



Agenda and Business Paper

Ordinary Meeting of Council

To be held on
Monday 24 August 2026
at 5.30 PM

Civic Centre cnr Baylis and Morrow Streets,
Wagga Wagga NSW 2650 (PO Box 20)
P 1300 292 442
E council@wagga.nsw.gov.au

wagga.nsw.gov.au

NOTICE OF MEETING

The proceedings of all Council meetings in open session, including all debate and addresses by the public, are recorded (audio visual) and livestreamed on Council's website including for the purpose of facilitating community access to meetings and accuracy of the Minutes.

In addition to webcasting council meetings, audio recordings of confidential sessions of Ordinary Meetings of Council are also recorded, but do not form part of the webcast.



Peter Thompson
General Manager

WAGGA WAGGA CITY COUNCILLORS



**Councillor Dallas Tout
(Mayor)**

Councillor Dallas Tout was elected to Council in 2012 and was elected Mayor in 2022.



**Councillor Georgie Davies
(Deputy Mayor)**

Councillor Georgie Davies was elected to Council in 2021 and was elected as Deputy Mayor in 2024.



Councillor Allana Condron

Councillor Allana Condron was elected to Council in 2024.



Councillor Richard Foley

Councillor Richard Foley was elected to Council in 2021.



Councillor Mick Henderson

Councillor Michael Henderson was elected to Council in 2021 and 2026.



Councillor Jenny McKinnon

Councillor Jenny McKinnon was elected to Council in 2021 and was Deputy Mayor between 2022 and 2023.



Councillor Amelia Parkins

Councillor Amelia Parkins was elected to Council in 2021 and was Deputy Mayor between 2023 and 2024.



Councillor Karissa Subedi

Councillor Karissa Subedi was elected to Council in 2024.



Councillor Lindsay Tanner

Councillor Lindsay Tanner was elected to Council in 2024.

STATEMENT OF ETHICAL OBLIGATIONS

Councillors are reminded of their Oath or Affirmation of Office made under Section 233A of the Local Government Act 1993 and their obligation under Council's Code of Conduct to disclose and appropriately manage Conflicts of Interest.

ORDINARY MEETING OF COUNCIL AGENDA AND BUSINESS PAPER

MONDAY 24 AUGUST 2026

ORDER OF BUSINESS:

CLAUSE	PRECIS	PAGE
	<u>ACKNOWLEDGEMENT OF COUNTRY</u>	2
	<u>REFLECTION</u>	2
	<u>APOLOGIES</u>	2
	<u>CONFIRMATION OF MINUTES</u>	
CM-1	CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 10 AUGUST 2026	2
	<u>DECLARATIONS OF INTEREST</u>	2
	<u>REPORTS FROM STAFF</u>	
RP-1	LANDFILL CONTRACT - JUNEE SHIRE COUNCIL	3
RP-2	BOOROOMA STREET UPGRADE - DRAFT ADDENDUMS TO WAGGA WAGGA LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN AND DEVELOPER SERVICING PLAN - STORMWATER	6
RP-3	FINANCIAL PERFORMANCE REPORT AS AT 31 JULY 2026	17
RP-4	RAILWAY STREET (LOT 1 DP 324533) - DEDICATION OF LAND AS PUBLIC ROAD	42
RP-5	EXPRESSION OF INTEREST - LEASE/LICENCE OF 54-58 JOHNSTON STREET, WAGGA WAGGA	55
RP-6	DRAFT COMMUNITY BENEFIT SHARING POLICY - POL 114	59
RP-7	QUESTIONS WITH NOTICE	104
	<u>COMMITTEE MINUTES</u>	
M-1	CONFIRMATION OF MINUTES - LOCAL TRANSPORT FORUM - 16 JULY 2026	107
	<u>CONFIDENTIAL REPORTS</u>	
CONF-1	JUBILEE HOCKEY NOONAN TURF REPLACEMENT	119
CONF-2	RFT CT2026064 CONCRETE WORKS & KERB AND GUTTER PANEL CONTRACT	120
CONF-3	RFT CT2026062 NORTH WAGGA LEVEE UPGRADE - ELECTRICAL CLEARANCE ASSESSMENT & RECTIFICATION WORKS	121
CONF-4	CONSENT FOR THE REGISTRATION OF AN EASEMENT ACROSS COUNCIL LAND WITHIN THE LIVESTOCK MARKETING CENTRE	122
CONF-5	PURCHASE OF AN ALL TERRAIN WATER CART FOR GREGADOO WASTE MANAGEMENT CENTRE	123

ACKNOWLEDGEMENT OF COUNTRY

Wagga Wagga City Council acknowledges the traditional custodians of the land, the Wiradjuri people, and pays respect to Elders past, present and future and extends our respect to all First Nations Peoples in Wagga Wagga.

We recognise and respect their cultural heritage, beliefs and continuing connection with the land and rivers. We also recognise the resilience, strength and pride of the Wiradjuri and First Nations communities

REFLECTION

Councillors, let us in silence reflect upon our responsibilities to the community which we represent, and to all future generations and faithfully, and impartially, carry out the functions, powers, authorities and discretions vested in us, to the best of our skill and judgement.

APOLOGIES

CONFIRMATION OF MINUTES

CM-1 CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 10 AUGUST 2026

Recommendation

That the Minutes of the proceedings of the Ordinary Council Meeting held on 10 August 2026 be confirmed as a true and accurate record.

Attachments

1 [↓](#). Ordinary Council Meeting - Minutes - 10 August 2026 124

DECLARATIONS OF INTEREST

REPORTS FROM STAFF

RP-1 LANDFILL CONTRACT - JUNEES SHIRE COUNCIL

Author: Andrea Baldwin

Executive: Fiona Piltz

Summary: Establish a Waste Management Agreement between Wagga Wagga City Council and Junee Shire Council for the acceptance of municipal solid waste at Gregadoo Waste Management Centre.

Recommendation

That Council:

- a support a Waste Management Agreement between Wagga Wagga City Council and Junee Shire Council for the acceptance and disposal of municipal solid waste at the Gregadoo Waste Management Centre
- b authorise the General Manager or delegate to sign the agreement with Junee Shire Council
- c apply the adopted out of region waste disposal charge to waste received from Junee Shire Council from 1 July 2027

Report

Junee Shire Council (JSC), through its waste contractor, has historically disposed of municipal solid waste, including kerbside collection and transfer station waste, at the Gregadoo Waste Management Centre (GWMC). This arrangement has operated without a formal agreement between the two councils.

This report seeks Council's endorsement to formalise the arrangement through a Waste Management Agreement that establishes the commercial, operational and governance framework for the continued acceptance of municipal solid waste from JSC at the GWMC.

Formalising this process will provide certainty for both councils, ensure appropriate cost recovery for the operation and future development of the landfill, and establish a consistent framework for any future agreements with neighbouring councils.

Financial Implications

During 2025/26, JSC disposed of approximately 1,095 tonnes of municipal solid waste at the GWMC. Disposal volumes are expected to remain consistent in future years.

Based on the adopted 2026/27 Fees and Charges, this equates to approximately \$312,000 (GST inclusive) in annual revenue.

At the 27 July 2026 Council meeting, Council adopted the introduction of an outside of region waste disposal charge whereby councils and projects located outside the Wagga Wagga Local Government Area are charged an additional 50% above the standard landfill disposal fee. This charge recognises the significant operational, environmental, and capital costs associated with operating the landfill and constructing future landfill cells. This new fee is applicable from 1 October 2026.

The proposed agreement will ensure external councils contribute appropriately towards these ongoing costs while providing a consistent contractual framework for future regional waste management arrangements.

The JSC General Manager provided feedback on the Draft Waste Management Agreement and have specifically requested Council consider the following:

- JSC support signing the Waste Management Agreement with WWCC to start on 1 October 2026.
- JSC are agreeable to paying the current gate fee of \$190 per tonne for the current financial year 2026/27.
- Have requested that the increased amount of the out of region fee is applicable from 1 July 2027 so that this can be appropriately budgeted for.

Council officers are supportive of this approach and will update the Agreement to reflect, should the recommendation be supported by Council.

Policy and Legislation

The Resource Recovery and Waste sector is highly regulated. National, State legislation and regional guidance material provide the strategic direction for local government compliance.

Resource Recovery and Waste Management Strategy 2026 – 2028. This Strategy supports three key priorities, these being:

- Priority 1 – avoiding waste and becoming circular; and
- Priority 2 – recovering, regenerating and reusing resources
- Priority 3 – best environmental management of residual waste

The proposed agreement supports the implementation of the Strategy by ensuring residual waste is managed in an environmentally responsible and financially sustainable manner.

Link to Strategic Plan

Regional Leadership

Engaged Community

Establish partnerships and relationships with community and foster opportunities for collaboration and action.

Risk Management Issues for Council

The proposed agreement will assist in managing the following risks:

- Operational Risk – establishes clear responsibilities and acceptance conditions for waste received from Junee Shire Council.
- Financial Risk – provides appropriate cost recovery for landfill operations and future capital works.
- Corporate Risk – formalises an existing operational arrangement through appropriate governance and contractual controls.
- Delivery Risk – supports long-term planning and management of landfill capacity.

External Consultation

A draft Waste Management Agreement has been provided to the General Manager of JSC for review. Feedback received has been incorporated where appropriate and both parties can progress towards execution of the agreement if supported.

During 2025/26, approximately 206,000 tonnes of material was received across the GWMC weighbridge, comprising:

- approximately 42,000 tonnes of organic material processed by Carbon Mate;
- approximately 89,000 tonnes of waste disposed of to landfill; and
- approximately 53,000 tonnes of clean fill received from local and regional construction projects.
- approximately 22,000 tonnes are resource recovered and is made up of things like, timber, steel and transfer station recovered items.

JSC contributed approximately 1,095 tonnes of municipal solid waste during the year, representing less than one per cent of the total material received at the facility.

While these volumes are relatively minor, formalising the arrangement is considered appropriate to:

- a) ensure JSC contributes fairly towards the operational and capital costs associated with the GWMC;
- b) provide certainty regarding the types and quantities of waste accepted at the facility;
- c) establish a defined contract term with appropriate review and renewal provisions; and
- d) provide a standard agreement that can be utilised for future waste disposal arrangements with other regional councils.

Formalising the existing arrangement will strengthen governance, improve cost recovery and support the long-term financial sustainability of the GWMC while continuing to provide a regional waste disposal solution.

RP-2 BOOROOMA STREET UPGRADE - DRAFT ADDENDUMS TO WAGGA WAGGA LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN AND DEVELOPER SERVICING PLAN - STORMWATER**Author:** Geordi Paxton**Executive:** Henry Pavitt**Summary:**

The scope of works required on Boorooma Street has changed since the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034 (LICP) was adopted in 2019. Changes are required to project TT28 Boorooma Street Upgrade in the LICP, including the addition of stormwater drainage works to the Developer Servicing Plan – Stormwater 2007 (DSP).

This report recommends Council endorse the draft amendments to the LICP and DSP in relation to the Boorooma Street Upgrade for public exhibition and approve the proposed project funding and associated budget variation.

Council has also secured \$1,000,000 through the NSW Government Department of Planning, Housing and Infrastructure Faster Assessments and Incentive Program for the construction of a roundabout at the Estella Road and Boorooma Street intersection.

Recommendation

That Council:

- a endorse the draft amendments to TT28 Boorooma Street Upgrade in the 2019-2034 Wagga Wagga Local Infrastructure Contributions Plan as outlined in the body of this report and in the attached draft addendum being placed on public exhibition for a minimum 28 working days
- b endorse the draft amendments to the 2007 Wagga Wagga Developer Servicing Plan – Stormwater to include the Boorooma Street Drainage Project as outlined in the body of this report and in the attached draft addendum being placed on public exhibition for a minimum 30 working days
- c receive a further report following the public exhibition and submission period
 - i addressing any submission made in respect of the proposed documents
 - ii proposing adoption of the addendums unless there are any recommended amendments deemed to be substantial and requiring a further public exhibition period
- d accept the \$1,000,000 in funding through the NSW Government's Department of Planning, Housing and Infrastructure Faster Assessments and Incentive Program for the construction of a roundabout at the Estella Road and Boorooma Street intersection
 - i authorise the General Manager or their delegate to negotiate and enter into a funding agreement with the NSW Government
 - ii authorise the affixing of Council's Common Seal to all relevant documents as required
- e approve the budget variation as detailed in the financial implications section of this report

Report

The upgrade of Boorooma Street is included in the LICP (project TT28). The project is to widen the street and does not include any intersection upgrades.

Due to the recent construction of Estella Public School and anticipated increases in traffic demand due to surrounding subdivisional growth in Estella, Boorooma and Gobbagombalin, it has been identified that the intersection of Boorooma Street and Estella Road requires upgrade. It is proposed to construct a two-lane roundabout at this intersection as shown on the attached plans.

At the Ordinary Meeting of Council held on Monday 3 April 2023, Council endorsed inclusion of the intersection works as part of the TT28 Boorooma Street Upgrade project and increased the budget by \$1.6M in the Long Term Financial Plan (LTFP) to \$4.4M to cover the cost of the roundabout. This increase in the budget for the project was reflected in Council's LTFP, without the LICP being amended at the time.

Council has recently completed the design of the Boorooma Street Upgrade including full duplication of Boorooma Street between Bradman Drive and Farrer Rd, a two lane roundabout at the Estella Road intersection, an intersection treatment into the future Bradman Drive connection point and stormwater upgrades including open channels and subsurface trunk drainage to mitigate flooding impacts within the subdivision growth area to the East of Boorooma Street and to the North within university land.

To reflect the revised project scope and funding arrangements, amendments are required to the LICP and DSP as follows:

- amend the TT28 "Boorooma Street Upgrade" in the LICP (refer to the draft addendum attached and summary table below) to formalise the funding increase endorsed within the April 2023 Council report for the roundabout works and change the scope of the project.

TT28 Current LICP	TT28 Addendum to LICP
Widen Boorooma street to 4 lanes with a central median between the Avocet drive roundabout and the university entrance. This section of Boorooma street is on straight alignment with a moderate grade. There are a number of mature trees on the side of the road, which may be impacted. There are gas, Telstra, sewer and overhead power lines located in the road reserve, which are predicted to be unaffected from the road widening and therefore changes to these services are not included in the project scope. Total - \$2,616,000	• 620m of full four lane duplication along Boorooma Street with 3.5m wide travel lanes and 0.5m shoulders with kerb and gutter roadside drainage from Farrer Road intersection to Bradman Drive intersection. • Two-lane deep lift asphalt roundabout with a 10m central concrete annulus, a 10m wide circulating carriageway and a 2m wide trafficable concrete apron at Boorooma Street and Estella Road intersection. • 190m of two-lane road upgrade along Estella Road with 3.5m wide travel lanes and 0.5m shoulders with kerb and gutter roadside drainage. • 100m of four-lane road upgrade along Estella Road (approaches into

	roundabout) with 3.5m wide travel lanes and 0.5m shoulders with kerb and gutter roadside drainage. Total - \$4,400,000
--	---

- amend the DSP – Stormwater (refer draft addendum attached and summary table below) to allocate \$750,000 funding to cover key trunk stormwater upgrades associated with the Boorooma Street Upgrade project. It is noted that the nominated stormwater upgrades will provide tangible benefit to subdivisional growth both within the undeveloped land to the East of Boorooma Street and within the university land to the North.

Ref	Infrastructure Item
TT28	1. 500m of 1200 RCP trunk drainage from the CSU detention basin outlet to Council's existing subsurface drainage network at Durack Cct. 2. 805m² of concrete lined detention basin adjacent the roundabout to accommodate surcharge from the trunk drainage line and capture overland runoff from the road network exceeding the capacity of the roadside kerb and gutter drainage. 3. 350m of open channel drainage with intermittent check dams to accommodate major storm events and overflow from the detention basin.

Grant Funding

Council has been successful in securing \$1,000,000 in funding through the NSW Government's Department of Planning, Housing and Infrastructure Faster Assessments and Incentive Program for the construction of a roundabout at the Estella Road and Boorooma Street intersection.

The Faster Assessments Incentive Program is an evidence-based, competitive grant program that rewards medium and high growth councils for reducing and maintaining low average development assessment timeframes. Wagga Wagga City Council was selected in April 2026 to submit a project proposal with a maximum funding budget of \$1,000,000 based on the efforts of Council's planning team to improve performance and to meet the Ministerial Statement of Expectations on DA assessment times.

The grant funding will contribute towards delivery of the broader Boorooma Street Upgrade outlined above. The roundabout at the Estella Road and Boorooma Street intersection, together with the duplication of Boorooma Street between Charles Sturt University and Bradman Drive, will address increasing traffic demand and safety risks associated with rapid residential growth in the northern suburbs of Wagga Wagga.

The intersection and associated works provide key connections between residential neighbourhoods, Charles Sturt University and local schools. As development continues, traffic volumes along Boorooma Street and Estella Road are increasing, placing pressure on the existing T-intersection which was not designed to accommodate the future demand. The existing intersection experiences delays for turning vehicles during peak periods and presents an increased risk of collisions as traffic volumes grow.

