the grant funding does not require a mandatory co-contribution from Council, it is recommended that Council provide an appropriate financial contribution to supplement the grant funding. This will assist in delivering an effective and adequately resourced heritage service, including the provision of the Heritage Advisory Service and Local Heritage Grants.

OLG 23a Guideline consideration

Does not conflict with the Office of Local Government (OLG) 23a guidelines.

Local Heritage Grant Applications - Summary 2026/27

Applicant	Applicant Address and contact	Project DescriptionConservation Works	Project Address	A heritage item or an item included in a heritage conservation area	Total \$ Estimate Value of Project	Suggested Applicant's Contribution	Fundaing Requested	Funding Recommended	DA Required Yes/No	Rating	Ranking
Mr Rhett Peacey	PO Box 610 Cootamundra NSW 2590 0437 723 748 rhettpeacey@gmail.com	Terracotta Tile Roof Restoration	46 Cooper St Cootamundra (JMA Office Building)	HCA	\$22,530.00	\$17,530.00	\$5,000.00	\$3,250.00	No - LEP Clause 5.10 exemption required. If replacing like for like maintenance works, then no DA will be required.	56	4
Anne Chamberlain	12 George Street, Wallendbeen	Replacement of asbestos exterior of attached shed and enhance appearance to house	12 George Street, Wallendbeen	LHI - I85	\$43,560.00	\$38,560.00	\$5,000.00	\$3,500.00	No - LEP Clause 5.10 exemption required	62	2
Cootamundra-Gundagai Regional Council	255 Sheridan Street, Gundagai	Undertake priority conservation, protection and heritage interpretation works in Gundagai's historic cemeteries, including the State Heritage Register-listed graves of Captain Moonlite and James Nesbitt, together with other significant graves, burial areas and associated cemetery fabric. The project will stabilise vulnerable elements, improve respectful understanding and support long-term heritage management.	Gundagai cemeteries, including North Gundagai Cemetery and other identified heritage-significant burial areas	Not identified as local heritage but but does include State Heritage Item - Captain Moonlite and James Nesbitt's Graves	\$10,000.00	\$5,000.00	\$5,000.00	Nil	yes - separate approval or exemption under the Heritage Act will be required for works to be carried out on the State Heritage listed item. No local heritage approval otherwise required	52	5
Mrs Melinda Chambers	30 Wallendoon Street, Cootamundra 0437 523 324 admin@chamberssg.com.au	To replace the roofing over the fuel driveway area. All replacement corrugated iron sheets, flashing and downpipes will match the original 1930's materials. At present the façade has water damage and is need of urgent structural repair.	30 Wallendoon Street, Cootamundra	LHI - I52 and HCA	\$20,000.00	\$15,000.00	\$5,000.00	\$3,250.00	No - LEP Clause 5.10 exemption required	58	3
Ellwood's Hall	PO Box 62 Stockinbingal NSW 2725 0427 974 140 lorna.nixon1@gmail.com	Fraont façade painting	30 Martin Street, Stockinbingal NSW 2725	LHI - I82 and HCA	\$6,700.00	\$4,700.00	\$2,000.00	\$2,000.00	No - LEP Clause 5.10 exemption required	64	1
					\$102,790.00	\$80,790.00	\$22,000.00	\$12,000.00			



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**COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
LOCAL HERITAGE FUND
ASSESSMENT FORM 2026-2027**

Project Name TERRACOTTA TILE ROOF RESTORATION 46 COOPER ST, COOTAMUNDRA			Project No. 2026-27/01		
			Score 100	Assessor	Specialist
My Project is for	Assess the heritage listing for the proposed project application	40			
	SHR Heritage listed item	15	-		
	LEP Heritage listed item	12	-		
	Conservation Area / Main Street / Heritage Study Area	8	8		
	Other significant item	5	-		
Sub Total			8		
Priorities	Assess the project against your Council's local heritage fund priorities for this funding round	23			
Priority 1	Commercial properties within the Main Street Conservation Areas and/or Heritage Item identified:- a) Repair of original features; b) Painting in period colour and styles; c) Replacement of advertising signage with appropriate style advertising signage d) Works to meet BCA requirements for new uses eg. Disabled access.	15	15		
Priority 2	Buildings outside the Main Street or Heritage Study areas that are identified by Council's Heritage Advisor as having heritage significance:- a) Painting in period colours; b) Repair/restoration of heritage features; c) Restoration of period front fences; d) Works to meet BCA requirements for new uses	8	-		
Sub Total			15		

Project Name		Score	Assessor	Specialist	Comments			
Common Selection Criteria	Assess the project against ALL of these criteria	17						
Sustainable long term benefits	Long term plan in place to manage heritage item/s	6	4					
Public benefit & enjoyment	Increase opportunities for learning about & access	4	4					
Capacity & Commitment	Time, financial & management skills	3	3					
	Complete within funding timeframe	4	4					
Sub Total			15					
Project	Assess the quality and completeness of the project application	20						
	Project scope	5	5					
	Project costings	5	5		Roofing quote received			
	Photos	5	3		No photos, Report from HA had photos			
	Greater than \$ for \$ contribution	5	5					
Sub Total			18					
TOTAL			56		ADJUSTED TOTAL			
Funding	Assess the funding requested							
	Total Project Cost		\$ 22,530					
	Requested amount		\$ 5,000					
	Applicant Contribution		\$ 3,250					
	Recommended amount		\$ 19,280					
Assessors summary comments								
Name NOEL THOMSON CURR HERITAGE ADVISOR			Date 4 SEPT 2026					
THE 'BUNGALOW' STYLE RESIDENCE/DWA PREMISES IS SIGNIFICANT DUE TO ITS CORNER LOCATION AND TERRACOTTA TILED ROOF, WITH PROPOSED REPAIRS AND RESTORATION MEETING THE CRITERIA FOR HERITAGE FUNDING								
If approved, any special project funding conditions (to be added to the Funding Agreement) eg Heritage Specialist required for this project eg To confirm paint colour scheme before proceeding eg Approvals required: Local Government / Heritage Act								
THE WORKS CAN BE UNDERTAKEN AS PER LEP CLAUSE 5.10(3) WITH APPROVAL REQUIRED PRIOR TO WORKS COMMENCING ON SITE.								



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**COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
LOCAL HERITAGE FUND
ASSESSMENT FORM 2026-2027**

Project Name		REPLACEMENT OF ASBESTOS SHEETING TO GARAGE / SHED 12 GEORGE ST, WALLENBEE		Project No.	2026-27 / 02	
		Score 100	Assessor	Specialist	Comments	
My Project is for	Assess the heritage listing for the proposed project application	40				
	SHR Heritage listed item	15	-			
	LEP Heritage listed item	12	12		HERITAGE ITEM 185	
	Conservation Area / Main Street / Heritage Study Area	8	-		"FEDERATION PERIOD BRICK HOUSE"	
	Other significant item	5	-			
Sub Total		12				
Priorities	Assess the project against your Council's local heritage fund priorities for this funding round	23				
Priority 1	Commercial properties within the Main Street Conservation Areas and/or Heritage Item identified:- a) Repair of original features; b) Painting in period colour and styles; c) Replacement of advertising signage with appropriate style advertising signage d) Works to meet BCA requirements for new uses eg. Disabled access.	15	15			
Priority 2	Buildings outside the Main Street or Heritage Study areas that are identified by Council's Heritage Advisor as having heritage significance:- a) Painting in period colours; b) Repair/restoration of heritage features; c) Restoration of period front fences; d) Works to meet BCA requirements for new uses	8	-			
Sub Total		15				

Project Name		Score	Assessor	Specialist	Comments			
Common Selection Criteria	Assess the project against ALL of these criteria	17						
Sustainable long term benefits	Long term plan in place to manage heritage item/s	6	5					
Public benefit & enjoyment	Increase opportunities for learning about & access	4	3					
Capacity & Commitment	Time, financial & management skills	3	3					
	Complete within funding timeframe	4	4					
Sub Total			15					
Project	Assess the quality and completeness of the project application	20						
	Project scope	5	5					
	Project costings	5	5		As per received total project / vendors			
	Photos	5	5					
	Greater than \$ for \$ contribution	5	5					
Sub Total			20					
TOTAL			62		ADJUSTED TOTAL			
Funding	Assess the funding requested							
	Total Project Cost		\$ 43,560					
	Requested amount		\$ 5,000					
	Applicant Contribution		\$ 3,500					
	Recommended amount		\$ 40,060					
Assessors summary comments								
Name NOEL THOMSON C4RL HERITAGE ADVISOR			Date 4 SEPT 2026					
THIS IMPORTANT HERITAGE LISTED HOUSE IN WALLENBEEK IS PROPOSING TO UNDERTAKE REPLACEMENT OF 'ASBESTOS' SHEETING TO SIDE GARAGE/SHED AND RENOVATIONS WHICH SUIT THE CRITERIA FOR HERITAGE FUNDING.								
If approved, any special project funding conditions (to be added to the Funding Agreement) eg Heritage Specialist required for this project eg To confirm paint colour scheme before proceeding eg Approvals required: Local Government / Heritage Act								
THE 'RESTORATION' WORKS CAN BE UNDERTAKEN AS PER LEP CHAUSE 5.10(3) WITH APPROVAL REQUIRED PRIOR TO WORKS COMMENCING ON SITE								



Environment
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**COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
LOCAL HERITAGE FUND
ASSESSMENT FORM 2026-2027**

Project Name		CEMETERY CONSERVATION WORKS IN NW NORTH GUNDAGAI CEMETERY AND OTHER SIGNIFICANT BURIAL AREAS		Project No.	2026-27/03	
		Score 100	Assessor	Specialist	Comments	
My Project is for	Assess the heritage listing for the proposed project application	40				
	SHR Heritage listed item	15	15 *		* CAPTAIN MOONLITE & JAMES NESBITT'S GRAVES LOCATED IN NW NORTH GUNDAGAI CEMETERY	
	LEP Heritage listed item	12	-			
	Conservation Area / Main Street / Heritage Study Area	8	-			
	Other significant item	5	-			
		Sub Total	15			
Priorities	Assess the project against your Council's local heritage fund priorities for this funding round	23				
Priority 1	Commercial properties within the Main Street Conservation Areas and/or Heritage Item identified:- a) Repair of original features; b) Painting in period colour and styles; c) Replacement of advertising signage with appropriate style advertising signage d) Works to meet BCA requirements for new uses eg. Disabled access.	15	-			
Priority 2	Buildings outside the Main Street or Heritage Study areas that are identified by Council's Heritage Advisor as having heritage significance:- a) Painting in period colours; b) Repair/restoration of heritage features; c) Restoration of period front fences; d) Works to meet BCA requirements for new uses	8	8		PROJECT PROPOSES 'RESTORATION' OF HERITAGE FEATURES FOLLOWING ASSESSMENT BY HERITAGE PROFESSIONAL	
		Sub Total	8			

Project Name		Score	Assessor	Specialist	Comments			
Common Selection Criteria	Assess the project against ALL of these criteria	17						
Sustainable long term benefits	Long term plan in place to manage heritage item/s	6	3		WILL FORM PART OF THE PROJECT.			
Public benefit & enjoyment	Increase opportunities for learning about & access	4	4					
Capacity & Commitment	Time, financial & management skills	3	3					
	Complete within funding timeframe	4	4					
Sub Total			14					
Project	Assess the quality and completeness of the project application	20						
	Project scope	5	5					
	Project costings	5	5		INDICATIVE UNTIL SPECIALIST APPOINTED			
	Photos	5	-		WILL FORM PART OF THE PROJECT			
	Greater than \$ for \$ contribution	5	5					
Sub Total			15					
TOTAL			52		ADJUSTED TOTAL			
Funding	Assess the funding requested							
	Total Project Cost		\$ 10,000		INDICATIVE COSTS - NEED TO APPOINT SPECIALIST.			
	Requested amount		\$ 5,000					
	Applicant Contribution		\$ 10,000					
	Recommended amount		\$ -		NIL DUE TO STATUS / CRITERIA			
Assessors summary comments								
Name NOEL THOMSON CLRC HERITAGE ADVISOR			Date 4 SEPT 2026					
DIFFICULT PROJECT TO ASSESS AS PART OF THE PROJECT/WORKS IS FIRST TO ENGAGE A HERITAGE SPECIALIST TO IDENTIFY THE AREAS AT NORTH GUNDAGAI CEMETERY THAT WILL REQUIRE CONSERVATION WORKS - GRAVES/HEADSTONES ARE GENERALLY NOT FUNDED WITH REFERENCE TO LHF GUIDELINES								
If approved, any special project funding conditions (to be added to the Funding Agreement) eg Heritage Specialist required for this project eg To confirm paint colour scheme before proceeding eg Approvals required: Local Government / Heritage Act								



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**COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
LOCAL HERITAGE FUND
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Project Name REPLACE ROOFING, ETC TO CANOPY OVER FUEL DRIVEWAY 30 WALLENDOON ST, COOTAMUNDRA		Score 100	Project No. 2026-27/04		
		Assessor	Specialist	Comments	
My Project is for	Assess the heritage listing for the proposed project application	40			
	SHR Heritage listed item	15	-		
	LEP Heritage listed item	12	12		HERITAGE ITEM I 52
	Conservation Area / Main Street / Heritage Study Area	8	-		"ART DECO STYLE GARAGE"
	Other significant item	5	-		
Sub Total		12			
Priorities	Assess the project against your Council's local heritage fund priorities for this funding round	23			
Priority 1	Commercial properties within the Main Street Conservation Areas and/or Heritage Item identified:- a) Repair of original features; b) Painting in period colour and styles; c) Replacement of advertising signage with appropriate style advertising signage d) Works to meet BCA requirements for new uses eg. Disabled access.	15	15		
Priority 2	Buildings outside the Main Street or Heritage Study areas that are identified by Council's Heritage Advisor as having heritage significance:- a) Painting in period colours; b) Repair/restoration of heritage features; c) Restoration of period front fences; d) Works to meet BCA requirements for new uses	8	-		
Sub Total		15			

Project Name		Score	Assessor	Specialist	Comments			
Common Selection Criteria	Assess the project against ALL of these criteria	17						
Sustainable long term benefits	Long term plan in place to manage heritage item/s	6	3					
Public benefit & enjoyment	Increase opportunities for learning about & access	4	3					
Capacity & Commitment	Time, financial & management skills	3	3					
	Complete within funding timeframe	4	4					
Sub Total			13					
Project	Assess the quality and completeness of the project application	20						
	Project scope	5	5					
	Project costings	5	3		INDICATIVE COSTS ONLY			
	Photos	5	5					
	Greater than \$ for \$ contribution	5	5					
Sub Total			18					
TOTAL			58		ADJUSTED TOTAL			
Funding	Assess the funding requested							
	Total Project Cost		\$ 20,000		INDICATIVE			
	Requested amount		\$ 5,000					
	Applicant Contribution		\$ 16,750					
	Recommended amount		\$ 3,250					
Assessors summary comments								
Name NOEL THOMSON CGRC HERITAGE ADVISOR			Date 4 SEPT 2026					
THIS IMPORTANT HERITAGE LISTED 'ART DECO GARAGE' IN LOOTAMUNDRA HAS WATER LEAK ISSUES AT THE FUEL DRIVEWAY/ CANOPY ROOF WITH REPLACEMENT OF ROOF + ACCESSORIES MEETS THE CRITERIA FOR HERITAGE FUNDING								
If approved, any special project funding conditions (to be added to the Funding Agreement) eg Heritage Specialist required for this project eg To confirm paint colour scheme before proceeding eg Approvals required: Local Government / Heritage Act THE 'ROOFING' REPLACEMENT WORKS CAN BE UNDERTAKEN AS PER LEP CLAUSE 5.10 (3) WITH APPROVAL REQUIRED FROM COUNCIL PRIOR TO WORKS COMMENCING ON SITE.								



Environment
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**COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
LOCAL HERITAGE FUND
ASSESSMENT FORM 2026-2027**

Project Name FRONT FACADE PAINTING TO ELLWOOD'S HALL 30 MARTIN ST, STOCKINGBINGAL			Project No. 2026-27/05		
		Score 100	Assessor	Specialist	Comments
My Project is for	Assess the heritage listing for the proposed project application	40			
	SHR Heritage listed item	15	-		
	LEP Heritage listed item	12	12		HERITAGE ITEM 182
	Conservation Area / Main Street / Heritage Study Area	8	-		" ELLWOOD'S HALL "
	Other significant item	5	-		
Sub Total			12		
Priorities	Assess the project against your Council's local heritage fund priorities for this funding round	23			
Priority 1	Commercial properties within the Main Street Conservation Areas and/or Heritage Item identified:- a) Repair of original features; b) Painting in period colour and styles; c) Replacement of advertising signage with appropriate style advertising signage d) Works to meet BCA requirements for new uses eg. Disabled access.	15	15		
Priority 2	Buildings outside the Main Street or Heritage Study areas that are identified by Council's Heritage Advisor as having heritage significance:- a) Painting in period colours; b) Repair/restoration of heritage features; c) Restoration of period front fences; d) Works to meet BCA requirements for new uses	8	-		
Sub Total			15		

Project Name		Score	Assessor	Specialist	Comments
Common Selection Criteria	Assess the project against ALL of these criteria	17			
Sustainable long term benefits	Long term plan in place to manage heritage item/s	6	6		
Public benefit & enjoyment	Increase opportunities for learning about & access	4	4		
Capacity & Commitment	Time, financial & management skills	3	3		
	Complete within funding timeframe	4	4		
Sub Total			17		
Project	Assess the quality and completeness of the project application	20			
	Project scope	5	5		
	Project costings	5	5		QUOTE RECEIVED
	Photos	5	5		
	Greater than \$ for \$ contribution	5	5		
Sub Total			20		
TOTAL			64		ADJUSTED TOTAL
Funding	Assess the funding requested				
	Total Project Cost		\$ 6,700		
	Requested amount		\$ 2,000		
	Applicant Contribution		\$ 4,700		
	Recommended amount		\$ 2,000		
Assessors summary comments					
Name NOEL THOMSON LGRC HERITAGE ADVISOR			Date 4 SEPT 2026		
THIS IMPORTANT HALL BUILDING IN STOCKINGBINGAL IS PROPOSING TO UNDERTAKE THE MAIN FACADE REPAINTING WHICH MEETS THE CRITERIA FOR HERITAGE FUNDING					
If approved, any special project funding conditions (to be added to the Funding Agreement) eg Heritage Specialist required for this project eg To confirm paint colour scheme before proceeding eg Approvals required: Local Government / Heritage Act THE 'PAINTING' WORKS CAN BE UNDERTAKEN AS PER LEP CLAUSE 5.10(3) WITH APPROVAL REQUIRED FROM COUNCIL PRIOR TO WORKS COMMENCING ON SITE.					

COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL

HERITAGE REPORT

To: Cootamundra-Gundagai Regional Council
By: Noel Thomson – Heritage Advisor
Subject: Local Heritage Fund Applications 2026-27
for Cootamundra-Gundagai Regional Council

SEPT 2026

REPORT - LOCAL HERITAGE FUND APPLICATIONS 2026-2027

Funding is available for 'Listed' heritage items and buildings in Heritage Conservation Areas of the Cootamundra and Gundagai Local Environmental Plans, or a building supported by Council's heritage advisor as being of heritage significance. Further to receipt of Applications to Cootamundra Gundagai Regional Council Local Heritage Fund, on review of the five (5) applications received the following advice is provided;

2026-27/01 Terracotta tile roof restoration to 'Bungalow' premises at 46 Cooper St, Cootamundra

Submission from applicant (Rhett Peacy) is for the proposed terracotta tile roof restoration to 'Bungalow' style premises (JMA Legal) at 46 Cooper St, Cootamundra. On review of the submission, the works proposed suits the criteria of the local heritage fund, with Council approval needed under LEP Clause 5.10 (3).

Recommendation is for the roof restoration works to be undertaken in accordance with heritage advisor recommendations with funding of \$3,250 from Council's LHF grant program acceptable for this project.

2026-27/02 Replacement of exterior cladding to "Federation House" at 12 George St, Wallendbeen

Submission from applicant (Anne Chamberlain) is for the replacement of exterior 'asbestos' cladding to the attached shed and enhance appearance to this locally listed Heritage Item (I85) the "Federation Period Brick House" at 12 George St, Wallendbeen. On review of the submission, the works proposed for the replacement cladding to this house suits the criteria of the local heritage fund, with Council approval needed under LEP Clause 5.10 (3).

Recommendation is for the replacement of exterior 'asbestos' cladding to the attached shed to the "Federation Period Brick House" be undertaken in accordance with heritage advisor recommendations with funding of \$3,500 from Council's LHF grant program acceptable for this project.

2026-27/03 Conservation, protection & heritage interpretation works in Gundagai's historic cemeteries

Submission from applicant (Donna Britton - CGRC) is for the conservation, protection and heritage interpretation works in Gundagai's historic cemeteries, including the State Heritage Register-listed graves of Captain Moonlite and James Nesbitt, together with other significant graves, burial areas and associated cemetery fabric. The project will stabilise vulnerable elements, improve respectful understanding and support long-term heritage management at Gundagai cemeteries, including North Gundagai Cemetery and other identified heritage-significant burial areas. On review the submission, the works proposed firstly need the appointment of a heritage specialist to review and ascertain the scope for the project and the conservation, protection and heritage interpretation works for historic cemeteries are generally not funded with reference to the LHF guidelines.

Recommendation is for not to fund this conservation, protection and heritage interpretation works in Gundagai's historic cemeteries from Council's LHF grant program.

2026-27/04 Roof replacement to canopy at "Art Deco Garage" at 30 Wallendoon St, Cootamundra

Submission from applicant (Mrs Melinda Chambers) is for the roof replacement at the fuel driveway canopy to this locally listed Heritage Item (I52) the "Art Deco Style Garage" at 30 Wallendoon St, Cootamundra. On review of the submission, the works proposed for the roof replacement over the fuel driveway area, where all replacement corrugated iron sheets, flashing and downpipes will match the original 1930's materials suits the criteria of the local heritage fund, with Council approval needed under LEP Clause 5.10 (3).

Recommendation is for the roof replacement at the fuel driveway canopy to the "Art Deco Style Garage" be undertaken in accordance with heritage advisor recommendations with funding of \$3,250 from Council's LHF grant program acceptable for this project.

COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL

HERITAGE REPORT

2026-27/05 Front facade repainting to "Ellwood's Hall" at 30 Martin Street, Stockinbingal

Submission from applicant (Lorna Nixon - Ellwood's Hall Committee) is for the front facade repainting to this locally listed Heritage Item (I82) "Ellwood's Hall" at 30 Martin Street, Stockinbingal. On review of the submission where the heritage advisor has previously provided a heritage report with the proposed new colour scheme for the front facade, the works proposed for "Ellwood's Hall" suits the criteria of the local heritage fund, with Council approval needed under LEP Clause 5.10 (3). Recommendation is for the front facade repainting to the "Ellwood's Hall" be undertaken in accordance with previous heritage advisor recommendations/report with funding of \$2,000 from Council's LHF grant program acceptable for this project.

In conclusion, Noel Thomson notes five (5) applications were submitted by the closing date for Council's Local Heritage Fund and on assessment of the applications recommendation is for the funding of 4 projects by Council's Local Heritage Fund 2026-27 round.

Note: Refer attached Summary and Assessment Forms for further information

Trusting the foregoing advice is of assistance at this time.



NOEL THOMSON FRAIA
COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL HERITAGE ADVISOR

7.4.3 NSW STATEWIDE COMMUNITY PARTICIPATION PLAN

DOCUMENT NUMBER	481613
REPORTING OFFICER	Luke Izzard, Acting Manager Sustainable Development
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.4 Recognised as a premier local government Council that represents and advocates for community needs
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	This document changes the legislative requirements in relation to notifying Development Applications.
POLICY IMPLICATIONS	The repeal of Council's Community Participation Plan - CGRC - 2019 will remove a superseded planning document from Council's policy framework. Community participation requirements for planning matters will continue to be governed by the NSW Statewide Community Participation Plan and the Environmental Planning and Assessment Act 1979.
ATTACHMENTS	1. Community Participation Plan ↓

RECOMMENDATION**That Council:**

- 1. Note the commencement of the NSW Statewide Community Participation Plan on 1 September 2026.**
- 2. Note that the Statewide Community Participation Plan applies to all planning authorities in New South Wales, including Councils.**
- 3. Repeal the Community Participation Plan - CGRC - 2019, adopted by Council on 29 October 2019.**
- 4. Authorise the General Manager to undertake all administrative actions necessary to remove the repealed document from Council's policy register and website and replace references with the NSW Statewide Community Participation Plan.**
- 5. Undertakes a media campaign to provide more detailed information to the community regarding the proposed changes and its key impacts locally.**

Introduction

The NSW Government has introduced a single statewide Community Participation Plan (CPP) that commenced on 1 September 2026. The new CPP was prepared by the Planning Secretary and applies to all planning authorities across New South Wales, including local councils.

One of the key reforms arising from the Planning System Reforms Act 2025 is the establishment of a single statewide CPP to provide consistency in consultation requirements and exhibition timeframes across NSW. The Statewide CPP expressly applies to councils and other planning authorities and standardises public exhibition requirements for planning functions.

As the Statewide CPP now governs community participation requirements under the Environmental Planning and Assessment Act 1979, Council's existing Community Participation Plan - CGRC - 2019 is redundant and should be formally repealed.

Discussion

Background

The Environmental Planning and Assessment Act 1979 previously required planning authorities, including councils, to prepare and adopt their own Community Participation Plans.

In response to these requirements, Council adopted the Community Participation Plan - CGRC - 2019 on 29 October 2019. The document outlined local notification, exhibition and engagement requirements for planning proposals, development applications, development control plans, contribution plans and other planning matters within the Cootamundra-Gundagai Local Government Area.

The NSW Government has subsequently implemented planning reforms intended to improve consistency across the State. The new Community participation plan - State 2026 commenced on 1 September 2026 and applies to all planning authorities, including local councils, State agencies and the Department of Planning, Housing and Infrastructure.

Statewide Community Participation Plan

The Statewide CPP establishes mandatory community participation requirements and public exhibition timeframes for planning functions undertaken throughout New South Wales. The document specifically states that it applies to all planning authorities including local councils and has been prepared by the Planning Secretary under Division 2.6 of the Environmental Planning and Assessment Act 1979.

Importantly, the Statewide CPP introduces consistent exhibition periods across NSW and removes the need for individual councils to prescribe their own exhibition timeframes. The document notes that councils may still develop engagement strategies outlining consultation methods tailored to their communities; however, these strategies cannot specify alternative public exhibition timeframes.

Implications for Council

Council's 2019 CPP contains local notification provisions and exhibition requirements for planning instruments and development applications. These provisions have effectively been superseded by the Statewide CPP, which now establishes the mandatory exhibition periods and consultation requirements that Council must apply when exercising planning functions under the Environmental Planning and Assessment Act 1979.