Pedestrian crossing opportunities are also limited. Splitter Islands of 2.5m width will also be installed to address pedestrian access issues. The dual lane roundabout will improve traffic flow, reduce vehicle speeds and enhance safety for all road users.

Works will include road widening, pavement upgrades, kerb and gutter, drainage, pedestrian refuge islands, line marking, signage, street lighting and landscaping. Council will deliver this project over a 24-month period.

Refer General Arrangement Plan and Stormwater Plans attached for context.

Financial Implications

Item	Allowance
Construction	\$6,126,928
Design	\$61,269
Project Management & Supervision	\$306,346
Survey	\$30,635
Land Acquisition	\$50,000
Service Relocation	\$350,000
Contingency - 15%	\$919,039
Total Cost:	\$7,844,217

The proposed funding for the project is:

Source	Amount
LICP - Boorooma Street Duplication (Project TT28) – current budget	\$2,800,000
LICP - Boorooma Street Slip Lane into Boorooma West - (2006-19 Plan) – current budget	\$289,341
LICP - Boorooma St & Avocet Drive - Roundabout (Project TTR2)	\$249,000
LICP - Boorooma St & Farrer Road - Roundabout (Project TTR3)	\$131,000
Amendment to LICP (subject to public exhibition process)	\$1,600,000
Section 64 Contribution (DSP) (subject to public exhibition process)	\$750,000
Faster Incentive Grant	\$1,000,000
Stormwater Levy Reserve	\$500,000
Civil Infrastructure Reserve	\$455,479
Department of Education contribution	\$69,397
Total	\$7,844,217

This project will be phased over 2026/27 and 2027/28.

Policy and Legislation

Wagga Wagga Local Infrastructure Contributions Plan 2019-2034
 Wagga Wagga Developer Servicing Plan – Stormwater 2007
 Wagga Wagga Long Term Financial Plan 2026-2027

Link to Strategic Plan

Growing

Enabling infrastructure

Provide essential infrastructure; including sewer, roads, key housing enabling infrastructure to support growth.

Risk Management Issues for Council

There may be some reputational risk to Council associated with changes to the LICP and DSP; however, it is anticipated that the proposed works will be largely supported by the community.

The associated project delivery risks relate to process, cost, environmental factors, workplace health and safety (WHS), and contractor performance. These risks are managed through Council's established project management and contractor performance management systems.

Internal / External Consultation

Internal consultation has been undertaken with Council's Infrastructure Services, Strategic Planning, City Growth, Finance and Property divisions regarding the proposed project, funding arrangements and amendments to the LICP and DSP.

The proposed amendments will be placed on public exhibition for a minimum of 28 working days and public submissions invited.

	Mail			Traditional Media			Community Engagement				Digital					
	Rates notices insert	Direct mail	Letterbox drop	Council news	Media release	Media opportunity	TV/radio advertising	One-on-one meeting(s)	Community meeting(s)	Stakeholder workshop(s)	Drop-in session(s)	Survey/feedback form(s)	Have your Say	Email newsletter	Social media	Website
Inform																
Consult				☒									☒			
Involve																
Collaborate																
Other methods (please list specific details below)																

Attachments

- 1 [↓](#). Addendum to LICP
- 2 [↓](#). Addendum to DSP
- 3 [↓](#). Boorooma x Estella Works - General Arrangement Plan
- 4 [↓](#). Boorooma x Estella Works - Stormwater Plan 01
- 5 [↓](#). Boorooma x Estella Works - Stormwater Plan 02

Addendum – Wagga Wagga Local Infrastructure Contributions Plan 2019 - 2034

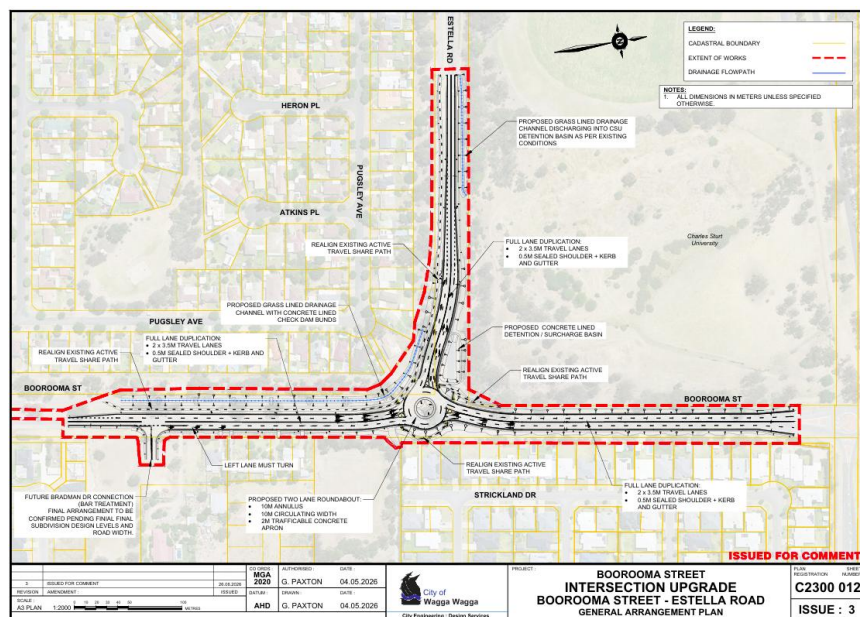
Change to Boorooma Street Project TT28

Changes to Appendix B Infrastructure Detailed Descriptions for TT28 are shown below.

Ref	Infrastructure Item
TT28	620m of full four lane duplication along Boorooma Street with 3.5m wide travel lanes and 0.5m shoulders with kerb and gutter roadside drainage from Farrer Road intersection to Bradman Drive intersection. - Two-lane deep lift asphalt roundabout with a 10m central concrete annulus, a 10m wide circulating carriageway and a 2m wide trafficable concrete apron at Boorooma Street and Estella Road intersection. 190m of two-lane road upgrade along Estella Road with 3.5m wide travel lanes and 0.5m shoulders with kerb and gutter roadside drainage. 100m of four-lane road upgrade along Estella Road (approaches into roundabout) with 3.5m wide travel lanes and 0.5m shoulders with kerb and gutter roadside drainage.

Total project budget is \$7,844,217. Section 7.11 funding is \$4,400,000 or 56% of the project.

The project is scheduled to be delivered in the short term.



Addendum – Development Servicing Plan – Stormwater November 2007

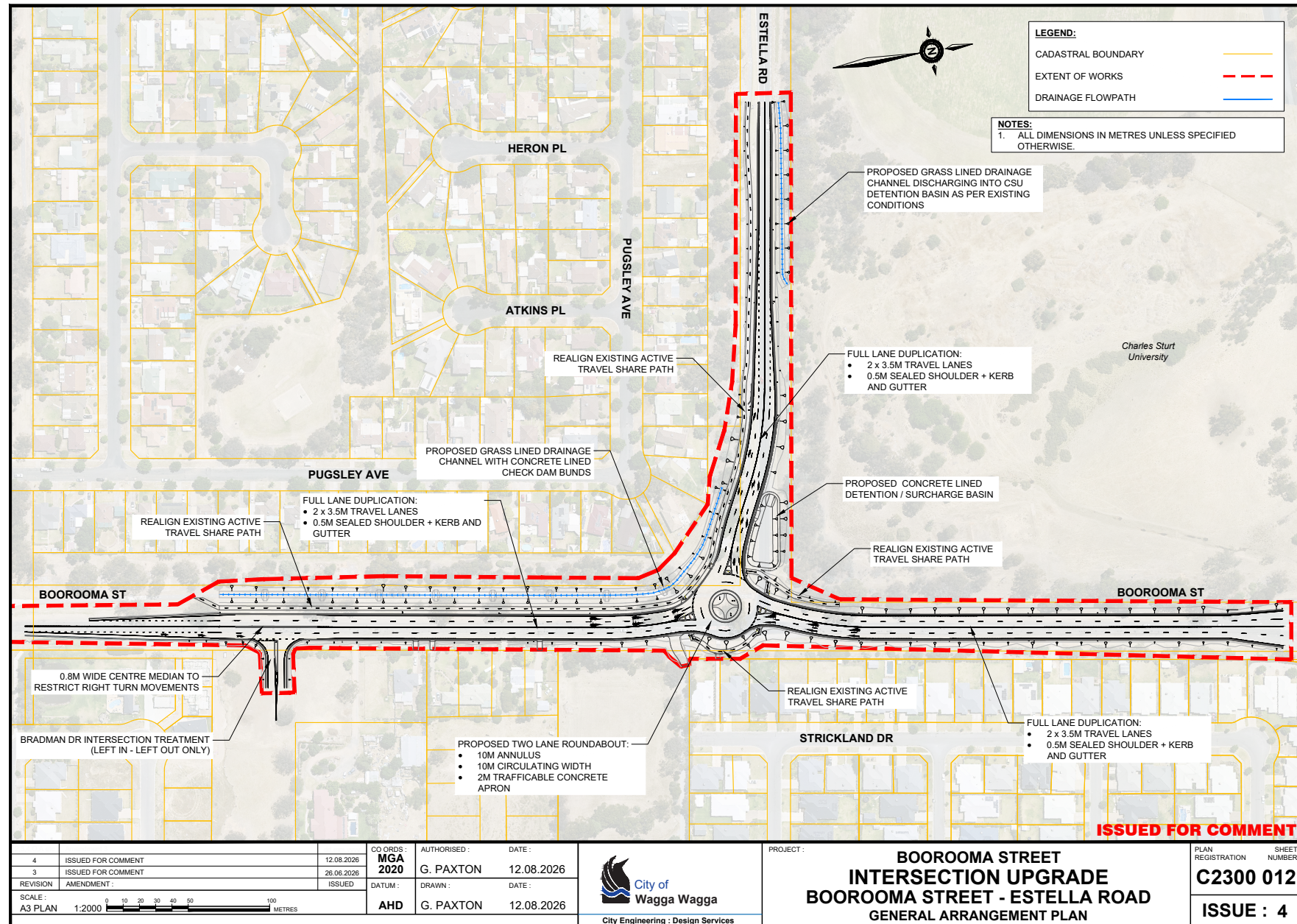
Boorooma Street Drainage Project

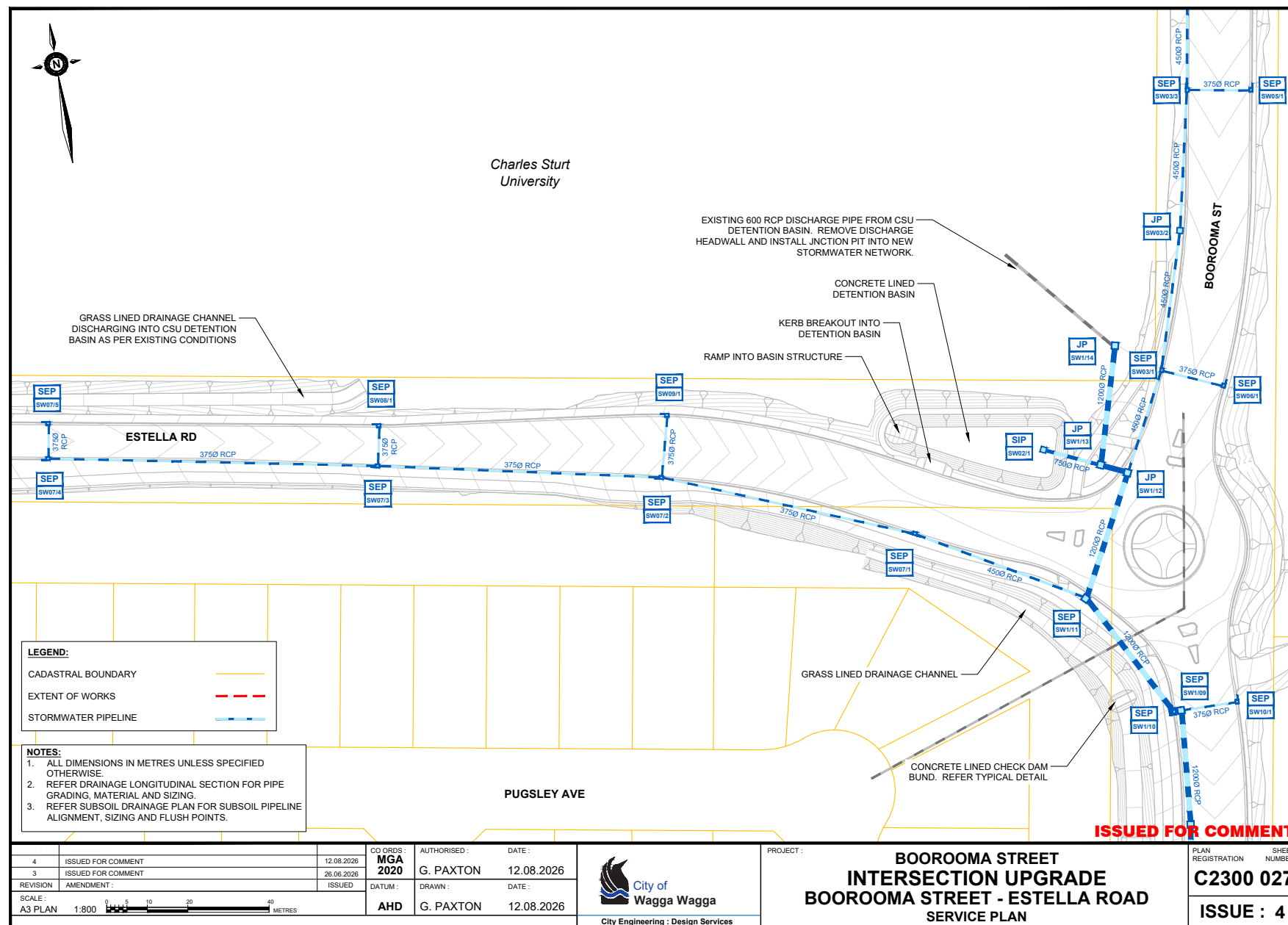
The following table illustrates the project added to the Capital Charges Estella

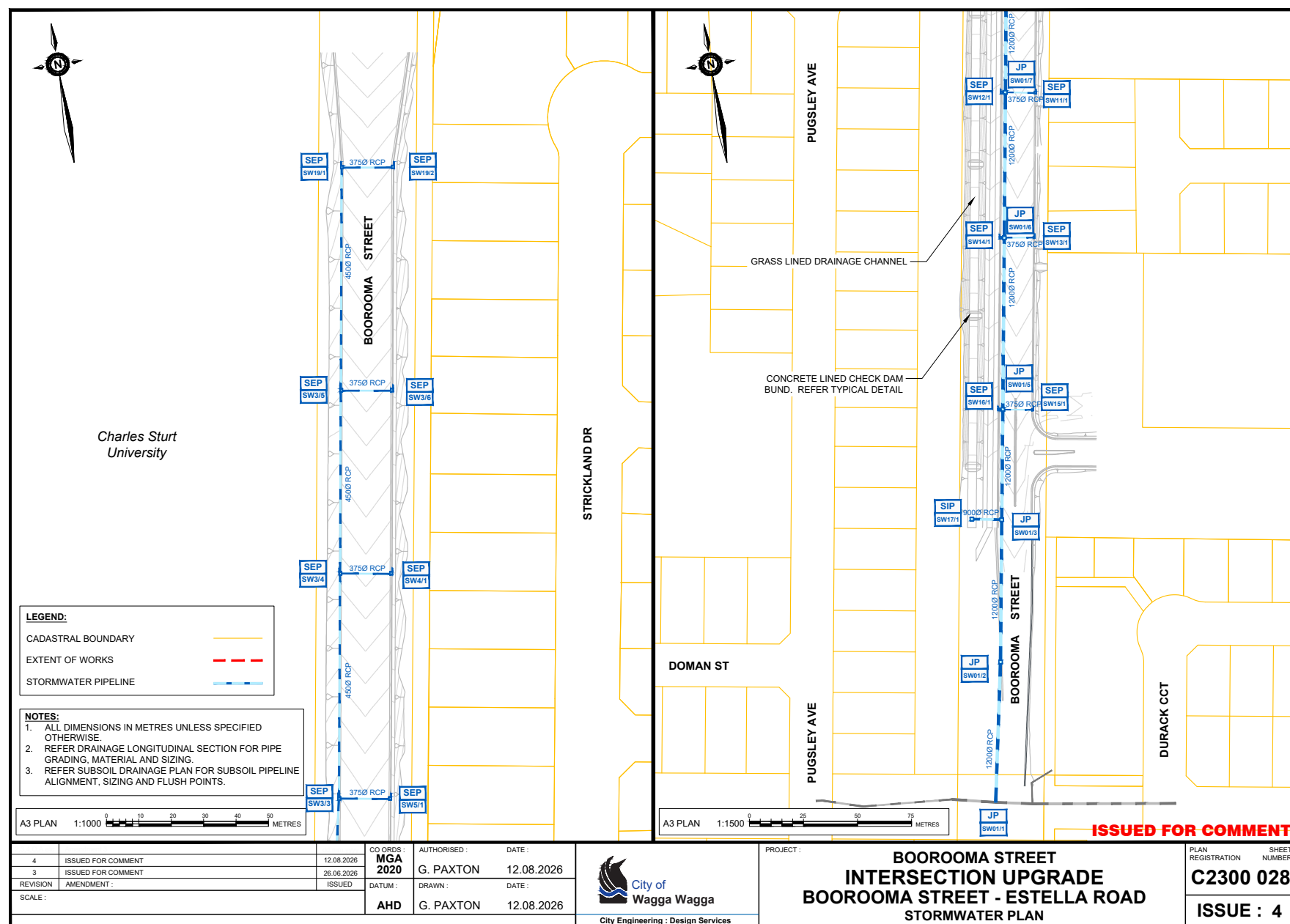
Ref	Infrastructure Item
TT28	1. 500m of 1200 RCP trunk drainage from the CSU detention basin outlet to Councils existing subsurface drainage network at Durack Cct. 2. 805m² of concrete lined detention basin adjacent the roundabout to accommodate surcharge from the trunk drainage line and capture overland runoff from the road network exceeding the capacity of the roadside kerb and gutter drainage. 3. 350m of open channel drainage with intermittent check dams to accommodate major storm events and overflow from the detention basin.