Retaining Council's 2019 CPP may create confusion for applicants, owners and staff regarding applicable notification requirements. Repealing the document will ensure that Council's planning framework aligns with current State legislation and policy.

Should Council wish to provide additional guidance on consultation methods and community engagement practices in the future, this may be achieved through a separate community

engagement or engagement strategy document, consistent with the framework contemplated by the Statewide CPP.

Financial

No financial implications.

OLG 23a Guideline consideration

Does not conflict with guidelines.

Department of Planning, Housing and Infrastructure



Community Participation Plan

1 September 2026

dphi.nsw.gov.au





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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dphi.nsw.gov.au

Community Participation Plan
First published: 27 August 2026
Department reference number: IRF26/4657

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Secretary's foreword

A message from Kiersten Fishburn



We know that planning works best when it reflects what communities need and value. Local knowledge plays a vital role in shaping strategic plans and the assessment of development proposals.

The *Planning System Reforms Act 2025* lays the foundation for a modern planning system that is faster, fairer and focused on outcomes. One of its key commitments is creating a single statewide Community Participation Plan for all councils and planning authorities.

This plan brings consistency to consultation timeframes across NSW. It ensures communities have a strong voice in the planning system and sets clear expectations that engagement should match the scale and impact of a proposal or strategic plan.

We also understand that the planning system can seem complicated or daunting. That's why this plan explains the different ways you and your community can get involved at both the local and state level. It also encourages planning authorities to consult widely so decisions reflect your values, priorities and concerns.

Planning should be a partnership with people who know their communities best. That is why planning authorities can continue to develop their own engagement strategies that outline how councils and other planning authorities will work with their communities and ensure local context guides their approach.

Good participation must be accessible to everyone. This approach emphasises the importance of engaging respectfully with Aboriginal communities and people from culturally and linguistically diverse backgrounds. Everyone should be able to navigate a planning system that works for them.

This Community Participation Plan applies to planning authorities and functions subject to community participation requirements under the *Environmental Planning and Assessment Act 1979*. This includes the planning functions of the Minister for Planning and Public Spaces, the Department of Planning, Housing and Infrastructure and its Secretary, as well as all councils and relevant planning authorities across NSW.

I hope you find this plan a practical guide to participate in planning in NSW.

Kiersten Fishburn
Secretary, Department of Planning,
Housing and Infrastructure

A Statewide Community Participation Plan

1

Commencement: This document commences on 1 September 2026.

What is the Community Participation Plan?

The Community Participation Plan (CPP) sets out how and when planning authorities will engage the community and stakeholders in decision-making processes related to planning functions.

This plan is applicable to all planning authorities including the Department of Planning Housing and Infrastructure (the Department), local councils and other State Government Departments and agencies. It is designed to clearly outline how and when the community can participate in planning decisions and processes, and when planning authorities exercise their relevant planning functions.

The plan has been prepared by the Planning Secretary to set out the mandatory community participation requirements in accordance with Division 2.6 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Consistency and proportionality in community participation

Consistency and proportionality are key to the broader success of community participation. The Community Participation Plan standardises public exhibition timeframes across all planning functions, providing a consistent approach, no matter where you are in NSW.

Planning functions are subject to different levels of community participation that reflect the scale, complexity and potential impacts of the proposal or development. This ensures that exhibition requirements are proportionate to the scale and impact of the proposal.

This includes extended exhibition periods for draft strategic plans, as they establish the long-term vision and

identify future needs for housing, jobs, infrastructure and connected communities. Early community engagement at this stage is critical, as it helps inform decisions about land use and the location of future development.

In contrast, some low-impact local development applications may not require public exhibition, reflecting their limited scale and potential impacts. This helps focus community participation on matters that are most likely to affect the community.

While some development types may not be publicly exhibited, they are still assessed on their merits. The consent authority must consider all relevant planning matters as part of the overall assessment process including issues such as privacy, overshadowing and heritage significance.

Engagement strategies

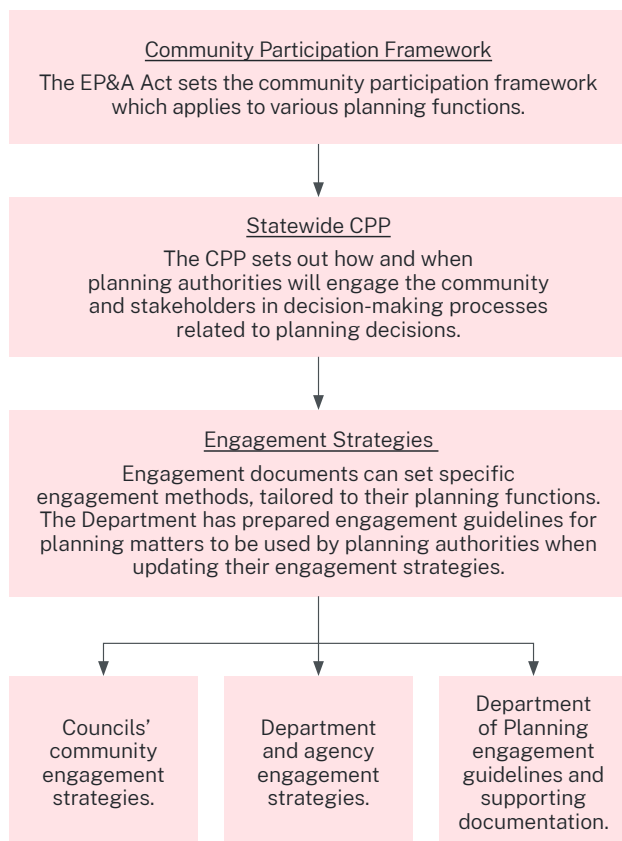
Councils and other planning authorities including the Independent Planning Commission can continue to specify engagement methods in their relevant engagement strategy within the parameters set by this plan. An engagement strategy must not specify timeframes for public exhibition of planning functions. These strategies outline the specific methods and tools that a planning authority will use to engage with communities and stakeholders. Every community is different, and engagement approaches should reflect the characteristics, needs and preferences of the communities they are intended to reach.

Councils and planning authorities are best placed to understand their communities and determine how to effectively engage with groups that may be harder to reach, including young people, people with disability, elderly, socio-economically disadvantaged, those living in rural areas, Aboriginal and Torres Strait Islanders communities and culturally and linguistically diverse people.



Figure 1 shows the hierarchy of community participation legislation and related documents and their relationship to a planning authorities engagement strategy.

Figure 1: Community participation framework in NSW



Public participation – getting involved

Community participation is an essential part of the planning process and a fundamental part of the EP&A Act.

Anyone affected by, or interested in, NSW's planning system including individuals, groups, organisations and government bodies can provide feedback and get involved on planning matters.

Getting involved in the planning process by providing feedback on a proposed development, plan or policy is an important way for the community to have a meaningful say in how their local area changes over time.

Participation plays an important role in improving the design of projects, informing decision-making and building confidence in the planning system so that communities across NSW feel heard and reflected in the spaces that they live and work in.

Effective participation is achieved by:

- Facilitating discussion between stakeholders so they can hear each other's concerns and ideas
- Creating opportunities for upfront discussions that can reduce potential disputes
- Assisting decision makers identify community concerns
- Utilising local knowledge and expertise
- Empowering local communities in the planning process.

Community participation objectives

The principles in section 2.23(2) of the EP&A Act have been considered when developing this CPP, including the community participation objectives. These objectives are included below and are used when engaging with the community and stakeholders on planning matters.



Open and inclusive

Planning authorities will keep the community informed and promote equitable participation. This includes incorporating culturally appropriate practices where relevant and conducting engagement in a safe environment so that all community members can join in.



Easy to access

Planning authorities will advise the community early about how and when they can participate. Information and engagement opportunities will reflect how each community accesses information, using the formats, channels, times and locations that are most likely to reach the people affected.



Relevant

Planning authorities will clearly identify what aspects of the project can be discussed and ensure as many community members as possible can participate. Engagement activities will acknowledge previous community input and be tailored to the context — such as location, application type, assessment stage, and earlier engagement — as well as the scale, nature, and impacts of the proposal.



Timely

Planning authorities will start community participation as early as possible and continue it for an appropriate period, providing regular project updates so people stay informed. The community will be given reasonable time to provide a submission, and authorities will maintain ongoing engagement through local networks.



Proportionate

Planning authorities will concentrate engagement effort on the stages of planning and decision making where community input can have the greatest influence. Where key directions have already been established, engagement will be clear about what has been decided and focus on the matters that remain open to change.



Meaningful

Planning authorities will clearly explain how community submission influence decisions and be upfront about what aspects of a plan the community can shape. Decision makers will engage directly, provide relevant responses, and genuinely consider all input.

Notification and Exhibition

Minimum public exhibition periods

The *Environmental Planning and Assessment Act 1979* sets out minimum community participation requirements for the public exhibition of certain planning matters.

During a public exhibition period all relevant documentation is made publicly available, and the community is invited to make a submission outlining their views on the draft policy, plan or proposal.

When and how you may be notified

If you are directly affected by a proposal, you may receive a notification during public exhibition that provides information on how to view a proposal and how to lodge a submission. Consent authorities may undertake a site visit of the subject site or neighbouring properties to assess impacts as part of their assessment.

Planning authorities will specify how they engage the community on certain types of development in their community engagement strategies. Engagement methods include, but are not limited to the following:

Table 1: Examples of engagement methods for different levels of engagement

Level of engagement	Objective	Method
Make information available	Planning authorities will keep the community informed and promote equitable participation	• a letter • an email • an on-site notice
Invite broader community input	Planning authorities will advise the community early about how and when they can participate	• public exhibition – invite written submissions • documents made available on websites • media releases • mailing lists, Electronic Direct Mail (EDM) • community newsletters and emails • social media posts • updates to subscribers via the NSW Planning Portal
Actively gather community input	Planning authorities will clearly identify what aspects of the project can be discussed and ensure as many community members as possible can participate	• drop in sessions • public meetings • reference groups • focus groups
Explore and refine the proposal with affected communities	Planning authorities will clearly explain how community submissions influence decisions and be upfront about what aspects of a plan the community can shape	• workshops • surveys • website content or, social media notification

Submissions

A consent authority will consider all submissions received during a public exhibition period. In some cases, the number of submissions on a development application determines who the final consent authority is.

Anyone can make a submission. The contents of a submission may be a general response to the project, and not technically detailed. You do not need to be a specialist to have your say.

Late submissions may be considered at the discretion of the consent authority. Submissions must be made in writing and submitted online via the relevant planning authority's website. For the NSW Independent Planning Commission, the panel members will only accept a late submission in exceptional circumstances. It is recommended you contact the relevant consent authority to confirm.

For local development applications, it may be possible to make submissions via the NSW Planning Portal or through other means, such as by post or electronic mail – it is recommended you engage with your council to confirm. For any other consent authorities, it is recommended to contact the consent authority to confirm how submissions can be made.

Where a development is not required to be exhibited, a consent authority is not required to consider submissions as part of its assessment.

Material received outside of a public exhibition period

Feedback can be provided to the consent authority at any stage of an application. This includes planning functions that do not require public exhibition. Where a development application is not publicly exhibited, feedback can still be provided – however it is not considered a formal submission.

Staying up to date

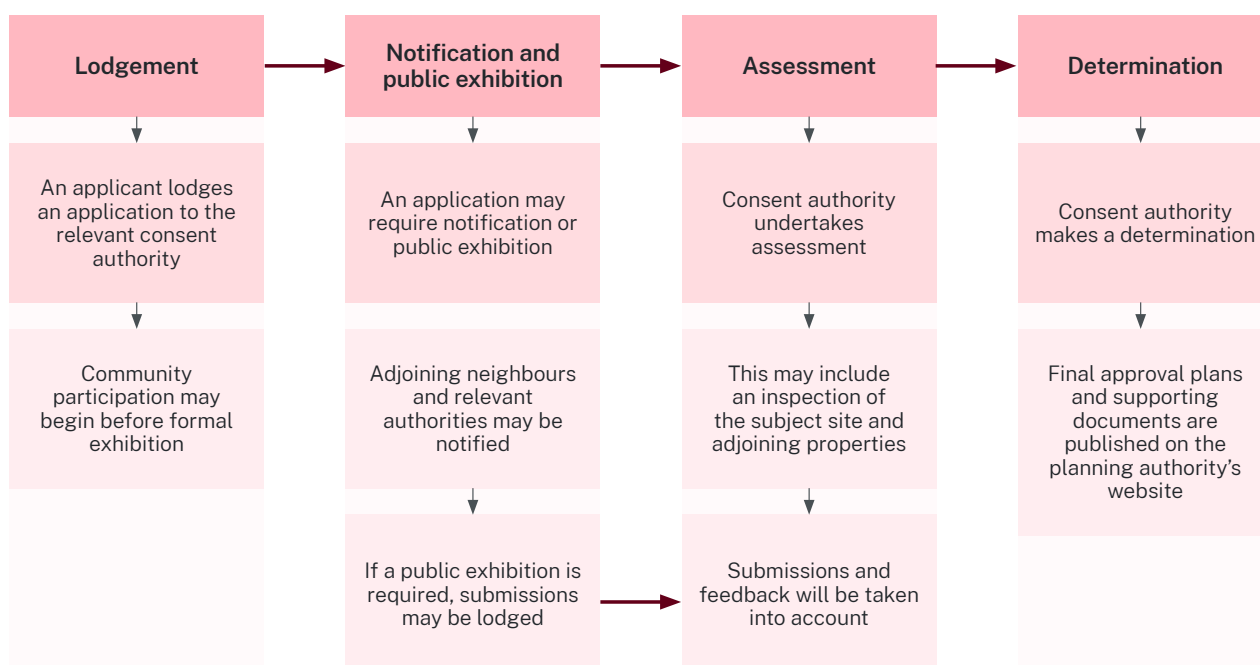
There are many ways to stay updated about development in your local area. You can sign up for alerts on specific projects such as planning proposals, new major projects and State significant development in your local government area.

Throughout this document you will find useful links to trackers and ways to subscribe to projects.

Process for development applications

Figure 2 shows the consultation process of a development application from lodgement to determination and outlines the key stages where participation occurs.

Figure 2: Summary of consultation during development assessment



Participating in planning functions

2

Planning functions

The CPP details exhibition timeframes for the following planning functions:

State Planning Framework – setting the rules and regulations

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- State Environmental Planning Policies (SEPPs)

Strategic Planning – how my region and community will change overtime

- community participation plan (CPP)
- planning proposals for local environmental plans subject to a gateway determination
- development controls plan (DCPs)
- contribution plans
- regional or district plans
- local strategic planning statements (LSPS)
- activation precinct masterplans and delivery plans (including infrastructure delivery plans)
- structure plans, precinct plans and masterplans for urban renewal areas

Development Assessment – development that may impact where you live and work

- State significant projects
- regionally significant development
- local development
- designated development
- nominated integrated development or threatened species development
- environmental impact statement obtained under Division 5.1
- council-related development applications
- application for modification of development consent
- review of a determination or decision



State planning framework

Setting the rules and regulations

Acts, regulations and policies set the structure for the NSW planning system, providing a regulatory framework for planning decisions, including the assessment of development applications, making planning instruments and strategic planning.

You may be invited to lodge a submission on the following:



EP&A Act

The EP&A Act sets the structure for the NSW planning system. It is the principal legislation regulating land use in NSW and allows plans to be made to guide the process of development and regulate competing land uses.

EP&A Reg

The EP&A Regulation sets out how the procedural matters and requirements of the EP&A Act are carried out, including the provisions planning authorities must follow when assessing development applications.



SEPPs

Environmental planning policies are for State significant or statewide planning matters. They inform how land can be developed, managed and conserved in NSW.



Who is involved:



Department

The Department develops changes as needed and leads engagement



Councils

Councils provide expertise and feedback when an Explanation of Intended Effects is exhibited



Community

Provide feedback when an Explanation of Intended Effects is exhibited



Industry

Peak bodies and advocacy associations provide expertise



Case study

Providing feedback on a housing policy change

Yao saw a government announcement on his news feed that it would soon be easier to build more housing types in places with access to good infrastructure.

The article linked to the Department of Planning, Housing and Infrastructure's website, where he found information on the proposed policy, which included changes to planning controls in the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

Supportive of the changes, Yao was pleased he could provide feedback, as he lived further from services and jobs.

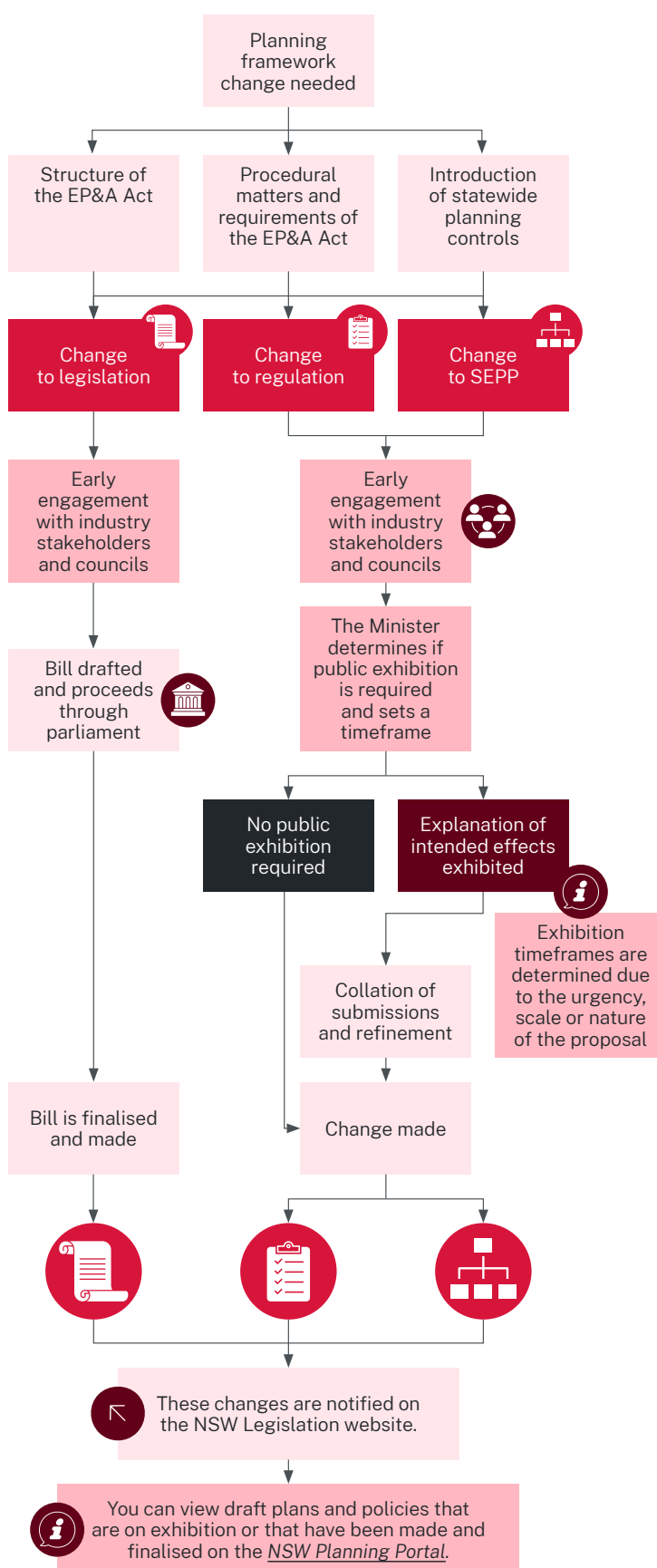
The Department's Explanation of Intended Effects (EIE) document outlined the proposed changes to the Housing SEPP, and where they would apply across NSW.

Although confused by technical planning language, he found infographics, videos and guides written in plain English on the website that helped him understand the proposal.

Yao submitted feedback through a guided form and subscribed to updates.

When the policy was finalised, he read the 'What we heard' document on the website and saw how feedback had informed changes.

Figure 3: Exhibition process – State planning





Strategic planning

How my region and community will change over time

Strategic planning helps guide how places grow, change and are protected. It is the foundation for how governments influence the shape of communities, determine where homes are built, where jobs are located, and how services and infrastructure connect across the State and how the environment is conserved.

Early engagement builds community confidence in the planning system, provides greater transparency about how decisions are made and ensures that potential concerns and priorities are explored proactively.

This aligns with the object of proportionality by encouraging and strengthening early, meaningful community consultation at the strategic planning stage. This ensures the focus of engagement is targeted on identifying issues and priorities that can be addressed prior to development assessment.



You may be invited to lodge a submission on the following:



Draft regional and district strategic plans
Exhibited for a minimum of 60 days

Plans developed to support future community needs in regions and districts across NSW. These include plans for homes, jobs, community infrastructure and a healthy environment.

Updated by NSW government every 5 years

Draft local strategic planning statements (LSPS)
Exhibited for a minimum of 60 days

Plans that detail the vision for land-use in a local area, special character values, and how change will be managed into the future.

Developed by councils and updated every 7 years.



Masterplans for urban renewal areas
Exhibited for a minimum of 42 days

Plans that set a future direction for areas by creating new communities that build on local character and provide updated housing, work, recreation and business opportunities.

A planning authority develops a masterplan for a precinct, in response to strategic direction.

Planning proposals to amend or create a new local environmental plan (LEP)
Exhibited for a minimum of 28 days unless specified in the gateway determination

Planning proposals create and amend LEPs which guide planning decisions for local government areas. They do this through zoning and development controls, which sets how land can be used.

A planning authority or proponent can instigate changes to an LEP.



Draft development control plans (DCP)
Exhibited for a minimum of 28 days

Plans that provide detailed planning and design guidelines to support the planning controls in a LEP.

A council may draft or require a DCP to be prepared.

Draft contributions plans
Exhibited for a minimum of 28 days

These plans enable consent authorities to levy contributions for public amenities and services required to support development.

Did you know: You can view your councils contribution plan on the [NSW Planning Portal](#).

A council prepares a draft contributions plan as needed.



Draft community participation plan (CPP)
Exhibited for a minimum of 28 days

The CPP outlines how and when community participation is undertaken when relevant planning authorities exercise their planning functions.

Did you know: You can view plans on exhibition and under assessment on the [NSW Planning Portal](#).

Established by the State government, the Planning Secretary prepares a draft CPP.

Who is involved:



Department

The Department prepares regional strategic plans, policies and masterplans, and has a role in assessing planning proposals



Councils

Councils prepare strategic plans, contribution plans, masterplans and development control plans. Council also prepare and assess planning proposals



Community

The community provides the local perspective on strategic planning during public exhibition



Industry

Industry experts provide advice and feedback on proposals

Case study

Lodging a submission on the Sydney Region Plan

Myriam sees a post pop up on her social media account about a new plan called the Sydney Region Plan.

The post says that the Government is looking for the community to have their say on how Sydney will grow and transform over the next 20 years.

The post has a link to the NSW Planning Portal which has a copy of the draft Sydney Region Plan as well as some simple survey questions to fill out.

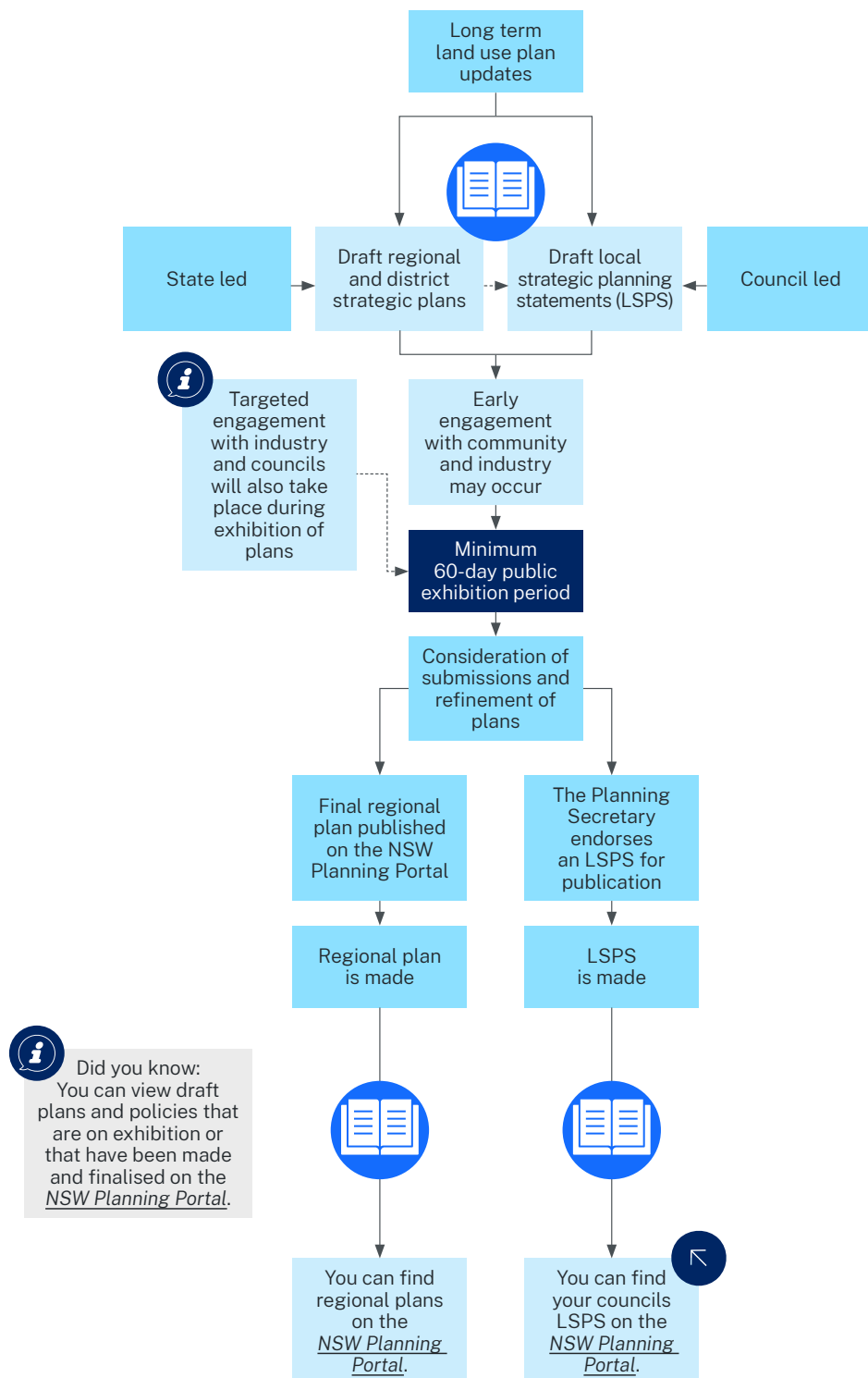
Myriam responds to the survey questions and then uses the statewide CPP linked on the NSW Planning Portal, to help her provide a planning focused feedback submission about the draft Sydney Region Plan.

Myriam would like to see more housing near the local train station as she has been renting but wants more opportunities to buy a home in a well connected area.