Total project budget is \$7,844,217. Section 64 funding of the project totals \$750,000.

The project is scheduled to be delivered in the short term.







RP-3 FINANCIAL PERFORMANCE REPORT AS AT 31 JULY 2026**Author:** Carolyn Rodney

Summary: This report is for Council to consider information presented on the 2026/27 budget and Long Term Financial Plan, and details Council's external investments and performance as at 31 July 2026.

Recommendation

That Council:

- a approve the proposed budget variations and note the balanced budget position as presented in this report
- b approve the proposed budget variations to the Long Term Financial Plan Capital Works Program including new projects and timing adjustments
- c note the Responsible Accounting Officer's reports, in accordance with the *Local Government (General) Regulation 2021* (Part 9 Division 3: Clause 203) that the financial position of Council is satisfactory having regard to the original estimates of income and expenditure and the recommendations made above
- d note the details of the external investments as at 31 July 2026 in accordance with section 625 of the *Local Government Act 1993*
- e accept the grant funding offers as presented in this report

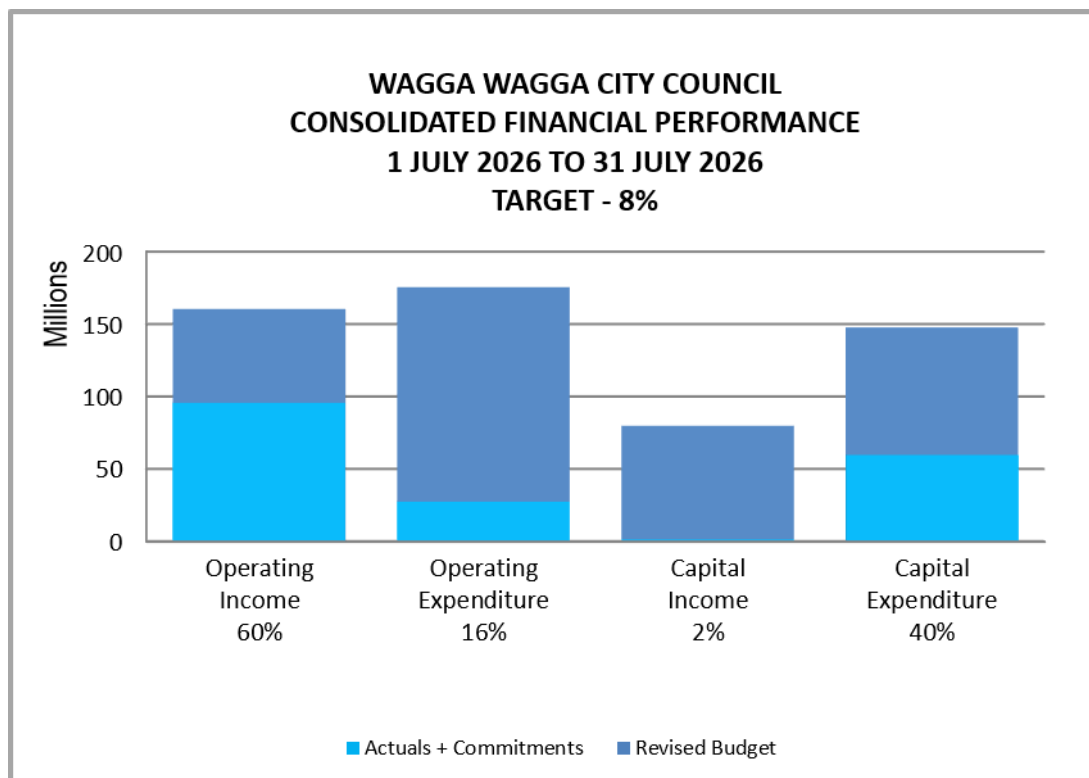
Report

Wagga Wagga City Council (Council) forecasts a balanced budget position as of 31 July 2026.

Proposed budget variations including adjustments to the capital works program are detailed in this report for Council's consideration and adoption.

Council has experienced a positive monthly investment performance for the month of July when compared to budget (\$417,300 up on the monthly budget). This is mainly due to better than budgeted returns on Council's investment portfolio, as well as a higher than anticipated investment portfolio balance – which is partly due to Council receiving upfront payment of \$48.5M in funding under the Accelerated Infrastructure Fund in June 2024.

Key Performance Indicators



OPERATING INCOME

Total operating income is 60% of approved budget and is exceeding the budget due to the rates and annual charges being raised at the start of the year. Excluding the rates amount, operating income received is 8% which is on track when compared to budget.

OPERATING EXPENSES

Total operating expenditure is 16% of approved budget and is tracking over budget at this stage of the financial year. This is in relation to commitments that have been raised at the start of the year for the full 2026/27 financial year.

CAPITAL INCOME

Total capital income is 2% of approved budget. This figure is low due to the 2025/26 capital project grant income carryovers not being finalised, which will be reflected in the next report.

CAPITAL EXPENDITURE

Total capital expenditure including commitments is 40% of approved budget.

This relates to 2025/26 capital project carryover budgets not being finalised and reflected in the approved budget.

Significant commitments have also been raised for the Plumpton Road project for the full contracted amount, with the budgets for these projects phased over the next two financial years.

Excluding commitments, the total expenditure is 1% when compared to the approved budget.

WAGGA WAGGA CITY COUNCIL
STATEMENT OF FINANCIAL PERFORMANCE
1 JULY 2026 TO 31 JULY 2026

CONSOLIDATED STATEMENT

	ORIGINAL BUDGET 2026/27	BUDGET ADJ 2026/27	APPROVED BUDGET 2026/27	YTD ACTUAL EXCL COMMT'S 2026/27	COMMT'S 2026/27	YTD ACTUAL + COMMT'S 2026/27	YTD % OF BUD
Revenue							
Rates & Annual Charges	(91,736,186)	0	(91,736,186)	(90,159,524)	0	(90,159,524)	98%
User Charges & Fees	(36,370,568)	(25,000)	(36,395,568)	(3,099,187)	0	(3,099,187)	9%
Other Revenues	(4,188,006)	0	(4,188,006)	(882,338)	0	(882,338)	21%
Grants & Contributions provided for Operating Purposes	(15,973,432)	(92,540)	(16,065,972)	(81,384)	0	(81,384)	1%
Grants & Contributions provided for Capital Purposes	(77,258,017)	(1,500,000)	(78,758,017)	(1,380,789)	0	(1,380,789)	2%
Interest & Investment Revenue	(10,299,502)	0	(10,299,502)	(1,268,727)	0	(1,268,727)	12%
Other Income	(1,751,340)	0	(1,751,340)	(114,659)	0	(114,659)	7%
Total Revenue	(237,577,051)	(1,617,540)	(239,194,591)	(96,986,609)	0	(96,986,609)	41%
Expenses							
Employee Benefits & On-Costs	69,591,781	0	69,591,781	5,693,641	0	5,693,641	8%
Borrowing Costs	2,507,919	0	2,507,919	(166,797)	0	(166,797)	-7%
Materials & Services	48,371,093	599,169	48,970,262	7,373,911	10,187,676	17,561,587	36%
Depreciation & Amortisation	51,971,515	0	51,971,515	4,330,960	0	4,330,960	8%
Other Expenses	2,392,793	(20,000)	2,372,793	60,977	0	60,977	3%
Total Expenses	174,835,101	579,169	175,414,270	17,292,692	10,187,676	27,480,368	16%
Net Operating (Profit)/Loss	(62,741,950)	(1,038,371)	(63,780,321)	(79,693,917)	10,187,676	(69,506,241)	
Net Operating Result Before Capital (Profit)/Loss	14,516,067	461,629	14,977,696	(78,313,128)	10,187,676	(68,125,452)	
Cap/Reserve Movements							
Capital Expenditure - One Off	110,617,072	1,101,135	111,718,207	304,741	54,641,292	54,946,033	49%
Capital Expenditure - Recurrent	27,502,948	2,234,235	29,737,183	946,290	3,299,337	4,245,627	14%
Loan Repayments	6,194,718	0	6,194,718	516,227	0	516,227	8%
New Loan Borrowings	(12,208,876)	0	(12,208,876)	0	0	0	0%
Sale of Assets	(1,025,063)	0	(1,025,063)	(40,458)	0	(40,458)	4%
Net Movements Reserves	(16,367,334)	(2,296,999)	(18,664,333)	0	0	0	0%
Total Cap/Res Movements	114,713,465	1,038,371	115,751,836	1,726,800	57,940,629	59,667,429	
Net Result after Depreciation	51,971,515	(0)	51,971,515	(77,967,117)	68,128,305	(9,838,812)	
Add back Depreciation Expense	51,971,515	0	51,971,515	4,330,960	0	4,330,960	8%
Cash Budget (Surplus)/Deficit	0	(0)	0	(82,298,077)	68,128,305	(14,169,772)	

Council's 10 year General Purpose Revenue (GPR) Bottom Line

Description	Budget 2026/27	Budget 2027/28	Budget 2028/29	Budget 2029/30	Budget 2030/31	Budget 2031/32	Budget 2032/33	Budget 2033/34	Budget 2034/35	Budget 2035/36
Adopted Bottom Line (Surplus)/Deficit	0	1,536,123	2,017,220	3,352,187	2,081,679	2,624,163	2,284,594	2,675,558	3,391,350	3,313,072
Adopted Bottom Line Adjustments	0	0	0	0	0	0	0	0	0	0
Revised Bottom Line (Surplus)/Deficit	0	1,536,123	2,017,220	3,352,187	2,081,679	2,624,163	2,284,594	2,675,558	3,391,350	3,313,072

2026/27 Revised Budget Result – (Surplus) / Deficit	\$'000s
Original 2026/27 Budget Result as adopted by Council	\$0K
Total Budget Variations approved to date	\$0K
Budget Variations for July 2026	\$0K
Proposed Revised Budget result for 31 July 2026 - (Surplus) / Deficit	\$0K

The proposed Operating and Capital Budget Variations for 31 July 2026 which affect the current 2026/27 financial year are listed below.

Budget Variation	Amount	Funding Source	Net Impact (Fav)/ Unfav
1 – Regional Leadership			
Alan Turner Depot Masterplan Phase 1	\$75K	Plant Replacement Reserve (\$75K)	Nil
Funds are required for the development of the Alan Turner Depot Masterplan Phase 1. The masterplan will inform the future development required for the Alan Turner Depot to ensure it can be used effectively and efficiently by the wide range of council staff that utilise it. It is proposed to fund the variation from the garaging component of the Plant Replacement Reserve. Estimated Completion: 30 June 2027 Job Consolidation: 26231			
Installation of Water Metering on Standpipes at Alan Turner Depot	\$50K	Plant Replacement Reserve (\$50K)	Nil
Funds are required for the installation of water metering to the two standpipes located at the Alan Turner Depot. The installation of water metering will assist Council Officers with the allocation of water utilised to the correct projects. The standpipes are currently used by Council's water carts and jetting trucks. It is proposed to fund the variation from the garaging component of the Plant Replacement Reserve. Estimated Completion: 30 June 2027 Job Consolidation: 26232			
3 - Growing			
Rehabilitation of Landfill Cells	\$26K	Solid Waste Reserve (\$26K)	Nil
Additional funds are required for the Rehabilitation of Landfill Cells at GWMC. As part of these rehabilitation works a final cap design will be required by an external party to deliver a cap contour plan, cut and fill plan, concept design and final design. The final design will include cost estimates for future cap construction programs. This work will also consider uncapped cell and existing working cell areas. This will bring the total project budget in 2026/27 to \$60K. It is proposed to fund the variation from the Solid Waste Reserve. Estimated Completion: 30 June 2027 Job Consolidation: 70207			

Budget Variation	Amount	Funding Source	Net Impact (Fav)/ Unfav
Red Hill Rd/ Dalman Parkway Intersection – TT27	\$370K	Section 7.11 Reserve (\$370K)	Nil
Additional funds are required for the Redhill Road/Dalman Parkway Intersection Treatment due to increased construction costs. The project involves improving the intersection arrangement, road safety, pavement performance, drainage and overall functionality of the road network. The existing project is fully funded from Developer Contributions. It is proposed to fund the variation by indexing the Developer Contributions to provide sufficient funding, this will bring the total remaining budget in 2026/27 to \$2,073K. Estimated Completion: 30 June 2027 <i>Job Consolidation: 19627</i>			
4 - Vibrant			
Marveloo Purchase	\$181K	Department Communities and Justice (\$176K) Parks & Recreation Reserve (\$5K)	Nil
Council has been successful in securing Federal Government grant funds of \$176K from the Department of Communities and Justice under the Accessible Australia Tranche 2 program for the purchase of a Marveloo. The Marveloo will be located at Jubilee Park. Council's contribution of \$5K is for project management, crane hire, electrical and plumbing and it is proposed to be funded from the Parks & Recreation Reserve. Estimated Completion: 30 June 2027 <i>Job Consolidation: 25094</i>			

2026/27 Capital Works Summary*

Capital Works	Approved Budget	Proposed Movement	Proposed Budget
One-off	\$111,718,207	\$601,455	\$112,319,662
Recurrent	\$29,737,183	\$0	\$29,737,183
Total Capital Works	\$141,455,390	\$601,455	\$142,056,845

*Please note that the above table excludes the capital project budgets that are in the process of being carried over from 2025/26 to the 2026/27 financial year. These will be finalised for the next monthly report, which will be presented to the 21 September 2026 Council meeting.

A review has been undertaken of the capital Plant Replacement & Renewal Schedule budgets for the term of the LTFP. It is proposed to adopt the revised Sales and Purchase budgets as per below.

Financial Year	Original Sales Budget	Revised Sales Budget	Original Purchases Budget	Revised Purchases Budget	Net Plant Reserve Adjustment
2027/28	(1,115,886)	(973,735)	5,960,000	9,633,500	3,815,651
2028/29	(1,136,054)	(527,742)	5,981,500	3,721,000	(1,652,188)
2029/30	(1,546,961)	(1,220,467)	7,692,000	6,881,000	(484,506)
2030/31	(1,346,644)	(845,331)	6,069,000	4,388,319	(1,179,368)
2031/32	(936,077)	(686,737)	4,130,500	3,637,500	(243,660)
2032/33	(1,349,712)	(1,077,188)	5,805,500	9,317,247	3,784,271
2033/34	(1,335,908)	(559,916)	5,989,500	4,299,520	(913,988)
2034/35	(2,167,119)	(1,061,502)	8,838,500	5,463,833	(2,269,050)
2035/36	(1,914,250)	(1,643,777)	7,657,000	10,562,012	3,175,485

Current Restrictions

Due to finalisation of the 2025/26 financial year figures, reserve balances have not been included in this report.

Investment Summary as at 31 July 2026

In accordance with Regulation 212 of the *Local Government (General) Regulation 2021*, details of Wagga Wagga City Council's external investments are outlined below.

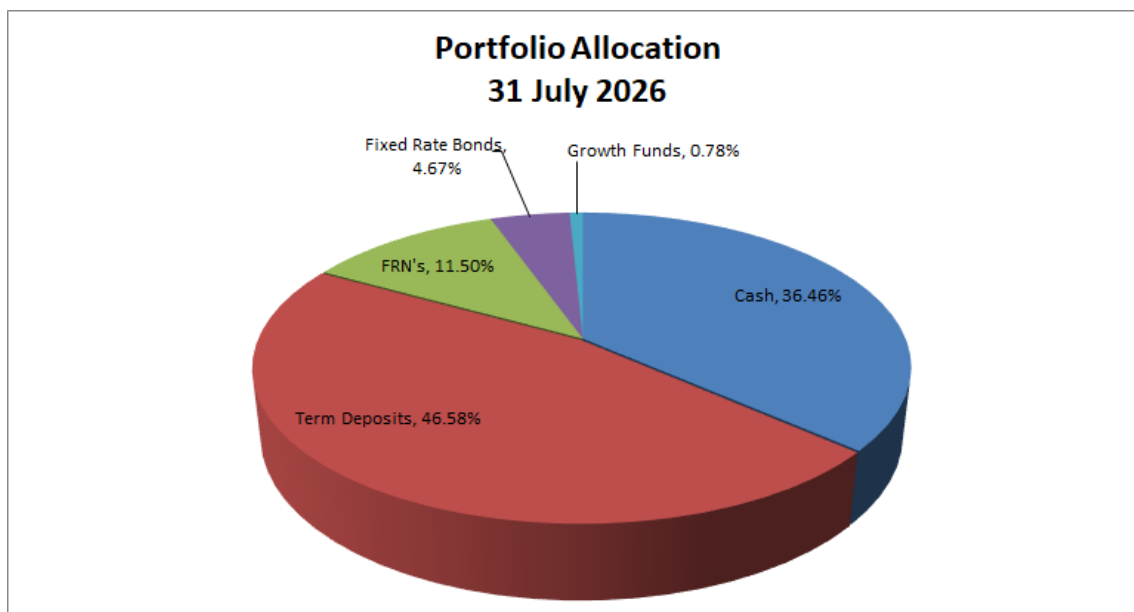
Institution	Rating	Closing Balance Invested 30/06/2026 \$	Closing Balance Invested 31/07/2026 \$	July EOM Current Yield %	July EOM % of Portfolio	Investment Date	Maturity Date	Term (months)
At Call Accounts								
CBA	AA-	22,348,311	16,583,393	4.35%	4.98%	N/A	N/A	N/A
CBA	AA-	44,890,582	45,025,802	4.40%	13.53%	N/A	N/A	N/A
Macquarie Bank	A+	10,503,228	10,540,606	4.15%	3.17%	N/A	N/A	N/A
CBA	AA-	49,011,845	49,187,201	4.35%	14.78%	N/A	N/A	N/A
Total At Call Accounts		126,753,966	121,337,002	4.35%	36.46%			
Short Term Deposits								
State Bank of India	BBB-	2,000,000	2,000,000	5.60%	0.60%	25/06/2026	25/06/2027	12
ICBC	A	1,000,000	0	0.00%	0.00%	10/07/2025	10/07/2026	12
Bank of Sydney	NR	2,000,000	2,000,000	4.17%	0.60%	18/08/2025	18/08/2026	12
ICBC	A	2,000,000	2,000,000	4.50%	0.60%	28/11/2025	30/11/2026	12
Police Credit Union	NR	1,000,000	1,000,000	4.50%	0.30%	28/11/2025	30/11/2026	12
P&N Bank	BBB+	3,000,000	3,000,000	4.80%	0.90%	15/12/2025	15/12/2026	12
Bank of Sydney	NR	1,000,000	1,000,000	5.56%	0.30%	11/06/2026	11/06/2027	12
Bank of Sydney	NR	2,000,000	2,000,000	5.56%	0.60%	11/06/2026	11/06/2027	12
State Bank of India	BBB-	2,000,000	2,000,000	5.60%	0.60%	25/06/2026	25/06/2027	12
State Bank of India	BBB-	2,000,000	2,000,000	5.60%	0.60%	29/06/2026	29/06/2027	12
State Bank of India	BBB-	2,000,000	2,000,000	5.60%	0.60%	30/06/2026	30/06/2027	12
Total Short Term Deposits		20,000,000	19,000,000	5.14%	5.71%			
Medium Term Deposits								
ICBC	A	3,000,000	3,000,000	5.07%	0.90%	30/06/2022	30/06/2027	60
ICBC	A	1,000,000	1,000,000	1.32%	0.30%	25/08/2021	25/08/2026	60
Australian Military Bank	BBB+	2,000,000	2,000,000	4.06%	0.60%	2/09/2025	4/09/2028	36
P&N Bank	BBB+	2,000,000	2,000,000	4.85%	0.60%	16/12/2024	16/12/2026	24
Police Credit Union	NR	2,000,000	2,000,000	4.75%	0.60%	17/02/2025	17/02/2027	24
P&N Bank	BBB+	2,000,000	2,000,000	5.00%	0.60%	14/03/2023	15/03/2027	48
P&N Bank	BBB+	2,000,000	2,000,000	5.20%	0.60%	20/04/2023	20/04/2027	48
ING Bank	A	2,000,000	2,000,000	5.38%	0.60%	28/06/2024	28/06/2029	60
ING Bank	A	1,000,000	1,000,000	4.90%	0.30%	29/11/2024	29/11/2026	24
ING Bank	A	2,000,000	2,000,000	4.93%	0.60%	5/01/2026	5/01/2029	36
P&N Bank	BBB+	2,000,000	2,000,000	5.10%	0.60%	4/01/2024	4/01/2027	36
Bank Australia	BBB+	1,000,000	1,000,000	5.25%	0.30%	9/03/2026	9/03/2028	24
ING Bank	A	2,000,000	2,000,000	5.10%	0.60%	23/04/2024	24/04/2028	48
ING Bank	A	1,000,000	1,000,000	5.12%	0.30%	24/05/2024	24/05/2027	36
ING Bank	A	1,000,000	1,000,000	5.26%	0.30%	31/05/2024	31/05/2028	48
ING Bank	A	1,000,000	1,000,000	4.24%	0.30%	3/06/2025	4/06/2029	48
ING Bank	A	2,000,000	2,000,000	5.26%	0.60%	6/06/2024	6/06/2028	48
BankVic	BBB+	2,000,000	2,000,000	4.00%	0.60%	26/06/2025	26/06/2028	36
BankVic	BBB+	2,000,000	2,000,000	4.65%	0.60%	27/08/2024	27/08/2026	24
ING Bank	A	2,000,000	2,000,000	4.63%	0.60%	30/08/2024	30/08/2026	24
ING Bank	A	1,000,000	1,000,000	4.51%	0.30%	16/09/2024	18/09/2028	48

Institution	Rating	Closing Balance Invested 30/06/2026 \$	Closing Balance Invested 31/07/2026 \$	July EOM Current Yield %	July EOM % of Portfolio	Investment Date	Maturity Date	Term (months)
Westpac	AA-	2,000,000	2,000,000	4.45%	0.60%	27/09/2024	28/09/2026	24
ING Bank	A	2,000,000	2,000,000	4.79%	0.60%	17/10/2024	19/10/2026	24
Westpac	AA-	1,000,000	1,000,000	4.70%	0.30%	8/10/2024	8/10/2026	24
Westpac	AA-	2,000,000	2,000,000	4.73%	0.60%	21/10/2024	21/10/2027	36
Hume Bank	BBB+	2,000,000	2,000,000	4.95%	0.60%	7/11/2024	7/11/2026	24
ING Bank	A	2,000,000	2,000,000	5.02%	0.60%	14/11/2024	16/11/2026	24
ING Bank	A	1,000,000	1,000,000	5.00%	0.30%	27/11/2024	27/11/2026	24
ING Bank	A	2,000,000	2,000,000	5.07%	0.60%	28/11/2024	28/11/2028	48
P&N Bank	BBB+	3,000,000	3,000,000	4.85%	0.90%	16/12/2024	16/12/2027	36
ING Bank	A	2,000,000	2,000,000	4.80%	0.60%	21/01/2025	21/01/2028	36
Australian Military Bank	BBB+	1,000,000	1,000,000	4.82%	0.30%	30/01/2025	29/01/2027	24
Australian Military Bank	BBB+	2,000,000	2,000,000	4.73%	0.60%	10/02/2025	10/02/2028	36
Australian Military Bank	BBB+	1,000,000	1,000,000	4.79%	0.30%	4/02/2025	4/02/2028	36
Regional Australia Bank	BBB+	2,000,000	2,000,000	4.71%	0.60%	12/02/2025	12/02/2027	24
Hume Bank	BBB+	2,000,000	2,000,000	4.75%	0.60%	12/02/2025	12/02/2029	48
Westpac	AA-	2,000,000	2,000,000	4.70%	0.60%	12/02/2025	14/02/2028	36
ING Bank	A	1,000,000	1,000,000	4.77%	0.30%	26/02/2025	28/02/2028	36
ING Bank	A	2,000,000	2,000,000	4.62%	0.60%	3/03/2025	3/03/2028	36
State Bank of India	BBB-	2,000,000	2,000,000	4.65%	0.60%	14/03/2025	15/03/2027	24
State Bank of India	BBB-	2,000,000	2,000,000	4.65%	0.60%	31/03/2025	31/03/2027	24
ING Bank	A	1,000,000	1,000,000	4.81%	0.30%	1/04/2025	1/04/2030	60
State Bank of India	BBB-	2,000,000	2,000,000	4.25%	0.60%	5/05/2025	5/05/2027	24
State Bank of India	BBB-	1,000,000	1,000,000	4.25%	0.30%	29/05/2025	31/05/2027	24
State Bank of India	BBB-	2,000,000	2,000,000	4.15%	0.60%	25/06/2025	25/06/2027	24
State Bank of India	BBB-	2,000,000	2,000,000	4.15%	0.60%	2/07/2025	2/07/2027	24
State Bank of India	BBB-	1,000,000	1,000,000	4.05%	0.30%	7/07/2025	7/07/2027	24
ING Bank	A	2,000,000	2,000,000	4.18%	0.60%	8/07/2025	9/07/2029	48
Regional Australia Bank	BBB+	1,000,000	1,000,000	4.00%	0.30%	30/07/2025	30/07/2027	24
Westpac	AA-	1,000,000	1,000,000	4.00%	0.30%	12/08/2025	14/08/2028	36
Arab Bank Australia	NR	2,000,000	2,000,000	3.95%	0.60%	22/08/2025	24/08/2027	24
Australian Military Bank	BBB+	2,000,000	2,000,000	4.05%	0.60%	27/08/2025	27/08/2027	24
Australian Military Bank	BBB+	3,000,000	3,000,000	4.07%	0.90%	29/08/2025	29/08/2028	36
Police Credit Union	NR	1,000,000	1,000,000	4.06%	0.30%	8/09/2025	8/09/2027	24
Australian Military Bank	BBB+	1,000,000	1,000,000	4.08%	0.30%	9/09/2025	11/09/2028	36
BankVic	BBB+	2,000,000	2,000,000	4.09%	0.60%	15/09/2025	15/09/2028	36
Australian Military Bank	BBB+	2,000,000	2,000,000	4.05%	0.60%	16/09/2025	16/09/2027	24
BankVic	BBB+	2,000,000	2,000,000	4.15%	0.60%	21/10/2025	21/10/2027	24
Police Credit Union	NR	1,000,000	1,000,000	4.55%	0.30%	14/11/2025	15/11/2027	24
Police Credit Union	NR	2,000,000	2,000,000	4.56%	0.60%	17/11/2025	17/11/2028	36
Westpac	AA-	1,000,000	1,000,000	4.45%	0.30%	20/11/2025	20/11/2028	36
Westpac	AA-	2,000,000	2,000,000	4.53%	0.60%	28/11/2025	28/11/2028	36
Westpac	AA-	1,000,000	1,000,000	4.66%	0.30%	4/12/2025	4/12/2028	36
Westpac	AA-	1,000,000	1,000,000	4.64%	0.30%	8/12/2025	8/12/2027	24

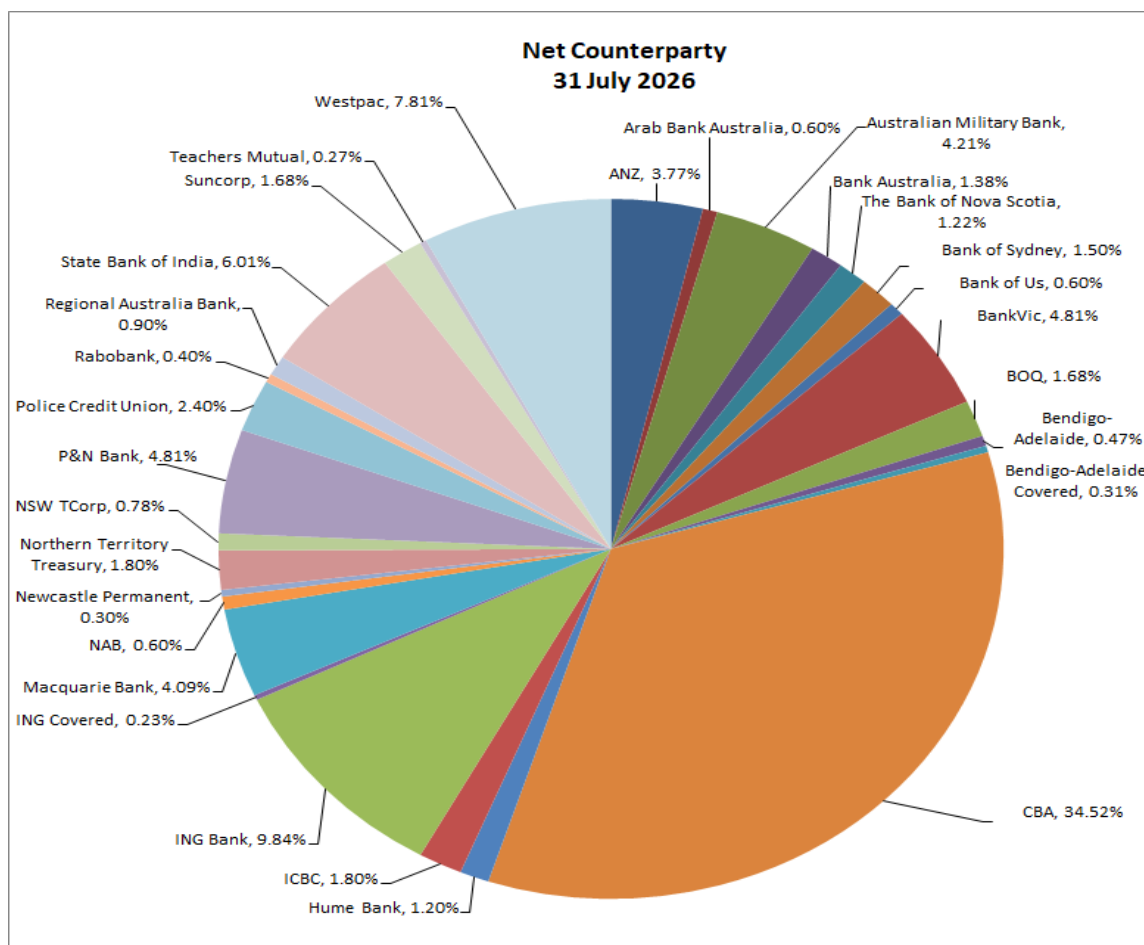
Institution	Rating	Closing Balance Invested 30/06/2026 \$	Closing Balance Invested 31/07/2026 \$	July EOM Current Yield %	July EOM % of Portfolio	Investment Date	Maturity Date	Term (months)
P&N Bank	BBB+	2,000,000	2,000,000	4.90%	0.60%	15/12/2025	15/12/2027	24
Westpac	AA-	2,000,000	2,000,000	4.79%	0.60%	15/12/2025	15/12/2028	36
Police Credit Union	NR	1,000,000	1,000,000	4.76%	0.30%	8/01/2026	10/01/2028	24
Westpac	AA-	2,000,000	2,000,000	4.82%	0.60%	29/01/2026	31/01/2028	24
BankVic	BBB+	2,000,000	2,000,000	5.05%	0.60%	26/02/2026	26/02/2029	36
Westpac	AA-	2,000,000	2,000,000	4.90%	0.60%	2/03/2026	2/03/2029	36
Westpac	AA-	1,000,000	1,000,000	5.18%	0.30%	9/03/2026	9/03/2028	24
NAB	AA-	2,000,000	2,000,000	5.15%	0.60%	10/03/2026	10/03/2028	24
Westpac	AA-	2,000,000	2,000,000	5.22%	0.60%	11/03/2026	12/03/2029	36
Westpac	AA-	2,000,000	2,000,000	5.35%	0.60%	17/03/2026	19/03/2029	36
BankVic	BBB+	2,000,000	2,000,000	5.50%	0.60%	6/05/2026	8/05/2028	24
BankVic	BBB+	1,000,000	1,000,000	5.40%	0.30%	25/05/2026	25/05/2028	24
Westpac	AA-	1,000,000	1,000,000	5.40%	0.30%	26/05/2026	28/05/2029	36
BankVic	BBB+	1,000,000	1,000,000	5.40%	0.30%	2/06/2026	2/06/2028	24
BankVic	BBB+	2,000,000	2,000,000	5.40%	0.60%	15/06/2026	15/06/2028	24
Bank of Us	BBB+	2,000,000	2,000,000	5.35%	0.60%	19/06/2026	19/06/2028	24
Westpac	AA-	0	1,000,000	5.26%	0.30%	10/07/2026	10/07/2028	24
Total Medium Term Deposits		135,000,000	136,000,000	4.70%	40.87%			
Floating Rate Notes								
Newcastle Permanent	BBB+	1,009,499	1,013,381	BBSW + 100	0.30%	10/02/2022	10/02/2027	60
Suncorp	AA-	1,114,552	1,118,821	BBSW + 125	0.34%	14/12/2022	14/12/2027	60
Bank Australia	BBB+	1,921,831	1,929,504	BBSW + 155	0.58%	22/02/2023	22/02/2027	48
Bendigo-Adelaide Covered	AAA	1,015,075	1,019,971	BBSW + 115	0.31%	16/06/2023	16/06/2028	60
CBA	AA-	2,539,449	2,548,694	BBSW + 95	0.77%	17/08/2023	17/08/2028	60
ANZ	AA-	2,125,066	2,132,922	BBSW + 93	0.64%	11/09/2023	11/09/2028	60
Bank Australia	BBB+	1,670,480	1,652,858	BBSW + 150	0.50%	30/10/2023	30/10/2026	36
ANZ	AA-	2,546,825	2,556,086	BBSW + 96	0.77%	5/02/2024	5/02/2029	60
Suncorp	AA-	1,011,400	1,015,333	BBSW + 98	0.31%	19/03/2024	19/03/2029	60
ING Bank	A	502,424	504,325	BBSW + 95	0.15%	22/03/2024	22/03/2027	36
BoQ	A-	1,688,108	1,671,905	BBSW + 128	0.50%	30/04/2024	30/04/2029	60
Bendigo-Adelaide	A-	809,157	811,989	BBSW + 100	0.24%	14/05/2024	14/05/2027	36
ANZ	AA-	1,515,335	1,521,053	BBSW + 86	0.46%	18/06/2024	18/06/2029	60
Teachers Mutual	BBB+	906,114	909,801	BBSW + 130	0.27%	21/06/2024	21/06/2027	36
ING Bank	A	2,235,284	2,244,870	BBSW + 102	0.67%	20/08/2024	20/08/2029	60
CBA	AA-	1,521,846	1,527,536	BBSW + 87	0.46%	22/08/2024	22/08/2029	60
Suncorp	AA-	2,420,895	2,430,334	BBSW + 92	0.73%	27/09/2024	27/09/2029	60
Bendigo-Adelaide	A-	762,546	755,201	BBSW + 96	0.23%	24/10/2024	24/10/2028	48
ANZ	AA-	1,317,399	1,322,477	BBSW + 81	0.40%	18/02/2025	18/02/2030	60
Rabobank	A+	1,316,052	1,321,452	BBSW + 85	0.40%	20/02/2025	20/02/2030	60
The Bank of Nova Scotia	A+	2,023,177	2,034,326	BBSW + 140	0.61%	21/03/2025	21/03/2030	60
Suncorp	AA-	1,015,289	1,019,040	BBSW + 93	0.31%	21/05/2025	21/05/2030	60
Macquarie Bank	A+	1,420,763	1,408,613	BBSW + 82	0.42%	17/07/2025	17/07/2030	60
ANZ	AA-	3,786,386	3,803,475	BBSW + 71	1.14%	12/05/2026	12/05/2031	60
Total Floating Rate Notes		38,194,952	38,273,966		11.50%			
Fixed Rate Bonds								