Community Participation Plan 2026

Figure 4: Exhibition process – Strategic planning



Development assessment

Development that may impact where I live and work

Development assessment functions are undertaken by several planning authorities, including councils, panels, the IPC and State agencies, who make decisions on proposals in accordance with the relevant approval frameworks and planning controls.

Exhibition requirements for development assessment are proportionate to the level of impact a project will produce. During exhibition, the public can see how planning controls translate into buildings and places in their community.

Where a development application requires a more rigorous assessment, and additional consultation requirements set out in legislation or a SEPP, minimum timeframes are generally longer. For example, State significant development applications generally have longer minimum timeframes than local development applications assessed by councils.

You may be invited to lodge a submission on the following:



State significant projects

*Exhibited for a minimum of 28 days
(a minimum period of 14-day applies in specified circumstances)*

Development of a large scale and economic value, environmental sensitivity, or declared significant by the Planning Minister. This includes State significant developments and State significant infrastructure.



Subscribe here to receive email alerts of major projects in your local government area.



For applications that rely on a rezoning exhibited by the Department, the details of the proposed amendments to the relevant planning instrument(s) will be publicly exhibited concurrently with the application.

Regionally significant development

Exhibited for a minimum of 14 days

Certain development applications of large economic value, scale and/or complexity. Regional planning panels are made up of independent experts that decide whether to approve a development.



Did you know: You can view applications on exhibition and under assessment on the NSW Planning Portal.



Local development

Exhibited for a minimum of 14 days

The most common type of development applications in NSW. Projects range from home extensions to medium sized commercial, retail, and industrial developments.



Did you know: You can view exhibited and determined applications using the DA tracker.

Development excluded from notification and public exhibition

No exhibition

Certain development that meets relevant planning controls.

Development types specified in Table 6 will be excluded from exhibition requirements (if they do not include a clause 4.6 variation).



Continued on next page



Council-related development applications

Exhibited for a minimum of 28 days

Councils regularly lodge development applications as an applicant to complete their own projects and achieve outcomes for the community. This includes development such as parks, affordable housing and toilet blocks, as well as commercial proposals.



Where a development application requires a more rigorous assessment, and additional consultation requirements set out in legislation or a SEPP, minimum timeframes are generally longer. For example, state significant development applications have longer minimum timeframes than local development applications assessed by councils.

Development applications with additional considerations

Exhibited for a minimum of 28 days



Did you know: You can view exhibited and determined applications using the [DA tracker](#).

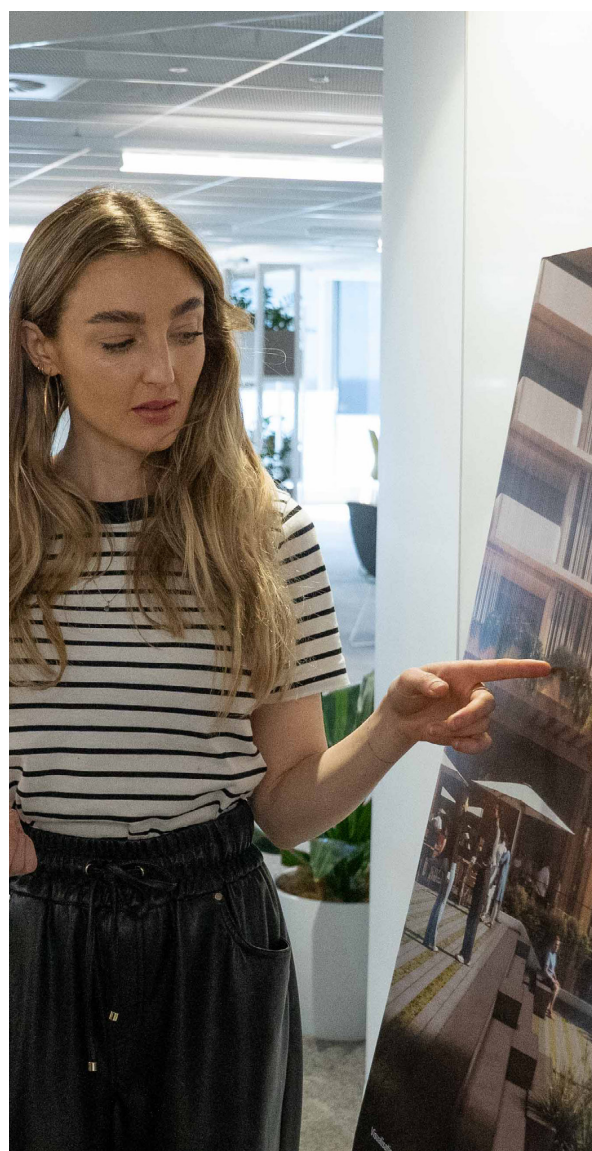


Designated development is a category of development that involves a higher level of assessment and scrutiny due to the potential risk it poses to the environment.

Nominated integrated development is development that requires certain approvals (such as a permit or license) from a NSW Government agency before it can be carried out.

Threatened species development is a category of development that affects threatened species and requires a species impact statement.

An Environmental Impact Statement (EIS) is required if an activity will have a significant impact on the environment. The EIS assesses the economic, environmental and social impacts of a project.



Who is involved in development assessment:



Department

The Department assesses and in some cases determines State significant projects



Councils

Council assesses local and regionally significant development applications. Council also provides advice on State significant projects



Community

The community provide valuable feedback on projects during public exhibition



Industry

Industry experts provide advice and feedback on projects



Case study

Learning about a solar farm in my local area

There has been a post on a community social media group that a solar farm is proposed near Anne's local town, with many comments objecting to the idea.

This is the first time she's heard of the project and is curious, so she goes online to check if there are any project documents available for her review.

Anne discovers that the energy company is intending to host webinars next week to introduce locals to their proposal. This is suitable for Anne as she has two young children and is glad she can join in from home.

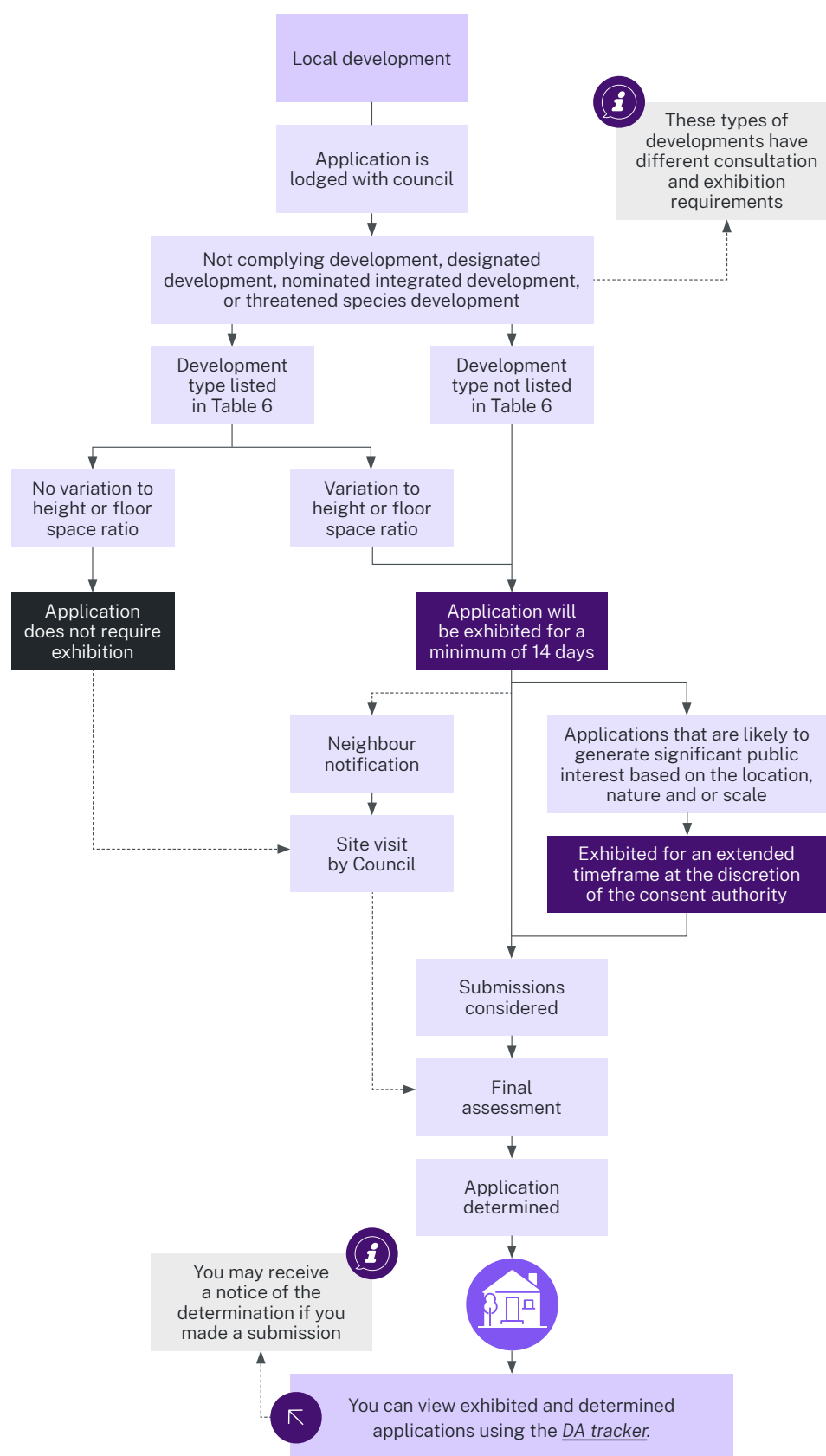
Upon joining the webinar, she discovers that the project is still in early development and a formal application is yet to be lodged.

It is also explained that for larger scale projects, such as renewable energy, the State Government assesses their environmental impact, as they are important to the State.

The community is being engaged as part of preparing the application, and Anne is encouraged to sign up for project updates to find out when the project moves through different stages of the planning process.

Anne will also be able to submit a formal submission when an environmental impact statement is lodged, and the formal exhibition process opens. It is important to be able to do this, as the submissions will be considered by the NSW Government as part of its assessment of the project.

Figure 5: Exhibition process – Local development





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Community Participation July 2026

Other notice requirements

The following planning functions are subject to different approval pathways under NSW planning legislation and have varying notification requirements, which are not set by the community participation plan.

Some forms of development, such as exempt development, are considered low impact and do not require community notification. Others, such as complying development, voluntary planning agreements and certain development carried out without consent, may involve notification. This depends on statutory requirements or the nature and potential impacts of the proposal.

Table 2: Notice requirements for specific development types

Development type	Description	Notice requirement
Complying development 	Process that combines planning and construction approval for straight forward residential, commercial and industrial development. These provisions are in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Complying development applications are not publicly exhibited as they meet specific development standards established for straight forward, low impact projects. Therefore, there is no opportunity to provide feedback.	For certain development types you will be notified before works commence. Council have a requirement to publish certain documents relating to complying development certificates on their website. Notice provisions are stipulated in the EP&A Regulation. Further information can be found in the Guide to complying development
Exempt development 	Very low impact development that can be done without planning or building approval for certain residential, commercial and industrial properties. These provisions are in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	No applicable notice requirements. Visit the Exempt development web page for fact sheets and further information.
Voluntary planning agreements 	A method of securing contributions to help cover the cost of delivering infrastructure. They are legal agreements between a developer and a planning authority, such as the Minister for Planning and Public Spaces, or local councils.	A proposed agreement, amendment or revocation must be made available for inspection by the public for at least 28 days, as set out in the EP&A Act. Notification of a planning agreement can happen concurrently with the related planning matter.
Development without consent (Review of environmental factors) 	Certain projects undertaken by councils, government departments or State agencies. Before work can start, public authorities are required to assess the environmental impacts of a project.	Notice periods are set out in the relevant environmental planning instruments, and guideline documents.

Public exhibition timeframes

Tables 3, 4, 5 and 6 set out mandatory requirements for public exhibition
Table 6 sets out when certain development types are excluded from public exhibition.

State and local planning framework

Table 3: Public exhibition timeframes for policy and legislation

Planning function	Minimum exhibition timeframe
Draft legislation and regulations (the Department)	Discretionary based on the urgency, scale or nature of the proposal
Policies, guidelines or strategies publicly exhibited for a planning purpose	28 days unless decided otherwise due to the urgency, scale and nature of the proposal

Additionally, the Department may exhibit other proposals consistent with community participation objectives. For these functions, there may also be occasions where a government priority or administrative requirement demands immediate action, and the usual community participation process may be truncated.

Strategic planning

Table 4: Public exhibition timeframes for strategic planning

Planning function	Minimum exhibition timeframe
Draft community participation plan	28 days ¹
Planning proposals for local environmental plans subject to a gateway determination*	28 days or as specified by the gateway determination which may determine, due to the minor nature of the proposal, that no public exhibition is required ²
Draft development control plan	28 days ³
Draft contribution plans	28 days ⁴
Draft local strategic planning statements	60 days
Draft regional or district strategic plans	60 days
Draft activation precinct masterplans and delivery plans (including infrastructure delivery plans)	28 days ⁵
Structure plans, precinct plans and masterplans for urban renewal areas	42 days unless decided otherwise due to the urgency, scale and nature of the proposal

* Exhibition of planning proposals must also be carried out in accordance with the Department's Local Environmental Plan Making Guideline.

¹ EP&A Act, Schedule 1, clause 1.

² EP&A Act, Schedule 1, clause 4.

³ EP&A Act, Schedule 1, clause 5.

⁴ EP&A Act, Schedule 1, clause 6.

⁵ State Environmental Planning Policy (Precincts – Regional) 2021, sections 3.6(6), 3.7(6).