Institution	Rating	Closing Balance Invested 30/06/2026 \$	Closing Balance Invested 31/07/2026 \$	July EOM Current Yield %	July EOM % of Portfolio	Investment Date	Maturity Date	Term (months)
ING Covered	AAA	749,279	752,193	1.10%	0.23%	19/08/2021	19/08/2026	60
Northern Territory Treasury	AA-	3,000,000	3,000,000	1.50%	0.90%	24/08/2021	15/12/2026	64
BoQ	A-	1,889,525	1,897,099	2.10%	0.57%	27/10/2021	27/10/2026	60
BoQ	A-	2,024,241	2,025,224	5.30%	0.61%	30/04/2024	30/04/2029	60
ANZ	AA-	1,206,295	1,205,683	4.65%	0.36%	18/02/2025	18/02/2030	60
The Bank of Nova Scotia	A+	2,014,548	2,014,661	5.23%	0.61%	21/03/2025	21/03/2030	60
Macquarie Bank	A+	1,689,840	1,652,419	4.37%	0.50%	17/07/2025	17/07/2030	60
Northern Territory Treasury	AA-	2,000,000	2,000,000	1.50%	0.60%	6/08/2021	15/12/2026	64
Northern Territory Treasury	AA-	1,000,000	1,000,000	1.50%	0.30%	14/07/2021	15/12/2026	65
Total Fixed Rate Bonds		15,573,728	15,547,279	3.08%	4.67%			
Managed Funds								
NSW Tcorp	NR	2,602,524	2,596,042	-0.25%	0.78%	17/03/2014	N/A	N/A
Total Managed Funds		2,602,524	2,596,042	-0.25%	0.78%			
TOTAL CASH ASSETS, CASH EQUIVALENTS & INVESTMENTS		338,125,169	332,754,289		100.00%			

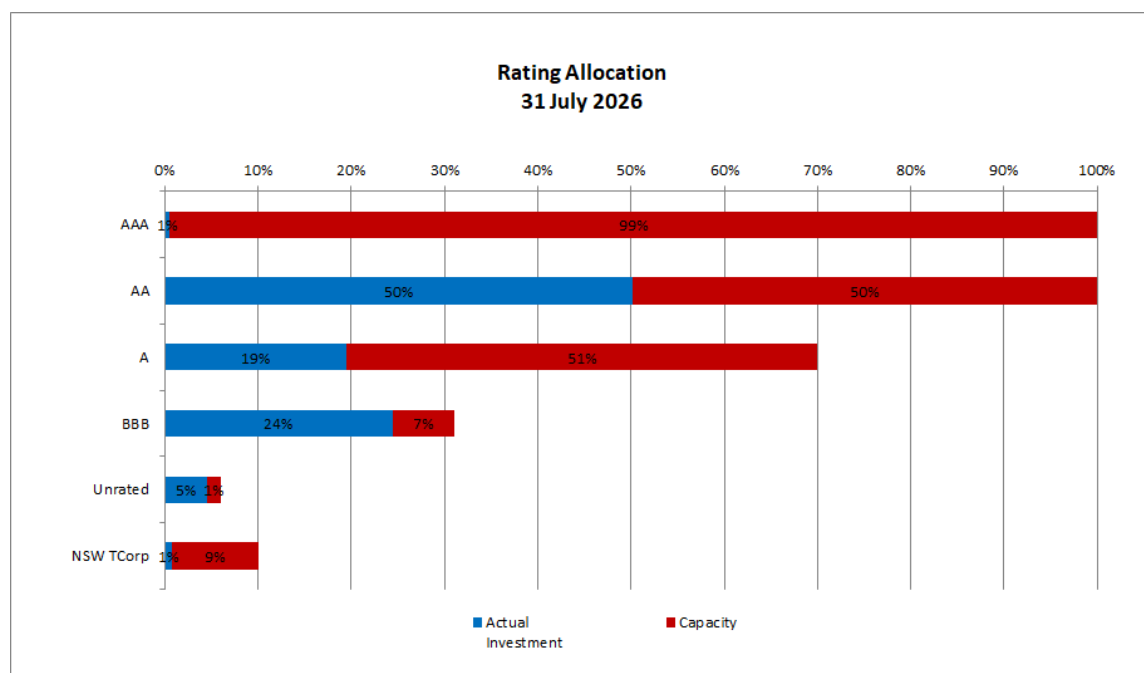
Council's investment portfolio is dominated by Term Deposits, equating to approximately 47% of the portfolio across a broad range of counterparties. Cash equates to 36%, with Floating Rate Notes (FRNs) around 11%, fixed rate bonds around 5% and growth funds around 1% of the portfolio.



Council's investment portfolio is well diversified in complying assets across the entire credit spectrum. It is also well diversified from a rating perspective. Credit quality is diversified and is predominantly invested amongst the investment grade Authorised Deposit-Taking Institutions (ADIs) (being BBB- or higher), with a smaller allocation to unrated ADIs.



All investments are within the defined Policy limits, as outlined in the Rating Allocation chart below:



Investment Portfolio Balance

Council's investment portfolio balance decreased over the past month, from \$338.13M down to \$332.75M. This decreased portfolio balance is a result of a number of contract payments being due during July 2026.

	Closing Balance Invested 31/05/2026 \$	Closing Balance Invested 30/06/2026 \$	Closing Balance Invested 31/07/2026 \$
TOTAL WWCC CASH ASSETS, CASH EQUIVALENTS & INVESTMENTS	313,687,694	338,125,169	332,754,289

Monthly Investment Movements

Redemptions/Sales – Council redeemed/sold the following investment security during July 2026:

Institution and Type	Amount	Investment Term	Interest Rate	Comments
ICBC (A) Term Deposit	\$1M	12 months	4.24%	This term deposit was redeemed on maturity and these funds were reinvested in a new 2-year Westpac Bank term deposit (as below).

New Investments – Council purchased the following investment security during July 2026:

Institution and Type	Amount	Investment Term	Interest Rate	Comments
Westpac Bank (AA-) Term Deposit	\$1M	2 years	5.26%	The Westpac rate of 5.26% compared favourably to the rest of the market for this term. The next best rate for this term was 5.25%.

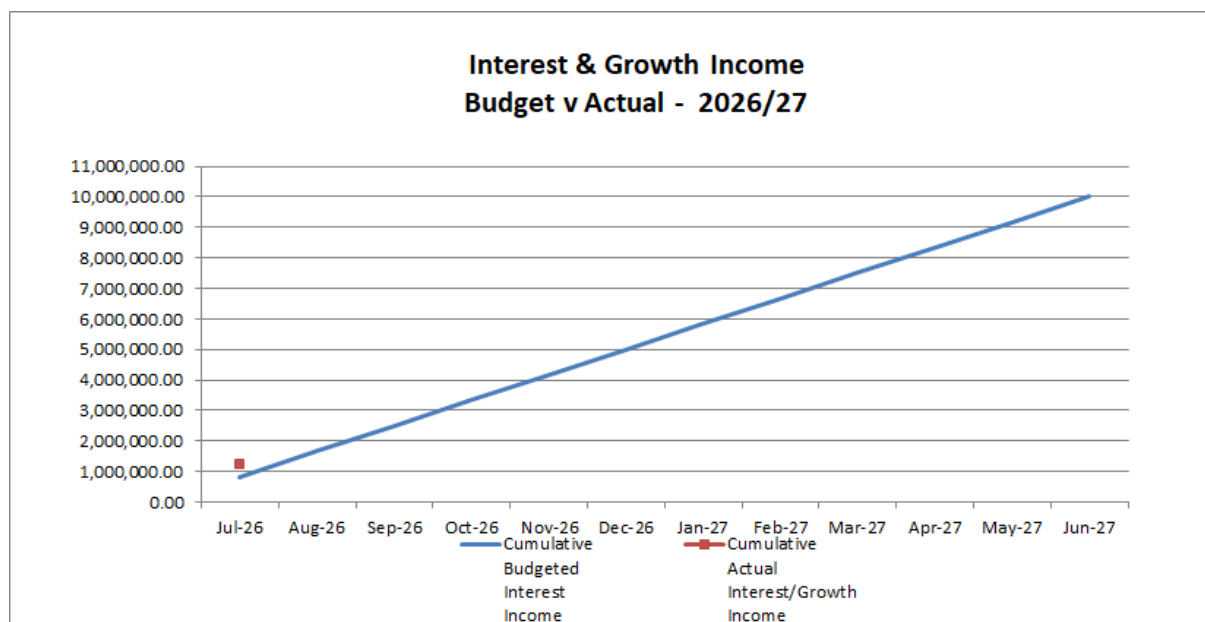
Rollovers – Council did not roll over any investment securities during July 2026.

Monthly Investment Performance

Interest/growth/capital gains/(losses) for the month totalled \$1,251,390, which compares favourably with the budget for the period of \$834,090 - outperforming budget for the month by \$417,300.

Council's outperformance to budget for July is mainly due to better than budgeted returns on Council's investment portfolio as well as a higher than anticipated investment portfolio balance – which is partly due to Council receiving upfront payment of \$48.5M in AIF funding in June 2024. For the 2026/27 financial year to date, Council has accrued \$181,723 on this AIF funding received. As the project progresses and the funding is spent, the monthly interest will reduce.

Council experienced a slight negative return on its NSW T-Corp Managed Fund for the month of July, with the fund returning -0.25% (or -\$6,483) as international shares (S&P 500 -0.13% and NASDAQ -3.20%) detracted from the fund's performance over the month of July.



In comparison to the AusBond Bank Bill Index* of 4.51% (annualised), Council's investment portfolio returned approximately 4.50% (annualised) for the month of July – performing in line with the benchmark for the month.

Over the past year, Council's investment portfolio has returned 4.27%, outperforming the AusBond Bank Bill index by 0.34%. Council's investment portfolio has continued to perform in line with the AusBond Bank Bill Index* over the longer-term time period, returning 4.15% per annum over the past 3 years – slightly underperforming the benchmark by -0.06% over this time.

Performance	1 month	3 months	6 months	FYTD	1 year	2 years	3 years
Official Cash Rate	0.36%	1.08%	2.06%	0.36%	3.89%	4.03%	4.12%
AusBond Bank Bill Index	0.38%	1.11%	2.06%	0.38%	3.94%	4.12%	4.21%
Council's Cash	0.36%	1.08%	2.05%	0.36%	3.88%	4.01%	4.10%
Council's T/D	0.41%	1.18%	2.31%	0.41%	4.61%	4.46%	4.20%
Council's FRN	0.47%	1.50%	2.78%	0.47%	5.27%	5.43%	5.45%
Council's Bonds	0.26%	0.76%	1.48%	0.26%	2.82%	2.43%	2.10%
Council's TCorp LTGF	-0.25%	3.55%	4.26%	-0.25%	10.41%	10.55%	10.97%
Council's Portfolio	0.38%	1.15%	2.19%	0.38%	4.27%	4.26%	4.15%
Relative Performance	0.00%	0.04%	0.13%	0.00%	0.34%	0.14%	-0.06%

* The AusBond Bank Bill Index is the leading benchmark for the Australian fixed income market. It is interpolated from the RBA Cash rate, 1 month and 3-month Bank Bill Swap rates.

Report by Responsible Accounting Officer

I hereby certify that all of the above investments have been made in accordance with the provision of Section 625 of the *Local Government Act 1993* and the regulations there under, and in accordance with the Investment Policy adopted by Council on 21 July 2025.

Carolyn Rodney
Responsible Accounting Officer

Policy and Legislation

Budget variations are reported in accordance with Council's *POL 052 Budget Policy*.

Investments are reported in accordance with Council's *POL 075 Investment Policy*.

Local Government Act 1993

Section 625 - How may councils invest?

Local Government (General) Regulation 2021

Section 212 - Reports on council investments

Link to Strategic Plan

Community leadership and collaboration

Objective: Wagga Wagga City Council leads through engaged civic governance and is recognised and distinguished by its ethical decision-making, efficient management, innovation and quality customer service

Ensure transparency and accountability

Risk Management Issues for Council

This report is a control mechanism that assists in addressing the following potential risks to Council:

- Loss of investment income or capital resulting from ongoing management of investments, especially during difficult economic times
- Failure to demonstrate to the community that its funds are being expended in an efficient and effective manner

Internal / External Consultation

All relevant areas within Council have consulted with the Finance Division in relation to the budget variations listed in this report.

The Finance Division has consulted with relevant external parties to confirm Council's investment portfolio balances.