Development assessment

Table 5: Public exhibition timeframes for development applications

Planning function	Minimum exhibition timeframe ⁶
Application for development consent. Exclusions: a) complying development, b) designated development, c) nominated integrated development, d) threatened species development, e) State significant development, and f) targeted assessment g) development listed in Table 6	14 days
Application for consent for the following State significant development: - Housing development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation under the <i>Planning Systems SEPP, Schedule 1, section 26</i> - In-fill affordable housing under the <i>Planning Systems SEPP, Schedule 1, section 26A</i> - Build-to-rent housing under the <i>Planning Systems SEPP, Schedule 1, section 27</i> - Seniors housing under the <i>Planning Systems SEPP, Schedule 1, section 28</i> - Development in accelerated TOD precincts under the <i>Planning Systems SEPP, Schedule 2, section 19</i> - Development declared under the <i>EP&A Act, section 4.36(3)</i>. Including on the recommendation of the Housing Delivery Authority	14 days
Application for development consent for targeted assessment development, including any amended application under the pathway	14 days, unless a different period is specified in a State environmental planning policy ⁷
Application for modification of development consent required to be publicly exhibited by the regulations	14 days ⁸
Application for the review of a determination or decision of a consent authority (Division 8.2 review)	The same period as the development application or modification application was originally notified or advertised
Application for development consent for all other State significant development	28 days
Application for development consent for designated development	28 days
Environmental impact statement for State significant infrastructure under Division 5.2	28 days
Application for development consent for nominated integrated development or threatened species development	28 days
Application for development consent for category 1 remediation work under Chapter 4 of SEPP (Resilience and Hazards) 2021	28 days
Environmental impact statement obtained under Division 5.1	28 days
Council-related development applications	28 days
Re-exhibition of any amended application or matter	The period (if any) determined by the person or body responsible for publicly exhibiting the application or matter

⁶ Development applications that are likely to generate significant public interest based on the location, nature and or scale may be exhibited for an extended timeframe at the discretion of the consent authority.

⁷ EP&A Act, Schedule 1, clause 9C.

⁸ Excluding applications to modify a development consent made under section 4.55(2) specified in Table 6.

Development types excluded from public exhibition

Applications for development consent listed in Table 6 (other than applications for complying development certificates, designated development, nominated integrated development, threatened species development or for State significant development), are excluded from public exhibition, where the development:

- Does not require a variation to height of building or floor space ratio, under clause 4.6 of the Standard Instrument LEP (or an equivalent provision of any other environmental planning instrument).

Table 6: Development types excluded from public exhibition

Development types excluded from public exhibition ⁹
• Ancillary development to existing residential accommodation (such as but not limited to pools, sheds, pergolas and carports) • Bed and breakfast accommodation • Change of use (excluding a change of use to a registered club or pub, and excluding any development that adjoins, or is located on, land in a residential zone) • Demolition • Dual occupancy (up to two storeys) • Attached dwelling (up to 5 dwellings) • Dwelling house (up to two storeys) • Multi dwelling housing (up to 5 dwellings) • Secondary dwelling • Exhibition home • Extensive agriculture • Farm building • Home business • Home industry • Home occupation • Industrial retail outlet • Infrastructure facility in the Alpine region¹⁰ • Internal and external alterations and additions (excluding residential accommodation) • Internal and external alterations and additions to existing residential accommodation resulting in no more than two storeys • Kiosk • Repair and maintenance of recreation infrastructure, lifting facility, or snow-making infrastructure in the Alpine region • Roadside stall • Rural worker's dwelling • Signage (excluding where it adjoins or is in a residential zone) • Subdivision of land resulting in no more than 5 new lots • Subdivision of land that is subject to an existing development consent for its current use. • Temporary structure • Tree removal on private land • Applications to modify a development consent made under section 4.55(1) of the EP&A Act • Applications to modify a development consent made under section 4.55(1A) of the EP&A Act • Applications to modify a development consent made under section 4.56(1) of the EP&A Act with minimal environmental impact • Applications to modify a development consent made under section 4.55(2) of the EP&A Act where the development the subject of the consent is specified in this Table

⁹ Where a word or expression used in the Table is defined in the Dictionary to the standard instrument set out in the *Standard Instrument (Local Environmental Plans) Order 2006*, that definition applies to the word or expression as used in the Table.

¹⁰ As defined in Schedule 4A to *State Environmental Planning Policy (Precincts – Regional) 2021*.

Key points to note about public exhibition

- Timeframes are measured in calendar days and include weekends.
- The period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition period as outlined in Schedule 1 to the EP&A Act.
- In certain circumstances there may be merit appeal rights for a person who makes a submission to object during the public exhibition of a development application for designated development and some state significant development projects.
- Public authorities are not required to make available for inspection any part of an environmental impact statement where this publication would, in the opinion of the public authority, be contrary to the public interest due to its confidential nature or for other reasons defined in relevant legislation, such as the Government Information (Public Access) Act 2009.
- Sections 287 and 287A of the EP&A Regulation require submissions on State significant projects and other development applications where the Minister for Planning and Public Spaces, Planning Secretary or Independent Planning Commission is the consent authority, to be made through the NSW Planning Portal.
- The safety of community members, other stakeholders and staff must be considered during meetings, phone calls, and as part of any correspondence. Everyone has the right to participate in a respectful environment and are expected to behave in a manner that supports everyone's right to present their point of view.

Glossary

Planning terms and definitions

Alpine region	Means the Alpine Region identified on the <u>State Environmental Planning Policy (Precincts – Regional) 2021, Kosciuszko Alpine Region Land Application Map</u>
Activation precinct	A dedicated area within regional New South Wales which has been identified by the NSW Government to drive regional economic development and declared to be an Activation Precinct in a Schedule made under Chapter 3 of the State Environmental Planning Policy (Precincts – Regional) 2021
Community Participation Plan	The community participation plan prepared and published under Division 2.6 of the EP&A Act
Contribution plans	A plan developed by councils for the purposes of imposing conditions requiring local infrastructure contributions to fund new and upgraded public amenities and/or services required to accommodate development
Council-related development applications	A development application, for which a council is the consent authority, that is – (a) made by or on behalf of the council, or (b) for development on land, other than a public road within the meaning of the <u>Local Government Act 1993</u> – (i) of which the council is an owner, a lessee or a licensee, or (ii) otherwise vested in or under the control of the council Note – Land vested in or under the control of the council includes public land within the meaning of the <u>Local Government Act 1993</u>
Delivery plan	A delivery plan for an activation precinct means a delivery plan for the precinct that is approved by the Planning Secretary under section 3.7 of Chapter 3 of the State Environmental Planning Policy (Precincts – Regional) 2021
Designated development	Designated development refers to high-impact developments (e.g. likely to generate pollution) or those located in or near an environmentally sensitive area
Development control plans (DCP)	A plan providing detailed planning and design guidelines to support LEP planning controls
Environmental impact statement (EIS)	An EIS provides information on the economic, environmental, and social impacts of the project. It helps the community; government agencies and the consent authority make informed submissions or decisions on the project
Gateway determination	A gateway determination is issued following an assessment of the strategic merit of a proposal to amend or create an LEP and allows for the proposal to proceed to public exhibition
Local environmental plan (LEP)	An environmental planning instrument developed by a planning proposal authority, generally a council. An LEP sets the planning framework for a Local Government Area

Planning terms and definitions

Nominated integrated development	Integrated development that requires an approval (within the meaning of section 4.45) under – (a) a provision of the <u>Heritage Act 1977</u> specified in section 4.46(1), or (b) a provision of the <u>Water Management Act 2000</u> specified in section 4.46(1), or (c) a provision of the <u>Protection of the Environment Operations Act 1997</u> specified in section 4.46(1)
Regional strategic plan	20-year plans addressing community needs for housing, jobs, infrastructure and a healthy environment for a region
Residential zone	Land in <i>R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential or R5 Large Lot Residential</i> under a local environmental plan that adopts the standard instrument set out at the end of the <i>Standard Instrument (Local Environmental Plans) Order 2006</i> (or land in an equivalent land use zone, as that term is defined under clause 5 of <i>State Environmental Planning Policy (Housing) 2021</i>)
State environmental planning policy (SEPP)	An environmental planning instrument developed by the Department, relating to State significant or statewide planning matters
State significant development (SSD)	Development that is declared to be state significant development under section 4.36 of the EP&A Act Developments may be declared to have State significance due to their size, location, economic value or potential impacts, for example new non-government schools and hospitals and energy generating facilities
State significant infrastructure (SSI)	Development that is declared to be state significant infrastructure under section 5.12 of the EP&A Act SSI includes major transport and services developments with significance and impact beyond the local area, for example rail infrastructure, road infrastructure and water storage or treatment facilities
Threatened species development	Development to which section 7.7(2) of the <u>Biodiversity Conservation Act 2016</u> or section 221ZW of the <u>Fisheries Management Act 1994</u> applies
Urban renewal area	- Areas identified as having good access to existing or planned public transport connections, suitable for rejuvenation with new homes and jobs - State significant precincts which are large areas of predominantly State-owned land within Greater Sydney, identified by the NSW Government as areas for growth because of their social, economic or environmental characteristics

Where can I find out more?

Planning function	Link
Acts, Regulations and SEPPs	Draft plans and policies on exhibition and under consideration can be found here: www.planningportal.nsw.gov.au/have-your-say-
Strategic planning	Regional plans can be found here: www.planning.nsw.gov.au/plans-in-nsw/plans-by-region Local Strategic Planning Statements can be found here: www.planningportal.nsw.gov.au/local-strategic-planning-statements Contribution plans can be found here: www.planningportal.nsw.gov.au/infrastructure-contributions Planning Proposals on exhibition can be found here: www.planningportal.nsw.gov.au/ppr
State significant projects	Subscribe to receive email alerts for Major Projects here: www.planningportal.nsw.gov.au/major-projects/services/subscribe-notifications Track applications on exhibited here: www.planningportal.nsw.gov.au/major-projects/projects?status=Exhibition&lga=All&development_type=All&industry_type=All&case_type=All
Regional planning panels	View applications with the Regional Planning Panels here: www.planningportal.nsw.gov.au/planning-panel
Development assessment	View councils' DA trackers here: www.planningportal.nsw.gov.au/map/council-trackers
Complying development	View the guide to complying development here: www.planning.nsw.gov.au/sites/default/files/2023-02/guide-to-complying-development.pdf
Exempt development	Find more information on exempt development here: www.planning.nsw.gov.au/the-planning-system/development-assessment/planning-approval-pathways/exempt-development



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7.5 ENGINEERING COOTAMUNDRA

7.5.1 COOTAMUNDRA ENGINEERING REPORT - AUGUST 2026

DOCUMENT NUMBER	481199
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 August 2026 be noted.

Introduction

The Cootamundra Engineering Report for the month of August 2026 is submitted for the information of Council and the community.

Discussion

Local Roads

Civil works crews have been moving through the local road network cleaning drains and replacing guideposts during periods of wet weather during August. Grading crews moved through the Stockinbingal, Wallendbeen, Milvale and Yannawah areas undertaking gravel patching and maintenance grading have been carried out when conditions are suitable. Works have been completed in:-

- Lewins Lane
- Greens Lane
- Hines Lane
- Haines Lane
- Back Nubba Road
- McLaughlin's Lane
- Boyds Lane
- Racecourse Lane
- Freemans Lane
- Wallendoon Lane

The concrete crew and mini excavators worked on preparation for the kerb to be laid following completion of pipes being laid on the Olney Street drainage project. The team assisted with kerb renewal as well as drain and stormwater maintenance before moving on to footpath maintenance in various locations throughout Cootamundra.

Mowing of the airport was completed in preparation for a car event in August. Council staff were in attendance for the event monitoring vehicle and pedestrian movements in accordance with risk assessments undertaken as part of the event management plan. Town drainage has been cleared during periods of wet weather, as well as moving through the footpath network correcting trip hazards and uneven walkways and carrying out sign replacements. This includes installation of a new stop sign and lines at the intersection of Crown and Adams Streets as per previous Council resolution.

Stockpile maintenance has been carried out in various local heavy patching locations in between carting materials to gravel patching sites in between heavy vehicle inspections required for registration renewals. Potholes and minor patching works are continuing to keep the network intact. The excavator has been operating at the waste facility turning over compost and cleaning up tip sites. The mini crew are minor patching for RMCC on MR78 and working through the villages clearing pipes and culverts.

Civil Projects

Backfilling of trench on the Olney Street Storm Water was completed ready for kerb install which was completed during the last week of August, with a contractor onsite installing the final two pits prior to Council staff reconnecting the water main.

Adams Street culvert replacement Geotechnical report has been received and concept design completed. Request for Quotation (RFQ) documents were completed for structural design of base slab, top slab and heawalls.

Preparation of costings for road maintenance on Dirnaseer Road, Old Cootamundra Road, and Dudauman Road was completed following discussions with Council staff and relevant stakeholders.

Work has commenced on preparation of a project list for potential inclusion in Council's updated 7.12 contributions plans.

An ecologist has been arranged to undertake inspections prior to commencement of Berthong Road works, involving vegetation maintenance prior to commencement of capital works.

Council's heavy patching and reseal program has been finalised.

RMCC

Routine Services continue on Olympic Highway and Burley Griffin Way.

Olympic Highway – TfNSW continue design of segment rehabilitation which will include tree removal and culvert replacement pre-works. As TfNSW are still designing works to allow costing and material ordering, it is expected tree removals and culvert replacements will be undertaken early in the New Year. Roadside weed spraying will commence on 1 September in preparation for slashing later in the month.