Attachments

- 1 [↓](#). Capital Works Program 2026/27 to 2035/36

LONG TERM FINANCIAL PLAN ONE-OFF CAPITAL PROJECTS - 2026/27 - 2035/36 AS AT 31 JULY 2026													
				111,718,207	24,503,856	21,542,529	96,958,614	33,370,527	15,000,059	5,161,623	4,933,184	2,693,533	45,000
Ref	Job No.	Project Title	Funding Source	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
1	24377	12 Blake St Works In Kind Agreement	S7.12	171,785									
2	24965	36-40 Gurwood Street Capital Improvements	Buildings Reserve	469,229									
3	24721	Active Travel Pathway - Plumpton Road	Grant (Transport for NSW)	4,892,415									
4	47288	Airport - Bays 1-3 Upgrade	External Borrowings (Future Years Loan Repayments funded from Airport Reserve)					500,000					
5	47328	Airport - Light Aircraft Precinct Required Works	Airport Reserve					56,877					
6	47192	Airport - Redevelop terminal - Internal Baggage Claim and Retail Section	Grant (TBC) \$8,523,197 + Airport Reserve \$27,763					8,550,960					
7	47283	Airport - Runway Lighting Upgrade	External Borrowings \$1,583,518 (Future Years Loan Repayments funded from Airport Reserve) + Airport Reserve \$3,988,982					5,572,500					
8	47323	Airport Ancillary Land Acquisition	Internal Loans Reserve (payback from Airport Reserve)					303,712					
9	22222	Alan Turner Depot Worker on Foot Upgrade	Civil Infrastructure Reserve				305,335						
10	15082	Amundsen Bridge Construction - TT6	S7.11		1,114,547								
11	17760	Bolton Park Precinct Upgrade - ROS15	External Borrowings \$1,496,581 (Future Years Loan Repayments funded from GPR) + S7.11 \$4,118,117 + Grant (TBC) \$25,902,307				9,912,756	10,000,000	11,604,249				
12	19628	Boorooma St Upgrade - TT28	S7.11		200,000		4,202,816						
13	15083	Boorooma Street Slip Lane into Boorooma West - (2006-19 Plan)	S7.11		289,341								
14	24961	Botanic Gardens Museum Site Collection Store Asset Renewal	GPR \$36,537 + Net Zero Emissions Reserve \$36,537		73,074								
15	24432	Civic Theatre - Orchestra Pit Upgrade	Buildings Reserve	277,898									
16	24962	Civic Theatre Superstructure Remediation Works	Buildings Reserve	250,000									

Ref	Job No.	Project Title	Funding Source	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
17	38639	Copland St Industrial Area - Stormwater Drainage Upgrade	Old \$94 \$85,262 + Contribution \$92,358 + Stormwater DSP \$64 \$481,369									658,989	
18	19647	Estella New Local Park (west Rainbow Drive) Embellishment - ROS1 + LA1 (Land Acquisition)	\$7.11	1,363,837	1,363,838								
19	22330	Estella Road Upgrade	Grant (TBC)				700,000						
20	22232	Farrer Road Upgrade - TT4	\$7.11							3,481,529	700,000		
21	19617	Footpaths - Ashmont & Glenfield - TT16	\$7.11 \$430,691 + Grant (TBC) \$1,841,950								2,272,641		
22	19618	Footpaths - Boorooma, Estella & Gobbagombalin - TT17	\$7.11 \$155,319 + Grant (TBC) \$1,146,999				1,302,318						
23	19619	Footpaths - Bourkelands & Lloyd - TT18	\$7.11 \$352,763 + Grant (TBC) \$1,738,250					2,091,013					
24	19620	Footpaths - Central & North Wagga - TT19	\$7.11 \$36,304 + Grant (TBC) \$329,180					365,484					
25	19621	Footpaths - East Wagga - TT20	\$7.11 \$61,350 + Grant (TBC) \$347,650								409,000		
26	19622	Footpaths - Forest Hill - TT21	\$7.11 \$88,725 + Grant (TBC) \$936,160							1,024,885			
27	19623	Footpaths - Koorlingal - TT22	\$7.11 \$22,835 + Grant (TBC) \$587,374							610,209			
28	19624	Footpaths - Lake Albert & Tatton - TT23	\$7.11 \$129,050 + Grant (TBC) \$1,297,950								1,427,000		
29	19625	Footpaths - Mount Austin, Tolland & Turvey Park - TT24	\$7.11 \$232,210 + Grant (TBC) \$1,234,135					1,466,345					
30	19678	Forest Hill Upgrade Local Park - ROS16	\$7.11				216,200						
31	19662	Geohex Park - Establish 2nd Rugby League Field - ROS6	\$7.11	939,550									
32	24430	Glass Gallery Toilet	Buildings Reserve	137,099									
33	12922	Glenfield Road Corridor Works - TT1	\$7.11 \$9,906,055 + External Borrowings \$9,220,794 (Future year repayments funded from \$7.11)	88,681			19,038,168						
34	18738	Glenfield Road Drain Remediation	Stormwater DSP s64 \$993,792 + Stormwater Levy \$420,047				1,413,839						

Ref	Job No.	Project Title	Funding Source	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
35	19649	Gobbagombalin - 2 Local Parks ROS3 + LA3 (Land Acquisition)	S7.11		308,859								
36	19604	Gregadoo Road Corridor Works - TT7	S7.11 \$1,693,040 + Civil Infrastructure Reserve \$719,610 + External Borrowings \$1,537,325 (Future year repayments funded from S7.11)	2,412,650	765,100	772,225							
37	70164	GWMC - Construction of a new Waste Cell	Solid Waste Reserve	3,075,196									
38	70041	GWMC - Construction of a new Waste Cell	Solid Waste Reserve			6,352,942							
39	70147	GWMC - Domestic Precinct (Transfer Station, Office Relocation, Roadworks)	Solid Waste Reserve			7,302,199							
40	70135	GWMC - Flare Upgrade & Gas Capture Network Expansion & Gas Powered Evaporator	Solid Waste Reserve				2,349,164						
41	70178	GWMC - Construction of a new Monocell	Solid Waste Reserve	3,423,697				2,600,000					
42	70203	GWMC Tower Installation	Solid Waste Reserve			200,000							
43	70169	GWMC Waste to Energy (Solution)	Solid Waste Reserve				5,000,000						
44	24991	Humula Bridge Replacement	Grant (Department Infrastructure, Transport, Regional Development, Communications, Sport and the Arts) \$1,860,130 + Bridge Replacement Reserve \$465,032	909,846	909,846	505,470							
45	25176	Hydro 2050 Unit Purchase	Parks & Recreation Reserve	209,000									
46	19669	Jubilee Oval - Community Meeting Space - ROS14	S7.11				384,750						
47	12941	Jubilee Oval to Red Hill Rd - Wagga West DSP Area - Implement Stormwater Drainage Improvements	Stormwater DSP S64		295,946								
48	19382	Jubilee Park - Replace existing synthetic surfaces at the Jubilee Park Hockey Complex	Contribution (Hockey Association) \$205,000 + External Borrowings \$195,000 (Future Years Loan Repayments funded from GPR)	400,000									

Ref	Job No.	Project Title	Funding Source	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
49	22317	Lake Albert Water Sports and Event Precinct	Civil Infrastructure Reserve \$2,134,544 + Grant (Australian Government's Growing Regions Program) \$2,134,544	4,269,087									
50	14048	Lawn Cemetery & Crematorium Office Refurbishment	Cemetery Reserve	500,000									
51	21273	Lawn Cemetery Master Plan Stage 2A Works - New burial area, outdoor chapel and water feature	External Borrowings (Future Years Loan Repayments funded from Cemetery Reserve)	578,601									
52	19661	Lloyd Establish 3 Local Parks - ROS5 + LA4 (Deakin Ave) + LA5 (Barton Ave) + LA6 (Central Lloyd) - Land Acquisitions	S7.11 \$2,051,940 + External Borrowings \$2,401,850 (Future Years Loan repayments funded from S7.11)	749,774			3,704,016						
53	45089	LMC - CCTV & security (partial)	LMC Reserve				41,734						
54	45121	LMC - Clean, fill and landscape all new works areas	LMC Reserve	53,825									
55	45138	LMC - Hardstand	LMC Reserve				2,250,000						
56	45096	LMC - New circulating road (partial)	LMC Reserve				2,229,010						
57	45125	LMC - Refurbish agents offices and canteen	LMC Reserve				350,000						
58	45124	LMC - Replace existing cattle/sheep delivery ramps	LMC Reserve	800,000			500,000						
59	45126	LMC - Road Train facilities	LMC Reserve						1,800,000				
60	45049	LMC - Treatment of Re-use Water	LMC Reserve				353,912						
61	21797	MPS Sports Court Recoat	GPR		40,000								
62	50447	Northern Growth Area - Sewer Upgrades	Grant (Accelerated Infrastructure Fund - AIF) \$20,111,448 + Sewer Reserve \$6,703,814	26,815,263									
63	18796	Northern Sporting Precinct - Sports grounds and play equipment - ROS11 + LA4 (Land Acquisition)	External Borrowings \$263,336 (Future Years Loan Repayments less 50% LCL Subsidy funded from S7.11 + Building Reserve + GPR) + S7.11 \$5,258,854	50,000	213,336		5,258,854						

Ref	Job No.	Project Title	Funding Source	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
64	24923	North Wagga Levee Upgrade (Construction)	Grant (NSW Reconstruction Authority) \$8,936,658 + SRV Reserve \$6,066,594 + External Borrowings \$2,870,064	3,572,134	4,181,904	4,188,303	5,930,974						
65	28174	Oasis - 25m & Program Pool Covers & Rollers Replacement	GPR		70,000								
66	28183	Oasis - 25m, Program & Leisure Pool Expansion Joints Replacement	GPR				125,000						
67	28190	Oasis - 25m Pool Dive Starting Blocks	GPR					48,000					
68	28181	Oasis - 50m Pool & Grandstand Concourse Resurfacing	GPR		175,000								
69	28153	Oasis - 50m & Dive Pool Expansion Joints Replacement	GPR	79,790									
70	28147	Oasis - 50m Pool Covers & Rollers Replacement	GPR						85,992				
71	28177	Oasis - 50m Pool Dive Starting Blocks	GPR		42,000								
72	28172	Oasis - 50m Pool Lane Ropes & Lane Storage Rollers Replacement	GPR			85,000							
73	28179	Oasis - 50m Pool Shade covers deep end of pool	GPR	290,000									
74	28185	Oasis - 50m Pool Shade covers western side	Oasis Reserve				390,000						
75	28072	Oasis - Automatic Pool Cleaners	Oasis Reserve				60,000						
76	20840	Oasis - BBQ's	Oasis Reserve					70,000					
77	28148	Oasis - Dive Pool Covers & Rollers Replacement	Oasis Reserve						45,000				
78	28076	Oasis - Diving Board Replacements	GPR						85,000				
79	28173	Oasis - Disable/ Mixed Access Equipment / Steps - Wheel Chairs - Hoist & Extras	GPR		71,003								

Ref	Job No.	Project Title	Funding Source	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
80	28198	Oasis Energy Efficiency Upgrade (CEUF)	GPR \$2,878,600 + Oasis Reserve \$629,188 + S7.11 Recoupment \$602,422 + NZE Reserve \$369,709 + Grant \$1,723,446 (CEUF) + Internal Loans Reserve \$258,095 (GPR Future Year Loan Repayments) + Internal Loans Reserve \$663,540 (Oasis Reserve Future Year Loan Repayments)	3,000,000	4,125,000								
81	28195	Oasis - Sand Filters	GPR								79,543		
82	16393	Oasis - Floor Carpet - Entrance Pool Hall, Offices Stairs & Meeting Room	Oasis Reserve					64,000					
83	28182	Oasis - Irrigation/ Sprinkler System to Mixed Areas	Oasis Reserve		85,000								
84	28188	Oasis -Mixed Air Conditioning	GPR						125,000				
85	15143	Oasis - Point of Sale System & Entry Gates	GPR	115,000									
86	28184	Oasis - Pool Balance Tanks Service	GPR					105,000					
87	28149	Oasis - Pool Cover Winch Replacement	GPR						35,150				
88	28176	Oasis - Public Address System Repair & Replacement	Oasis Reserve				85,000						
89	28151	Oasis - Two Pool Inflatables Replacement	GPR \$100,000					100,000					
90	28180	Oasis - Water Drinking Fountains	GPR				30,000						
91	28145	Oasis - Water Features Project	Grant (TBC) \$834,085 + Oasis S7.11 Recoupment \$854,072		199,135	1,489,022							
92	25157	Permit Plug Play Round 2	Grant (Transport for NSW) \$500,000 + Parks & Recreation Reserve \$144,084	644,084									
93	19601	Pine Gully Road Corridor Works - TT2	S7.11 \$3,708,955 + GPR \$400,000 + External Borrowings \$22,815 (Future Years Loan Repayments less 50% LCL) Subsidy funded from S7.11)				4,131,771						
94	24983	Playhouse Capital Works	Building Reserve	153,250	144,750	116,250	81,250						
95	17075	Public Art Projects	Public Art Reserve	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000

Ref	Job No.	Project Title	Funding Source	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
96	19667	Rawlings Park North - Construct a synthetic soccer facility - ROS12	\$7.11 \$690,000 + Grant (TBC) \$3,177,112				3,867,112						
97	19681	Red Hill Road Upgrade - TT3	External Borrowings \$31,596 (Future Years Loan Repayments less 50% LCL) Subsidy funded from \$7.11 + \$7.11 \$4,539,227		109,813		2,134,706	1,151,636	1,174,668				
98	50224	Sewer Ashmont SPS (Lloyd to Ashmont Gravity Main Upgrade)	Sewer Reserve	2,916,614									
99	50439	Sewer Augmentation & Upgrade Forest Hill	Sewer Reserve				10,000,000						
100	50199	Sewer - Elizabeth Avenue Forest Hill SPS22 - New Assets	Sewer Reserve									1,204,724	
101	50060	Sewer - Forsyth St Pump Station - SPS02 - Renewals - Refurbishment of current wells	Sewer Reserve									784,820	
102	50245	Sewer - Olympic Highway - SPS13 New Assets	Sewer Reserve	874,822									
103	50274	Sewer - Pump Station - SPS06 Shaw Street - Renewals	Sewer Reserve					280,000					
104	50261	Sewer - Springvale Pump Station - SPS36 - New Assets - New pump station	Sewer Reserve				596,138						
105	50438	Sewer Treatment Ponds Augmentation Collingullie	Sewer Reserve	800,000									
106	50291	Sewer - Uranquinty Pump Station - SPS31 - Renewals	Sewer Reserve	520,000									
107	50277	Sewer - Wiradjuri Sewer Pump Station - SPS10 Renewal	Sewer Reserve				88,518						
108	50266	Sewer Treatment Works - Forest Hill Plant - New Assets	External Borrowings \$21,683 (Future Years Loan Repayments less 50% LCL) subsidy funded from Sewer Reserve) + Sewer Reserve \$2,305,184				2,326,867						
109	19609	Shared path - Boorooma to Estella & Gobba TT9	\$7.11 \$60,044 + Grant (TBC) \$1,309,850				1,369,894						
110	19610	Shared path - Bourkelands to Lloyd - TT10	Grant (TBC)				56,950						
111	19612	Shared path - CBD to Forest Hill - TT12	Grant (TBC)				990,250						

Ref	Job No.	Project Title	Funding Source	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
112	19613	Shared path - Forest Hill - TT13	Grant (TBC)				727,600						
113	23126	Southern Growth Area - Plumpton Road North	Grant (Accelerated Infrastructure Fund - AIF) \$2,198,422 + (NSW Treasury Restart) \$18,699,125 + External Borrowings \$6,965,849	23,804,660	4,058,736								
114	23127	Southern Growth Area - Plumpton Road South	Grant (Accelerated Infrastructure Fund - AIF) \$20,669,303 + External Borrowings \$6,889,767	21,936,440	5,622,629								
115	20799	Stores - Barcoding System/ Shelving	Plant Replacement Reserve	30,979									
116	13673	Stormwater - Day, Higgins, Tarcutta St - Wagga West DSP Area Drainage Upgrade	Stormwater DSP s64 \$308,458 + Stormwater Drainage Reserve \$20,000			328,458							
117	12758	Stormwater - Kincaid St end to Flowerdale pumping station drainage - Wagga West DSP Area	Stormwater DSP S64 \$782,980 + Civil Infrastructure Reserve \$27,955				810,935						
118	13674	Stormwater - Lloyd Contour Ridge approx 5 km - Wagga West DSP Area Drainage Upgrade	Stormwater DSP s64 \$148,060 + Stormwater Drainage Reserve \$9,600			157,660							
119	17742	Stormwater - Murray St Project	Stormwater Levy				3,102,121						
120	12916	Stormwater - Tarcoola Drainage Extension	Stormwater DSP s64				495,657						
121	24425	Top Dressing Machine Purchase	Internal Loans Reserve (Payback from External Plant Hire over 5 years)	80,000									
122	24964	Weed Hygiene Stations	GPR	18,000									
		TOTAL ONE OFF CAPITAL PROGRAM		111,718,207	24,503,856	21,542,529	96,958,614	33,370,527	15,000,059	5,161,623	4,933,184	2,693,533	45,000

LONG TERM FINANCIAL PLAN RECURRENT CAPITAL PROJECTS - 2026/27 - 2035/36 AS AT 31 JULY 2026

Summary				29,737,183	30,289,375	30,862,938	30,121,019	28,825,533	28,383,896	30,462,432	31,918,873	35,484,522	34,844,571
Ref	Job No.	Project Title	Funding Source	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
1	19504	Art Gallery - Acquire pieces for the Australian Print Collection	GPR	10,776	11,207	11,638	12,143	12,670	13,219	13,748	14,298	14,870	15,464
2	19505	Art Gallery - Acquire pieces for the National Art Glass Collection	GPR	26,940	28,018	29,096	30,359	31,677	33,053	34,375	35,750	37,180	38,667
3	12498	Bus Shelters Upgrade (existing)	GPR		20,000		20,000		20,000		20,000		20,000
4	19503	Civic Theatre - Backstage Equipment Upgrade	GPR	15,394	16,010	16,626	17,291	17,983	18,703	19,451	21,007	21,847	22,721
5	17986	Community Amenities - Apex Park	GPR	1,610,235									
6	24404	Community Amenities - Forest Hill Community Hall	GPR						312,903				
7	19484	Community Amenities - McPherson Oval	GPR			30,000	250,192						
8	17985	Community Amenities - Tarcutta Public Convenience	GPR	30,000	234,332								
9	17039	Community Amenities - TBC	GPR								351,732	365,801	380,433
10	16583	Corporate Hardware Purchases	GPR + IT Reserve	548,000	743,000	283,000	428,000	283,000	778,000	450,000	450,000	450,000	450,000
11	15230	Culverts - Renew and Replace	GPR	819,119	849,884	880,649	913,875	948,430	984,367	1,021,742	1,060,612	1,100,915	1,144,952
12	32514	Footpath Renewals	GPR + Internal Loans Reserve + Civil Infrastructure Reserve (for Future Years)	208,000	216,320	224,973	233,972	243,331	253,064	263,186	273,714	284,662	296,049
13	24218	Gravel Resheets	GPR	2,154,476	2,240,655	2,326,834	2,419,907	2,516,703	2,617,371	2,722,066	2,830,949	2,944,187	3,061,955
14	16531	Heavy Patching Program	GPR	1,176,493	1,222,697	1,268,901	1,319,657	1,372,443	1,427,341	1,484,435	1,543,812	1,605,564	1,669,787
15	22107	Horticulture Upgrades & Renewals	GPR	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
16	39868	Kerb and Gutter Replacement	GPR	628,622	653,767	678,912	706,068	734,310	763,682	794,229	825,998	859,038	893,400
17	23110	Library Acquisitions	GPR	358,043	365,540	373,186	380,986	388,942	397,057	405,335	414,667	422,960	432,803