Heavy Patching Program – Costing has been approved by TfNSW. Work expected to start Monday 14 September and go for approximately 4-weeks. Reseal Program has been confirmed by TfNSW. The contractor has been advised of scope and requested to pencil in these works from mid-September to early December to allow line marking prior to Christmas. Sand patch testing has been completed and preliminary seal designs received.

Reseal Program has been confirmed by TfNSW. The contractor has been advised of scope and requested to pencil in these works from mid-September to early December to allow line marking

prior to Christmas. Contractor was on site 19 August to survey segments and perform sand patch testing.

WHS

At the end of August Council achieved 29 days without an injury claim and 17 days without a plant claim. The Aerodrome manual has been reviewed and will be in place by mid-September, and aerodrome OLS has been completed for this year. Safety Data Sheet Emergency Boxes have been placed at the entry of all Cootamundra Council locations, SDS sheets are being updated.

Road Safety

Local Transport Forum – The group met in Gundagai for a meeting scheduled on 13 August. Several reports have been prepared for consideration at the Local Transport Forum meeting in November.

Community Consultation – Local Government Week events held in both Cootamundra and Gundagai showcasing Council services. Cootamundra-Gundagai Regional Council conducted two rounds of community consultation to assist Transport for NSW in gathering feedback from the local government area on the Draft Riverina Murray Strategic Regional Integrated Transport Plan. Community engagement was positive, with 12 residents formally contributing feedback during the consultation period. In addition, a number of community members have continued to contact Council to share their views and experiences, demonstrating strong local interest in the future planning and development of transport services and infrastructure across the region.

Traffic Counters – Traffic counter training was provided to staff including the deployment, retrieval and download of traffic count data. One traffic counter on Cootamundra local roads was replaced following the identification of corrupted data. In Gundagai, five traffic counters were installed and are scheduled for data download, analysis and resetting as part of Council's ongoing traffic monitoring program. Three counters were removed from State Roads in Cootamundra following the completion of data collection. The resulting traffic data will be used to prepare reports for heavy patching works.

Event Management – Stakeholders and event organisers met to confirm final arrangements for the Festival of Gundagai. Wattle time Fair event management plan and traffic guidance scheme submitted to Council's insurance company for review.

The Vintage Sports Car Sprints event has been cancelled by the organisers due to issues obtaining adequate insurance coverage. Relevant stakeholders have been notified. Council has also received two additional bookings for motorsport events at the Cootamundra Aerodrome in 2028.

The Book Week Parade in Cootamundra was successfully delivered, with traffic management and event coordination proceeding smoothly. Event Management Plans (EMP) and Traffic Guidance Schemes (TGS) for the Festival of Gundagai were submitted to Transport for NSW and NSW Police for their information and review. Regulatory Services were also consulted regarding requests associated with the Show and Shine event scheduled for the weekend, ensuring all necessary approvals and operational requirements are being addressed.

Youth Road Safety Programs – Discussions were held with the Youth and Inclusion Officer regarding the coordination of upcoming youth road safety programs in Temora and Wagga Wagga. The officer has agreed to assume responsibility for the delivery of these programs and has been introduced to the event organisers. All relevant information and available documentation have been provided to support a smooth transition and ongoing program coordination.

Water & Sewer

The team has completed installation of a 100mm fire service to a commercial property in Cootamundra. Water and sewer infrastructure is being repaired as required, including clearing sewer chokes and repairing leaking services.

Increased water main flushing has been completed throughout August in response to dirty water complaints resulting from the hydrant assessments currently being undertaken. Between maintenance responses, staff have been catching up on backfilling of previous burst main repairs and taking water meter reads.

Cootamundra Standpipe Income – August 2026

2026/2027		No. of Transactions	Income (\$6/KL)	KL	Previous Year Income
2026	July	30	\$378.75	63.146	\$254.19
2026	August	10	\$451.00	75.182	\$1,066.02
2026	September	-	-	-	\$1,538.89
2026	October	-	-	-	\$3,733.97
2026	November	-	-	-	\$2,945.37
2026	December	-	-	-	\$3,257.99
2027	January	-	-	-	\$1,457.59
2027	February	-	-	-	\$0
2027	March	-	-	-	\$0
2027	April	-	-	-	\$0
2027	May	-	-	-	\$5.20
2027	June	-	-	-	\$88.41
2026/2027	Totals	40	\$829.75	138.328	\$14,347.63

Workshop

Staff have been busy carrying out pink-slip inspections for the annual fleet registration renewal. General services continue to be completed including a lot of windscreen replacements and finishing up pre-pit inspections for the Heavy white fleet for this year.

Financial

Projects funded from various funding sources as noted above.

Maintenance works funded from General Fund and align with the 2026/2027 budget.

OLG 23a Guideline consideration

The work outlined in this report does not conflict with the guidelines.

7.6 ENGINEERING GUNDAGAI

7.6.1 GUNDAGAI ENGINEERING REPORT - AUGUST 2026

DOCUMENT NUMBER	481272
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 August 2026 be noted.

Introduction

The Gundagai Engineering Report for the month of August 2026 is submitted for the information of Council and the community.

Discussion

Road Maintenance

Programmed road maintenance has been hampered by wet weather throughout August. The change in schedule has provided an opportunity for staff to inspect culverts and undertake guidepost inspection and replacement work across the LGA. Council staff are undertaking preparations for the upcoming heavy patching works and re-sealing season by gathering the required data to finalise designs.

Maintenance grading crews have been grading Armors Lane, Nanagroe Road, Jerusalem Road and Mahers Road. Table drain maintenance was carried out around Adjungbilly while crews were in the area. The concreting crew have undertaken footpath repairs on Tor Street.

Roadside slashing has commenced along Nangus Road and Muttama Road as growth increases with the warmer weather.

Projects

Annie Pyers Drive Watermain Project - physical construction works commenced on site on 24 August. Initial works will include establishment of a site compound, followed by plastic welding pipes together into longer lengths ready for installation. Multiple long lengths of pipe are now ready

to be installed into the ground. Council will be reaching out to landowners along the route over the coming weeks advising them that they can now submit an application to connect to the water line.

Replacement of the northbound Sheahan Bridge on the Hume Highway, over the Murrumbidgee River - Transport for NSW (TfNSW) has been progressing with planning for their asset. As part of these works, TfNSW is also investigating alternative routes which vehicles may utilise to ensure that these routes are suitable for an increased traffic load. Prince Alfred Bridge has been identified as not being suitable for in its current form for the increased traffic. TfNSW are in early stages of completing concept assessments and investigations to determine what works will need to be undertaken to strengthen this bridge to withstand increased loads and traffic volumes.

Mundarlo Bridge works are progressing well with all piles being driven and casings poured. Fifty percent of pile caps in the river have been poured along with six columns and the abutment on the southern side. The project has been injury and incident free to date. The relationship with the contractor is open and collaborative. The next stage of the works include the pouring of the headstocks. The 40 beams which each weigh 20 tonnes are being precast in Young and Newcastle. Council are liaising with the contractor and Hilltops Council to implement a road closure for a week at the end of September to lift the 40 beams into place. Notifications with locally affected businesses are continuing and 11 VMS boards are being strategically placed from Wagga to G7undadagi to ensure heavy vehicles are fully aware of the Tenandra road closure.

National Heavy Vehicle Register

Council has reached out to Transport for NSW again regarding the mapping of the Farm Gate Access Scheme. It is understood that this has been escalated within TfNSW to director level who are advocating on behalf of Council to NHVR to get their mapping updated. Council has received notification that NHVR have accepted Council's mapping submission and it is now in the "Review" phase. Once review has been completed by NHVR, they will finalise the application and then publish the application.

TfNSW have advised that NHVR have been struggling to undertake mapping updates since moving to a new mapping system a few years ago. Currently Council doesn't have a timeline for the review, finalise or publish stages for the supplied mapping submission, however it is expected to take some months.

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 46 applications and reviewed a total of 46 Access Permit Applications for the LGA during August 2026.

Applications Received	Approved with Conditions	Refusals
46	41	1

Currently the average time where an application is with Council for assessment is 0.9 days.

Water and Sewer

Contractors are actively working through pipe laying of the watermain replacement in Gundagai with works progressing along Virgil Street towards Sheridan Street during the reporting period.

Sewer replacement has been substantially completed by contractors in Gundagai under the current contract. A small 30m section of pipe in South Gundagai is the only section remaining.

The failed effluent pump in the pump set located at the Golf Club has been removed and replaced with a second-hand operational pump. The replacement will enable the system to operate more effectively, reducing pump run times and allowing the Golf Club and sporting ovals to be watered within the timeframes required under Council's EPA licence for irrigation using recycled effluent from the Gundagai Treatment Plant.

Water meter reading has been undertaken in Gundagai in readiness for water utility billing.

Hydrant Inspections

Council's contractors have undertaken inspection and testing of hydrants within Cootamundra township. The latest data available is as follows:

Description	Number
Working Hydrants	218
Non-working hydrant – capped	19
Non-working hydrant – too deep	33
Non-working hydrants - other	71
Total inspected	341

Most non-working hydrants are a result of insect nests filling the hydrant void with silt. Council are cleaning out and applying insect bait to hydrants to prevent re-occurrences in the short term.

Inspections will continue throughout Cootamundra and once completed will occur in Gundagai. Throughout the inspection process Council has received a small number of dirty water complaints. Council has been working with customers to assist them with discoloured water where required.

Financial

Projects funded from various sources as noted above and align with the adopted 2026/2027 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 - AUGUST 2026

DOCUMENT NUMBER	481224
REPORTING OFFICER	Greg Ewings, Acting Manager Regional Services Gundagai
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

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

Overview

This report highlights the key achievements, project milestones, operational activities and service delivery outcomes undertaken by the Gundagai Regional Services Division during August 2026. Throughout the month, Council continued to deliver a broad range of services across public infrastructure, recreational facilities, community assets, cemetery operations, biosecurity management and regulatory compliance functions.

August was characterised by the continued progression of capital works projects, implementation of routine maintenance programs, advancement of strategic initiatives and ongoing delivery of essential community services. Council staff remained focused on maintaining service standards, improving public assets, supporting community wellbeing and ensuring compliance with legislative requirements.

The following report provides a summary of the major activities, achievements and outcomes delivered by the Gundagai Regional Services team during August 2026.

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 conditions.

Key achievements during the reporting period included:

- Completion of extensive cleaning and maintenance works along the Morley's Creek walking tracks and pathway network following the departure of the flying-fox colony, significantly improving accessibility and presentation.
- Assessment of vegetation impacts within the affected areas, with planning commenced for the removal of damaged and hazardous trees resulting from the colony's occupation.
- Ongoing preparation of sporting fields for the upcoming spring season, including turf management activities, irrigation inspections and surface condition assessments.
- Routine playground inspections and maintenance undertaken across Council facilities to ensure assets remain safe, functional and compliant with relevant standards.
- Continued mowing, pruning, weed management, rubbish collection and asset inspections across parks, reserves and public open spaces, maintaining a high standard of presentation throughout the region.
- Planning and implementation of seasonal beautification and maintenance programs to support increased community use of open spaces during the warmer months.

Council Facilities

- Successfully implemented contracted cleaning services across the Council Administration Building, Visitor Information Centre and Gundagai Library, resulting in improved presentation standards, consistency of service delivery and enhanced amenity for staff, residents and visitors.
- Ongoing maintenance and inspection programs across Council buildings, including minor repairs, safety checks and preventative maintenance works.
- Continued monitoring and operation of the upgraded Emergency Operations Centre (EOC), ensuring readiness to support emergency management and business continuity requirements.
- Coordination of contractor access and facility maintenance works across multiple Council-owned sites.
- Preparation of facilities and public amenities for increased visitation throughout the spring season.
- Regular inspections of public amenities and community facilities to identify maintenance requirements and ensure a high standard of cleanliness and functionality.
- Energy, lighting and air-conditioning systems monitored and maintained to support efficient building operations.
- Customer service facilities, including the Visitor Information Centre and Library, continued to operate effectively, providing important services to residents and visitors.
- Asset condition assessments undertaken to assist with future maintenance planning and capital works prioritisation.
- Investigations commenced into future building improvement opportunities aimed at enhancing accessibility, functionality and user experience across Council facilities.

Gundagai Memorial Swimming Pool

- Preparation works for the upcoming 2026/27 swimming season continued throughout August, with painting of the pool structure commencing to ensure the facility is presented to a high standard ahead of opening.
- Concourse upgrade works continued to progress, with contractors advancing key project milestones in accordance with the project program.
- Council continued to monitor project delivery and maintenance activities to ensure quality outcomes, safety standards and operational readiness for the forthcoming pool season.
- Ongoing liaison continued regarding the proposed Green Bean Carbon electrical easement adjacent to the pool site, with Council awaiting updated documentation from the applicant for assessment and consideration.

Cemeteries

Council continued to actively manage and maintain cemetery facilities throughout the Gundagai region, with a focus on customer service, asset management, preservation of heritage assets and long-term planning.

Activities undertaken during August included:

- Five interments were coordinated and conducted in accordance with legislative requirements and established operational procedures.
- Continued administration of burial reservations within Council's monumental cemeteries to support future interment planning and customer service outcomes.
- Irrigation works within the North Gundagai Lawn Cemetery were successfully completed, enhancing the long-term presentation and sustainability of the cemetery grounds.
- An application was submitted for heritage grant funding to assist with preservation and improvement projects within the North Gundagai Monumental Cemetery, supporting the protection of significant heritage assets.
- Routine monumental risk assessments continued across cemetery sites to identify and manage public safety risks associated with aging monuments and infrastructure.
- Cemetery data verification has been completed for the South Gundagai and North Gundagai Lawn Cemeteries in preparation for the demerger process, with verification works continuing across the remaining cemetery locations.
- Ongoing maintenance activities including mowing, weed control, grounds maintenance and infrastructure inspections were undertaken across all cemetery sites to maintain a high standard of presentation and safety.
- Asset management planning continued to identify future infrastructure renewal priorities and support the long-term sustainability of cemetery operations.

Biosecurity

Biosecurity activities throughout August remained focused on compliance, education, monitoring, weed control and risk reduction across the Local Government Area. Operational works targeted

priority weed species, supported landholder engagement, and ensured ongoing compliance with biosecurity obligations.

Key achievements included:

- Ongoing administration activities including WAP record keeping, Rapid Logix updates, timesheet processing and biosecurity reporting.
- Completion of five private property inspections to assess weed management compliance and identify emerging biosecurity risks.
- Roadside inspections undertaken on Cooinnee Road and Burra Road, with plant samples collected for identification and assessment.
- Inspection of Crown Land to investigate and assess identified Horehound infestations.
- Targeted weed control works undertaken across multiple locations, including:
 - Muttama Road (Environmental Weeds, Variegated Thistle and Blackberry)
 - Anzac Park (Capeweed)
 - Gundagai Skate Park (Capeweed)
 - Bridge Street, Muttama
- Removal of African Boxthorn at Petit using chainsaw control methods.
- Depot maintenance works are completed, including line trimming along the eastern boundary and entrance areas to improve site presentation and reduce vegetation-related risks.
- Following a Safety Scrum inspection, all Safety Data Sheet (SDS) labels within the chemical storage area were reviewed and updated, and acid buffers were appropriately isolated from incompatible chemicals.
- Staff participated in professional development activities, including the User Awareness Course: Internet of Things, supporting continued compliance and operational capability.
- Continued monitoring and assessment of emerging weed incursions and potential pest threats, enabling early intervention where required.
- Participation in regional information sharing and collaboration with partner agencies to support coordinated biosecurity outcomes.

Council remains committed to protecting agricultural productivity, environmental values and community assets through proactive biosecurity management, education, compliance activities and targeted weed control programs.

Gundagai Public & Council Facilities income

Gundagai RV Park Income August 2026

- 01/08/26 – 31/08/26 - Total Income \$556.40

Gundagai Landfill Income August 2026

- 01/08/26 – 31/08/26 - General Income \$4181.79

Gundagai Standpipe Income August 2026

2026/2027		Income	Number of Transactions	2025/26 Income
2026	July	\$7204.41	15	\$3,013.61
2026	August	\$5813.62	17	\$1,202.81
2026	September	\$		\$2,543.68
2026	October	\$		\$1,827.94
2026	November	\$		\$5,232.65
2026	December	\$		\$6,384.75
2027	January	\$		\$11,743.19
2027	February	\$		\$26,650.59
2027	March	\$		\$25,746.73
2027	April	\$		\$17,136.31
2027	May	\$		\$21,059.48
2027	June	\$		\$12,538.85
26/27	Totals	\$13,018.03	32	\$135,080.59

Gundagai Saleyards Truck Wash August 2026

2026/2027		Income GST Incl.	Number of Transactions	2025/26 Income
2026	July	\$4164.37	30	\$3,518.05
2026	August	\$3608.78	34	\$3,254.40
2026	September	\$		\$4,022.16
2026	October	\$		\$5,094.67
2026	November	\$		\$3,976.71
2026	December	\$		\$3,170.29
2027	January	\$		\$3,908.68
2027	February	\$		\$2,455.41
2027	March	\$		\$3,442.91
2027	April	\$		\$3,641.40
2027	May	\$		\$3,179.79
2027	June	\$		\$5,562.64
26/27	Totals	\$7773.15	64	\$45,227.11

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 activities, responsible animal management and community education initiatives.

Key outcomes during August included:

- One dog and two cats were successfully rehomed, resulting in positive animal welfare outcomes and reducing the number of animals held within the pound.
- Two dogs remain in Council's care and continue to be managed in accordance with legislative and welfare requirements while suitable outcomes are pursued.
- Two additional vehicles were impounded during the reporting period in accordance with Council's regulatory responsibilities.
- Ongoing monitoring and management of impounded animals to ensure compliance with statutory obligations.
- Continued promotion of responsible pet ownership, including education relating to registration, identification and animal welfare requirements.
- Maintenance of accurate companion animal and impounding records to support regulatory compliance and reporting requirements.

Council remains committed to delivering fair and effective compliance activities that support community safety, animal welfare and adherence to relevant legislation.

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.

7.8 REGIONAL SERVICES COOTAMUNDRA

7.8.1 COOTAMUNDRA REGIONAL SERVICES REPORT - AUGUST 2026

DOCUMENT NUMBER	481242
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 August 2026 be noted.

Introduction

This report has been prepared to inform Council of the activities undertaken by the Regional Services – Cootamundra department for the month of September 2026.

Discussion

Parks & Gardens

Staff are working through customer requests for trees, with the wet weather allowing staff to prioritise this area. As there is a backlog of tree requests, requests are being prioritised with works dangerous trees being completed before general maintenance pruning. Contractors have been engaged to assess some larger jobs outside the scope of Council and on defects where an Arborist opinion is required.

Parks staff are continuing to prune and shape trees and undertake repairs to any damaged fairy lights within the trees in the CBD in preparation for the Wattle Time Fair. Plants have been ordered and replacements have been planted to fill the gaps within several gardens in the CBD that occurred due to a combination of vandalism and pedestrians walking in gardens. General seasonal maintenance will continue within the CBD as spring growth increases.

Staff are continuing to carry out weekly playground inspections and repair any necessary components. Staff have turned the water back on to the water play element at Livvi's Place park. Garden beds have been reshaped and granite footpath areas extended to allow with ease of mowing and more efficient maintenance.

Parks staff are continuing to line mark and maintain sports surfaces for winter sports, along with general turf care, troubleshooting and fixing irrigation as required.

Truck Wash

The truck wash recorded 149 transactions, generating \$7916.66 in invoicing. A contractor is looking to connect a secondary tank so that water is available when a high number of trucks use the facility.

Cemeteries

There were three funerals in August, with one being at Stockinbingal and two at Cootamundra with one of those being in the monumental section.

Regulatory Services

Council's new ShelterManager program is proving to be a valuable tool for managing the shelter and capturing statistics in an easy and accessible format. The program allows staff to record animal health, monitor daily eating and bodily functions, document treatments provided, and record kennel and condo cleaning. These records form part of Council's mandatory record-keeping requirements.

Previously, this information was recorded manually on paper and then scanned and filed at the end of each month. ShelterManager has significantly streamlined this process, allowing information to be recorded and accessed electronically as it occurs.

The program also allows staff to search an animal's history, including previous occasions when it has been collected by Council. This information can assist officers in identifying recurring issues and considering appropriate action where animals are repeatedly found in the community.

During the reporting period, three dogs were collected in the field and returned directly to their owners without entering the shelter.

A further two cats and 19 dogs entered the shelter. This included a litter of 8 pups.

Of the animals entering the shelter:

- 3 dogs were adopted;
- 1 dog was reclaimed by its owner;
- 4 dogs and 3 cats were transferred to rescue organisations; and
- 4 animals were humanely euthanised.

Of the four animals euthanised, two were dogs subject to menacing declarations and therefore could not legally be rehomed. The remaining two were cats that had been caught in traps. Both cats were assessed by a local veterinarian and, in accordance with section 64B(8) of the Companion Animals Act 1998, were humanely euthanised.

The Companion Animal Register recorded 19 lifetime registrations totalling \$625.

The team participated in Local Government Week, providing educational material to kids, handing out merchandise and having conversations about responsible pet ownership with the community.

Biosecurity

Eighteen locations were inspected in August including council owned land, private property, red guidepost area's and drone inspections. Spraying continued throughout the LGA and mechanical removal in Cootamundry Creek.

General Overview:

- Rabbit baiting at the Ampol Old Fuel Depot and Aerodrome.
- Local Government Week – Biosecurity section at the library
- Red Guidepost yearly inspection and co-ordinate updates for the Red Guidepost Program
- Drone inspections on the Muttama Creek (footage to be completed/finished processing soon)
- Private property Inspections have been started also
- This month RMCC have booked the main spray vehicle out for a few weeks this month so a number of other biosecurity objectives have been worked on such as Rabbit Baiting, Red guidepost inspections, drone inspections, roadway/waterway inspections and private property inspections.

Planned:

- Private property inspections to continue
- Red Guidepost program to be completed
- Henty field days visit/bio talk
- Rabbit baiting to be completed early September
- Continued WAP funding targets
- RMCC to have main spray vehicle booked for a few weeks, continued WAP targets to be prioritized.
- Spraying of the Ampol Old Fuel Depot, spraying to begin on Pioneer Park.

Waste Services

The secondhand tip shop processed 74 transactions for August with a total of \$549.28 in income. During this time staff have diverted 900kg of waste from the landfill into the shop to be repurposed.

A total of 1014 tonnes of recycled crushed concrete was sold this month and a total of 42 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.

Facilities

Small maintenance jobs are still being done within several council buildings by Parks & Gardens staff. Small maintenance jobs on public toilets have been carried out to maintain a suitable standard. Replacement of needle boxes and other rusted out fixtures have also been undertaken.

The front entrance door to the women's bathroom at the Wallendoon Street toilets had to be repaired due to vandalism. The hinges and door frame were damaged, restricting the door to open correctly.

A contractor has been engaged to undertake preventative maintenance works on the roofs, gutters and downpipes of Council buildings throughout Cootamundra, including the removal of accumulated debris.

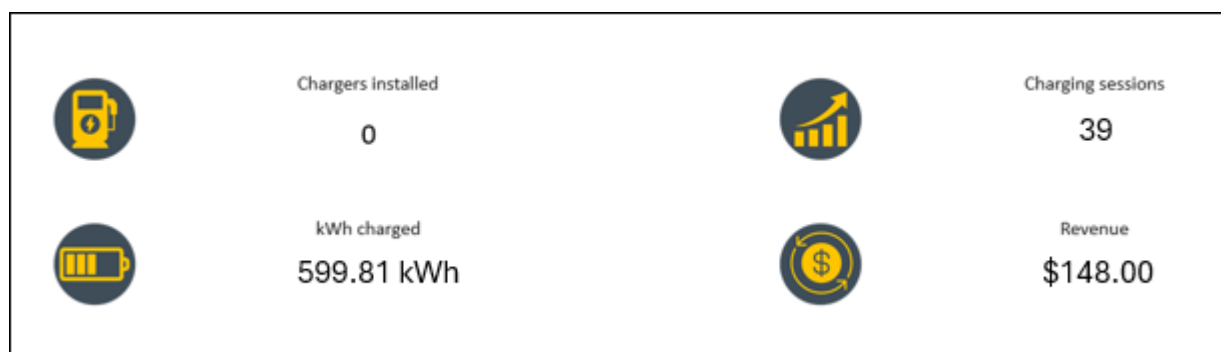
Routine fire safety inspections have been completed at all Council buildings across Cootamundra, Stockinbingal and Wallendbeen. A small number of minor defects were identified and are currently being addressed.

The Cootamundra Swimming Pool complex has undergone pest treatment to control spiders and other insects.

The Request for Tender for the management and operation of the Cootamundra Swimming Pool Complex and Cootamundra Sports Stadium has been released via VendorPanel. The tender closes on 16 September, with the evaluation process and contract award anticipated to be completed in early October. This will allow sufficient time for preparations ahead of the proposed contract commencement on 1 November.

A contractor has commenced repair and replacement works to deteriorated timber at Bradman Cottage. Painting works to the memorabilia building have also been completed.

The Cootamundra EV charging stations' data for August is shown below:-



Capital Works Projects

The renovation project at the designated flood evacuation centre within the Cootamundra Showground luncheon pavilion is currently undergoing its final fit-out. The facility has undergone a significant transformation and will provide a valuable community asset during future flood events. The upgraded facility will also be available for hire for private functions and events.

The Fisher Park changerooms project has been completed, with only the installation of the grease trap remaining. The grease trap is currently on backorder. An official opening is anticipated to be held following the completion of the football season.

Financial

All areas of expenditure relating to the operation within the Regional Services – Cootamundra department are within budget allocation.

OLG 23a Guideline consideration

No impacts associated with this report.

8 MOTION OF WHICH NOTICE HAS BEEN GIVEN

Nil

9 QUESTIONS WITH NOTICE

Nil

10 CONFIDENTIAL ITEMS

10.1 CLOSED COUNCIL REPORT

DOCUMENT NUMBER	479833
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

1. Items 10.2, 10.3, 10.4, 10.5, 10.6 and 10.7 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, 10.5, 10.6 and 10.7 be withheld from the press and public.

10.2 HUMAN RESOURCES REPORT

Provisions for Confidentiality

Section 10A (2) (a) – The Confidential Report contains personnel matters concerning particular individuals (other than councillors).

Public Interest

N/A.

10.3 HARSHIP APPLICATION - ASSESSMENT 10038313

Provisions for Confidentiality

Section 10A (2) (b) – The Confidential Report contains discussion in relation to the personal hardship of a resident or ratepayer.

Public Interest

N/A.

10.4 HARSHIP APPLICATION - ASSESSMENT 11019510Provisions 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.

10.5 HARSHIP APPLICATION - ASSESSMENT 10036010Provisions 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.

10.6 HARSHIP APPLICATION - ASSESSMENT 11015286Provisions 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.

10.7 HARSHIP APPLICATION - ASSESSMENT 10003481Provisions 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.