Ref	Job No.	Project Title	Funding Source	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
18	24343	Open Space Upgrades & Renewals	GPR	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
19	20959	Parks Smart Irrigation	Internal Loans Reserve (Water savings payback - 2 Year Loan Repayments)	25,000									
20	16532	Pavement Rehabilitation Program	2026/27 ongoing (R2R 3% + Block 2% each year + GPR Balance)	6,121,448	8,342,971	7,627,363	5,782,147	6,004,564	6,235,613	6,475,628	6,686,809	6,887,414	7,094,036
21	39042	Pedestrian Access and Mobility Program (PAMP)	GPR	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000
22	21900	Plant and Equipment Replacement	Plant Reserve + Plant Sales - varies each year	5,837,539	5,960,000	5,981,500	7,692,000	6,069,000	4,130,500	5,805,500	5,989,500	8,838,500	7,657,000
23	12231	Playground Equipment Renewal	GPR + Grant (TBC) - varies each year	536,000	387,000	1,406,000	574,000	631,000	500,000	880,000	696,000	696,000	696,000
24	21930	Playground Shade Sail Installation	Grant (TBC)	71,328	71,328								
25	21091	Recreational Assets Renewal	GPR	396,082	411,925	427,769	444,878	462,672	481,178	500,425	520,442	541,260	562,910
26	23816	Regional Roads Repair Block Grant - project TBA (\$240K reallocated to Pavement Rehab in 2025/26)	2026/27 GPR + 2027/28 and onwards Grant (TfNSW - Repair Block)	350,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
27	15883	Regional Roads Supplementary Block Grant - project TBA (\$94K reallocated to Reseal Program in 2025/26)	Grant (TfNSW - Block Grant Supp)	199,000	199,000	199,000	199,000	199,000	199,000	199,000	199,000	199,000	199,000
28	16529	Reseal program (renewal)	26/27 ongoing (RMS Block \$397,629 incrementing 3% each year + GPR balance)	2,960,301	3,078,713	3,197,125	3,325,011	3,458,011	3,596,331	3,740,184	3,889,791	4,045,382	4,207,198
29	51390	Sewer Joint Connections Elimination	Sewer Reserve	57,169	58,027	58,885	59,768	60,665	61,575	62,498	64,061	65,022	65,998
30	50018	Sewer Mains Rehabilitation Program	Sewer Reserve	1,740,437	1,792,650	1,844,863	1,900,208	1,957,213	2,015,929	2,076,407	2,138,699	2,202,860	2,268,946
31	50445	Sewer Manhole Relining	Sewer Reserve	926,409	953,036	980,444	1,008,656	1,037,697	1,067,590	1,098,362	1,130,889	1,162,554	1,196,088
32	50024	Sewer Plant & Pumps Replacement and Renewal	Sewer Reserve	1,363,073	422,705	980,293	320,265	264,961	295,590	181,437	472,023	393,499	65,998

Ref	Job No.	Project Title	Funding Source	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
33	17042	Sportsground Lighting Program - Venue TBC	GPR	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
34	12786	Street Lighting Improvements Program - Roads and Traffic Facilities (as per schedule)	GPR	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
35	15181	Traffic Committee - Implement unfunded Resolutions as adopted by Council	GPR	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
36	30044	Urban Asphalt Program	GPR	1,082,297	1,125,589	1,168,881	1,215,636	1,264,261	1,314,831	1,367,424	1,422,121	1,479,006	1,538,166
37	12894	Village Community Priorities - S94A3	S7.12	18,000	18,000								
		TOTAL RECURRENT CAPITAL PROGRAM		29,737,183	30,289,375	30,862,938	30,121,019	28,825,533	28,383,896	30,462,432	31,918,873	35,484,522	34,844,571

RP-4 RAILWAY STREET (LOT 1 DP 324533) - DEDICATION OF LAND AS PUBLIC ROAD**Author:** Matthew Dombrovski**Executive:** Fiona Piltz**Summary:**

Lot 1 DP 324533 (known as part Railway St, Turvey Park) was transferred to Council in 1928 for road purposes; however, it was not formally dedicated as a public road. Council officers intend to lodge a gazettal notice to formally dedicate the land as a public road and complete the process.

Recommendation

That Council authorise the General Manager or their delegate to publish a gazettal notice in the NSW Government Gazette dedicating Lot 1 DP 324533 as public road in accordance with Section 10 of the Roads Act 1993.

Report

Lot 1 DP 324533 (known as part Railway St, Turvey Park) was transferred from Felix Phillip Kirby to the Council of the Municipality of Wagga Wagga on 8 December 1928 to enable the continuation of Railway Street to Lake Albert Road. Council acquired the land for the purpose of establishing a road as part of a subdivision of Portion 72.

Since its transfer, Lot 1 DP 324533 has functioned as a public road and has been maintained accordingly. The road is identified in Council's asset register as R4850-0-20 and R4850-20-475. Despite its long-standing use and maintenance as a public road, recent investigations have confirmed that the land was never formally dedicated for road purposes. Attached as Item 1 is a copy of the road status report prepared on Council's behalf by Infotrack, and below is an aerial image of the portion of road in question.



As the land is currently being used by the public for road purposes, it is recommended that Council formally dedicate Lot 1 DP 324533 as a public road to ensure its ongoing management and administration as part of the road network.

In accordance with Section 10 of the *Roads Act 1993*, this process requires Council to publish a notice in the NSW Government Gazette formally dedicating the land as public road.

Financial Implications

Council already maintains this section of road and has it identified within Council's asset register. Given this, no additional budgetary impacts are anticipated.

Policy and Legislation

Local Government Act 1993
Roads Act 1993

Link to Strategic Plan

Growing

Enabling infrastructure

Provide essential infrastructure; including sewer, roads, key housing enabling infrastructure to support growth.

Risk Management Issues for Council

Where a road is accessible to and used by the public but is not classified as a public road, liability issues may be unclear and subject to dispute. In such circumstances, insurers may question or limit coverage due to uncertainty regarding the road's ownership and maintenance obligations.

The proposed recommendation will ensure that land being used by members of the public is dedicated for road purposes.

Internal / External Consultation

Internal consultation has been held within Council's Chief Financial Office, Infrastructure Services and Economy, Business and Workforce directorates.

Attachments

- 1 [↓](#). Road Status Report - InfoTrack - Lot 1 DP 324533 (Railway Street)



ABN: 36 092 724 251

ReportRe: - Lot 1 D.P. 324533, Railway Street, at Turvey Park

I have conducted an investigation into Lot 1 D.P. 324533.

During the course of my investigation, I came across D.P. 193019, being plan of Proposed purchase of the land subject of this investigation.

As regards D.P. 324533 and Transfer No. B894218.

D.P. 324533 is a plan that formed part of Transfer No. B894218.

The predecessors of NSW LRS quite often removed a plan that formed part of a dealing and refiled it as a File Plan, in this case File Plan 324533.

File Plans now are just referred to as D.P., in this case D.P. 324533.

Transfer No. B894218 is a Transfer from Felix Phillip Kirby to The Council of the Municipality of Wagga Wagga dated 8th December 1928.

This transfer contains a form "Form 1 (Ordinance 32) Local Government Act, Section 327" being a Council Clerk's Certificate to New Road or Subdivision dated 3rd November 1928 – No. of Certificate 19/28.

Of note:

- New Road: Continuation of Railway Street to Lake Albert Road – Parish of South Wagga, County of Wynyard. Municipality of Wagga Wagga.
 - Certificate: I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), have been complied with by the above applicant in relation to the proposed Road and subdivision described more particularly set out in accompanying plan bearing Council's Seal and marked "Covered by Council Clerk's Certificate No. 19/28 of 3rd November 1928"
 - Number No. 111.
1. It is my opinion that this Certificate does not dedicate the land transferred as a public road, merely that the requirements have been complied with.
 2. D.P. 324533 does not contain a statement of intention to dedicate to the public.

Formal Dedication.

I could not find any evidence as to the formal dedication of Lot 1 D.P. 324533 for road purposes.

Section 10 of the Roads Act of 1993 might be an option to dedicate.

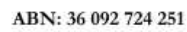
See also copies of:

- Title 1/324533
- Certificate of Title Volume 4345 Folio 116 (Electronic version).

Continued over.

Email: mark.groll@infotrack.com.au

1

[illegible]

Email: mark.groll@infotrack.com.au



Cadastral Records Enquiry Report : Lot 1 DP 324533

Locality : TURVEY PARK

LGA : WAGGA WAGGA

Parish : SOUTH WAGGA WAGGA

County : WYNYARD

Ref : NOUSER

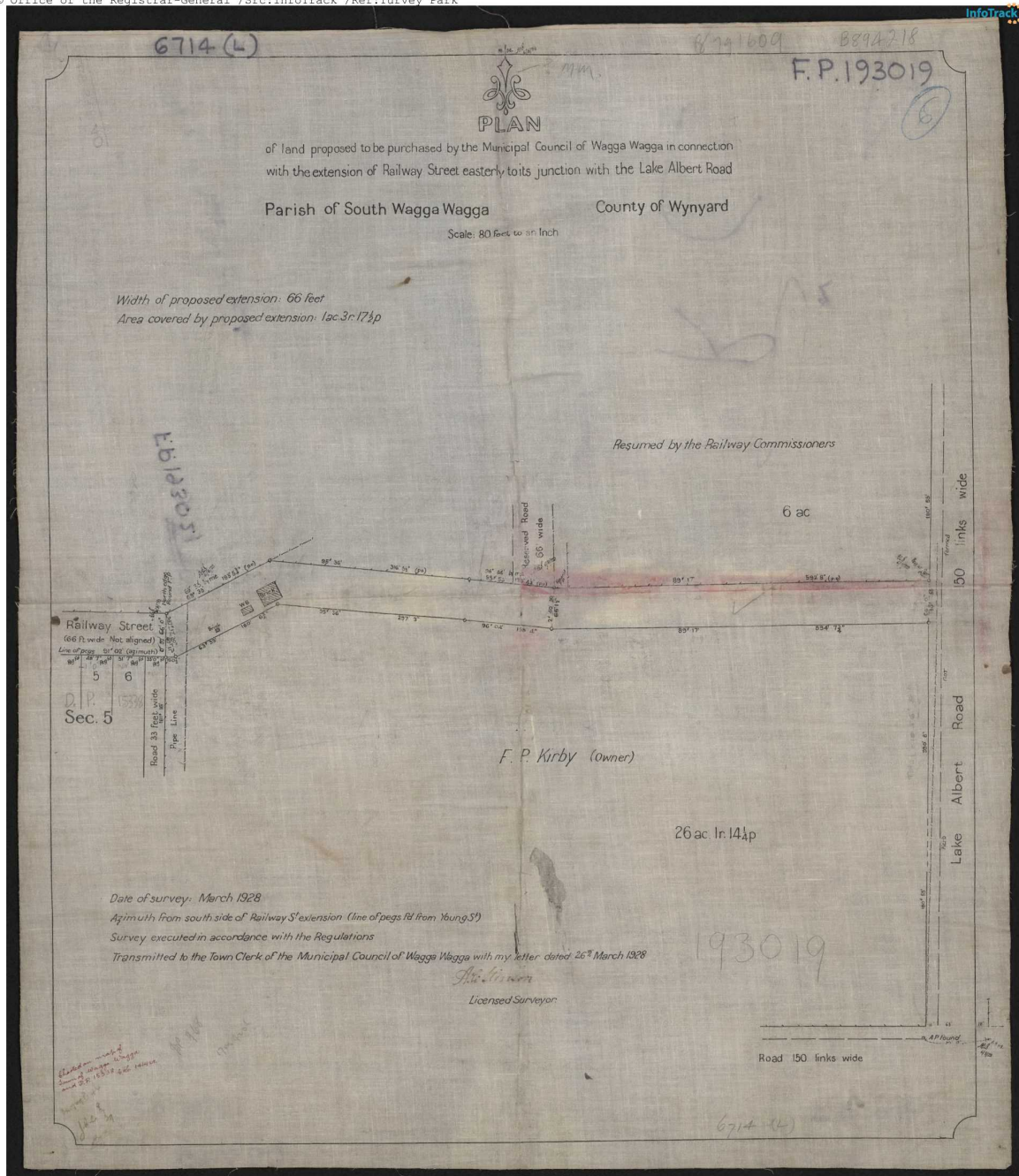


Report Generated 2:03:58 PM, 10 June, 2026
Copyright © Crown in right of New South Wales, 2017

This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

Page 1 of 4

Req:R320921 /Doc:DP 0193019 P /Rev:15-Mar-2019 /NSW LRS /Prt:11-Jun-2026 06:16 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Turvey Park



Req:R320907 /Doc:DL B894218 /Rev:24-Jul-2014 /NSW LRS /Pgs:ALL /Prt:11-Jun-2026 05:53 /Seq:1 of 3
 © Office of the Registrar-General /Src:InfoTrack /Ref:Railway - Lake Albert

**REGISTRAR GENERAL
 NEW SOUTH WALES**

MEMORANDUM OF TRANSFER
 (REAL PROPERTY ACT 1900)

I, FELIX PHILLIP KIRBY of Wagga Wagga Gentleman (herein called transferor)
 being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder in consideration of Ten shillings (£ 10/-) (the receipt whereof is hereby acknowledged) paid to me by
THE COUNCIL OF THE MUNICIPALITY OF WAGGA WAGGA (herein called transferee)
 do hereby transfer to the said transferee
 ALL such my Estate and Interest in ALL THE land mentioned in the schedule following:-

(a)	County.	Parish.	State if Whole or Part.	Vol.	Fol.
	Wynyard	South Wagga Wagga	Part of the land in Certificate of Title as shown on Plan annexed hereto and marked with the letter "A"	2944	140

And the transferee covenants with the transferor

ENCUMBRANCES, &c., REFERRED TO:
 As noted in or upon the Certificate.

Signed at Bong the 8th day of December, 1928.
 Signed in my presence by the transferor
 WHO IS PERSONALLY KNOWN TO ME
Handy
 Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Signed
THE COMMON SEAL of the COUNCIL of the MUNICIPALITY of WAGGA WAGGA was hereto affixed on the 21st day of December 1928 in pursuance of a Resolution of the Council passed on the 20th day of December 1928.

Signed in my presence by the transferee
 WHO IS PERSONALLY KNOWN TO ME
A. C. C. C.
 Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-recognition on page 2 signed by the attorney before a witness.

* N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm. No alterations should be made by erasure. The words rejected should be crossed through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

M 142. 19179

Req:R320907 /Doc:DL B894218 /Rev:24-Jul-2014 /NSW LRS /Pgs:ALL /Prt:11-Jun-2026 05:53 /Seq:2
 © Office of the Registrar-General /Src:InfoTrack /Ref:Railway - Lake Albert

Form 1 (Ordinance 32) Local Government Act, Sec. 327.

MUNICIPALITY OF WAGGA WAGGA

Council Clerk's Certificate to New Road or Subdivision.

TOWN HALL,
WAGGA WAGGA,

3rd November 1928

No. of Certificate 19/28

APPLICANT

Name Messrs Walsh & Blair,

Address Solicitors,

WAGGA WAGGA.

OWNER

Name Felix P. Kirby

Address Wagga Wagga

NEW ROAD (particulars of) Continuation of Railway Street to
 Lake Albert Road - Parish of South Wagga, County of
 Wynyard. Municipality of Wagga Wagga

SUBDIVISION (particulars of) Part of portion 72 Parish of South
 Wagga Wagga, County of Wynyard

CERTIFICATE

I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), have been complied with by the above named applicant in relation to the proposed road and subdivision described and more particularly set out on the accompanying plan bearing the Council's Seal and marked "Covered by Council Clerk's Certificate No 19/28 of 3rd November 1928"

Nº 111

R. D. M. Allen
 Council Clerk.

Req:R320907 /Doc:DL B894218 /Rev:24-Jul-2014 /NSW LRS /Pgs:ALL /Prt:11-Jun-2026 05:53 /Seq:3 of 3
 © Office of the Registrar-General /Src:InfoTrack /Ref:Railway - Lake Albert

N^o. 3215 LODGED BY

CONSENT OF MORTGAGEE.

I, mortgagee under Mortgage No.
 release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at this day of 1929 } Mortgagee.
 Signed in my presence by
 who is personally known to me. }

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer.¹

Signed at the day of 1929
 Signed at the place and on the date above-mentioned, in the presence of— }

FORM OF DECLARATION BY ATTESTING WITNESS.²

Appeared before me at , the day of , one thousand nine hundred and twenty the attesting witness to this instrument, the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said is own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

Municipality Wagga Wagga
 Parish South Wagga County Wingard

The Council of the Municipality of Wagga Wagga Transferree.

Particulars entered in Register Book, Vol 2944 Fol. 140

the 31st day of October 1929
 at minutes 1 o'clock in the afternoon.

PROGRESS RECORD.

	Initials	Date
Sent to Survey Branch ...		
Received from Records ...		
Draft written ...	<u> </u>	<u>9/8</u>
Draft examined ...	<u> </u>	<u>2/1</u>
Diagram prepared ...	<u> </u>	<u>31.10.29</u>
Diagram examined ...	<u> </u>	<u>31.10.29</u>
Draft forwarded ...	<u> </u>	<u>31.10.29</u>
Supt. of Engrossers ...	<u> </u>	<u>31.10.29</u>
Cancellation Clerk ...	<u> </u>	<u>31.10.29</u>
Vol. <u>1345</u> Fol. <u>116</u>		
Diagram Fees ...		
Additional Folios ...		

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

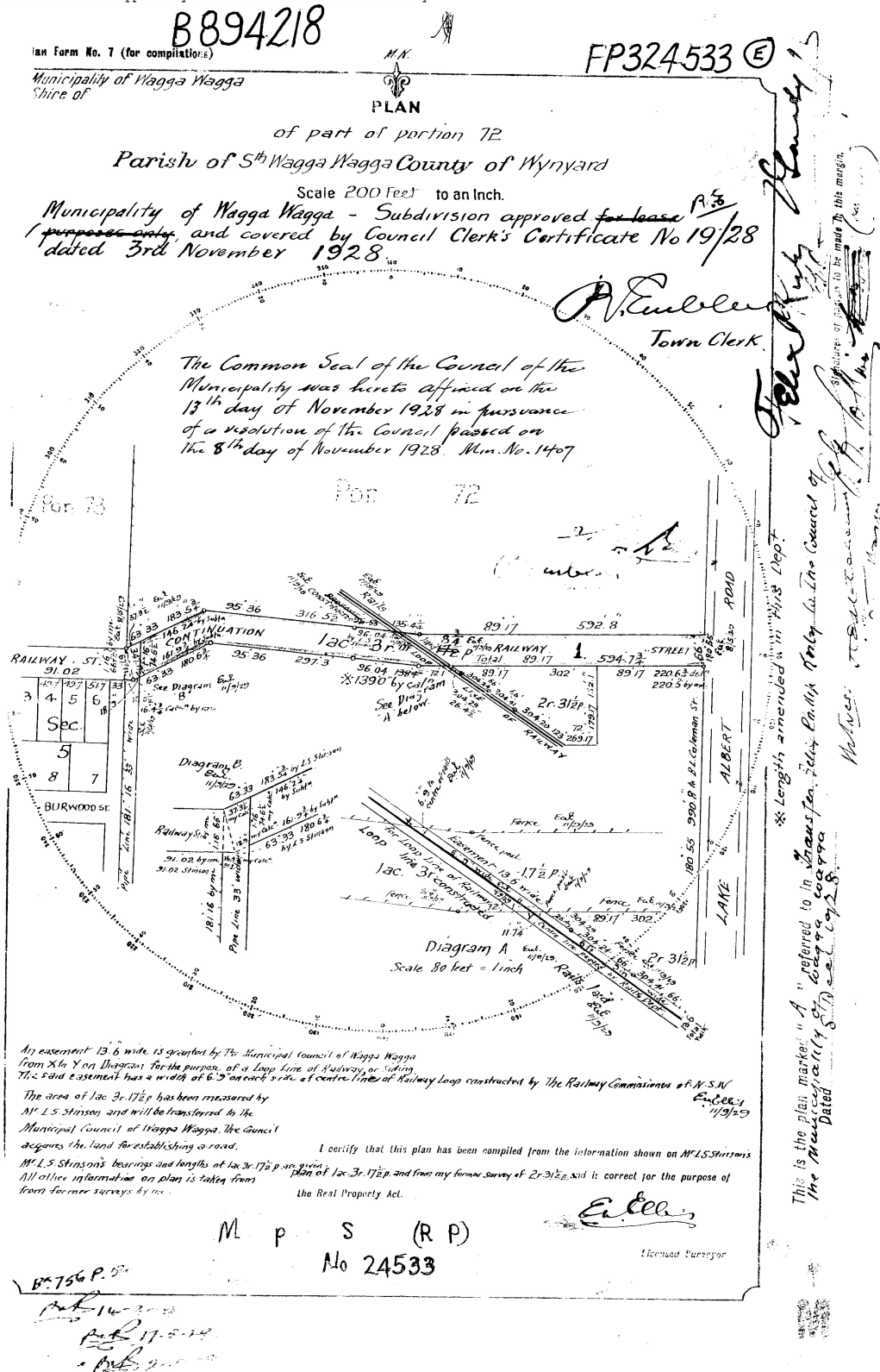
If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Chargé d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting Consul, Pro-consul or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/6 for every new Certificate of Title issued unless the consideration is over £1,000, in which case the Certificate fee will be £1 1s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferor may take out a new Certificate for the residue.

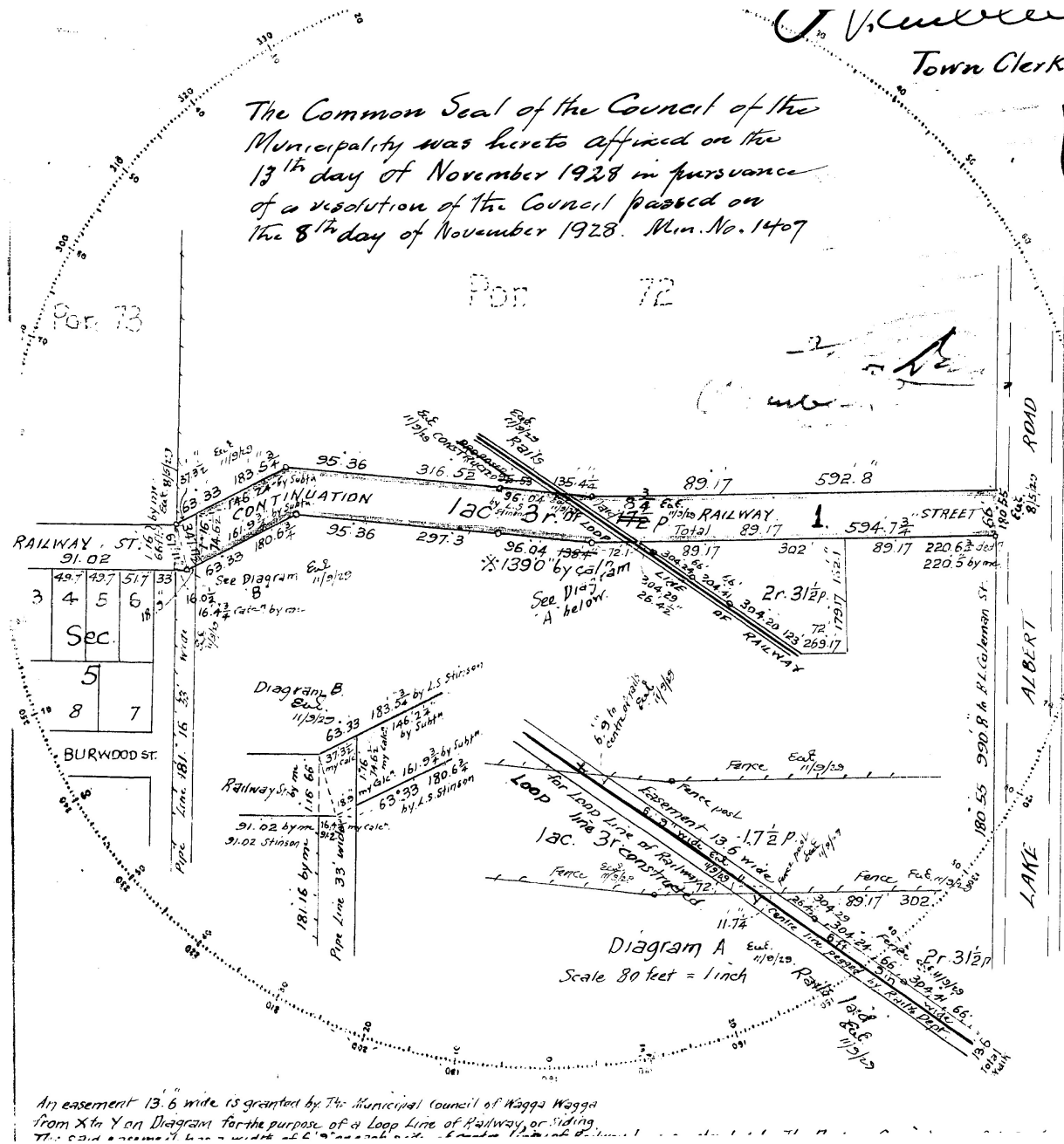
Box:WAGG /Doc:DP 0324533 P /Rev:30-Sep-1999 /Sts:OK,OK /Prt:19-Mar-2002 11:56 /Pgs:ALL /Seq:1 of 2
 WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only



Box:WAGG /Doc:DP 0324533 P /Rev:30-Sep-1999 /Sta:OK OK /Prt:19-Mar-2002 11:56 /Pgs:ALL /Seq:2 of 2
 WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS		
DP 324533		
FEET INCHES		METRES
0	0 3/4	0.222
6	0	1.829
6	9	2.057
11	7 1/4	3.537
13	6	4.115
16	0 1/2	4.890
16	4	4.978
16	3 3/4	4.997
18	9	5.715
26	4	8.026
26	4 1/2	8.059
33	1	10.058
34	1 1/2	10.401
37	3 1/2	11.367
66	1	20.117
72	1	21.946
72	1	21.971
74	6 1/2	22.720
91	1	27.762
123	1	37.490
135	4 1/4	41.256
139	1	42.367
144	2 1/4	44.358
152	1	46.355
161	9 3/4	49.320
180	6 3/4	55.035
183	5 3/4	55.924
220	5	67.183
220	6 3/4	67.227
297	3	90.602
302	1	92.050
316	5 1/2	96.457
592	8	180.645
594	7 3/4	181.248
990	8	301.955
5592	8	1704.645
9900	8	3017.723

AC	RD	P	SD	M
2	31	1/2	2820	
1	3	8 3/4	7303	
1	3	17 1/2	7325	



* Length amended as in this Dept.

marked "A" referred to in Transf. Plan. Railway Only in the Council of Wagga Wagga 1928.



Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/324533

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
11/6/2026	6:53 AM	-	-

VOL 4345 FOL 116 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 324533
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF SOUTH WAGGA WAGGA COUNTY OF WYNYARD
TITLE DIAGRAM DP324533

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF WAGGA WAGGA (T B894218)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B894219 EASEMENT AFFECTING THE PART OF THE LAND ABOVE
DESCRIBED SHOWN SO BURDENED IN VOL 4345 FOL 116

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Turvey Park...

PRINTED ON 11/6/2026

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

Req:R320946 /Doc:CT 04345-116 CT /Rev:06-Aug-2012 /NSW LRS /Prt:11-Jun-2026 06:54 /Seq:1 of 2
 © Office of the Registrar-General /Src:InfoTrack /Ref:Turvey Park

Appn. No. 19728
 Reference to last Certificate,
 Vol. 2944 Fol. 140

New South Wales.
 [CERTIFICATE OF TITLE.]

REGISTER BOOK.
 Vol. 4345 Fol. 116

CANCELLED W
 ON ISSUE OF NEW FOLIO 1/324533

* 5 GRV

THE COUNCIL OF THE MUNICIPALITY OF WAGGA WAGGA Transferee under Instrument of Transfer No. B894218 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Municipality of Wagga Wagga Parish of South Wagga Wagga, and County of Wymyard containing One acre three roods eight and three quarters perches or thereabouts, as shown in the Plan hereon and therein edged red, being also shown in plan annexed to the said Instrument of Transfer No. B894218 being part of Portion 72 delineated in the Public Map of the said Parish in the Department of Lands originally granted to John Mee by Crown Grant dated the 1st day of June 1857.

In witness whereof I have hereunto signed my name and affixed my Seal, this fifth day of November 1929

Signed in the presence of M. C. C. C. } W. C. C. C.
 Registrar General.

THE LAND WITHIN
 DESCRIBED IN LOT 1
 D.P. 324533

73

Scale: 200 ft. to one inch.

Notification referred to

No. B894218 Transfer and Grant dated 22nd January 1929 from the said Council of the Municipality of Wagga Wagga to the said Council of the Municipality of Wagga Wagga, being a plan of the land within the said Parish of South Wagga Wagga, and County of Wymyard, containing One acre three roods eight and three quarters perches or thereabouts, as shown in the plan hereon and therein edged red, being also shown in plan annexed to the said Instrument of Transfer No. B894218 being part of Portion 72 delineated in the Public Map of the said Parish in the Department of Lands originally granted to John Mee by Crown Grant dated the 1st day of June 1857.

Produced 5th March 1929 and entered 26th November 1929 at 3 o'clock in the afternoon on 11/324533

REGISTRAR GENERAL.

COMPUTER FOLIO NO FURTHER DEALINGS TO BE REGISTERED.

Lake Albert Rd

RP-5 **EXPRESSION OF INTEREST - LEASE/LICENCE OF 54-58 JOHNSTON STREET, WAGGA WAGGA**

Author: Matthew Dombrovski

Executive: Fiona Piltz

Summary: This report seeks endorsement of Council to conduct an Expression of Interest campaign for the premises at 54-58 Johnston Street, Wagga Wagga (otherwise known as the old Ambulance Station).

Recommendation

That Council:

- a authorise officers to conduct an Expression of Interest campaign for the lease or licence of property at 54-58 Johnston Street, Wagga Wagga, being Lot 2 in Section 38 in Deposited Plan 759031 (otherwise known as the old Ambulance Station)
- b receive a further report on the outcome of the Expression of Interest campaign

Report

The current licence agreement relating to the property at 54-58 Johnston Street, Wagga Wagga is due to expire on 2 April 2027.

On the basis that this property is currently generating a commercial rental return, and in accordance with Council's POL 038 Acquisition, Disposal and Management of Land Policy, Council officers recommend taking the property out for an Expression of Interest (EOI) campaign to provide the wider community with the opportunity to lease or licence the property.

Noting that Council has made significant investment into improving the property since its acquisition in 2023, and that there remains a significant ongoing capital cost to maintaining a building of this age, Council recommends that any lease or licence arrangement continue to be based on market value terms. Reduction to the community licence fee, or a reduced, highly subsidised model, is not recommended.

Endorsement is sought from Council to commence an EOI campaign for the lease or licence of the property, with indicative provisions of the proposed Agreement being as follows:

Initial Term	Minimum five (5) years but open to negotiation, subject to statutory maximums contained in the Local Government Act 1993 (currently 21 years).
Permitted Use	Community purposes (see below)
Annual Lease/Licence Fee (excluding GST)	To be confirmed by submissions but should be based on market value. Payable in monthly instalments

Fee Reviews	Reviewed on an annual basis Greater of CPI or fixed 3% increases.
Outgoings	All costs associated with the operation of the premises including but not limited to electricity, gas, water, sewer, waste removal, telephone and Council land rates are payable by the successful applicant
Maintenance	The successful applicant is responsible for routine repairs and maintenance of all fixtures, fittings and improvements within the Premises. Council will be responsible for all structural repairs and maintenance (unless those structural repairs are required due to the successful applicant's use of the premises)
Insurance	The successful applicant shall affect and maintain public liability insurance in the sum of \$20 million. The applicant will be required to provide an updated certificate of currency every 12 months. Council is to be listed on the policy as an interested party. The successful applicant shall affect and maintain contents insurance for all contents belonging to the applicant.
Special Conditions	1. The successful applicant shall have the right to sublet / sublicence part or all of the premises (subject to obtaining Council's written approval, which can be withheld at Council's discretion). Any sublease / sublicence is to be provided to Council for approval. 2. The building is located within the Heritage Conservation Area and is an identified Local Heritage Item. No works (including structural works and painting) are to be undertaken without the written consent of Council. 3. The deck on the first floor is not an identified event space and cannot be used for public events without a formal development application being submitted to change its use.

It is specifically noted that the property has a restriction on title preventing it from being used other than for 'Community Purposes'. Community Purposes are defined in the restriction as '*purposes which meet the current and future needs of the local community and of the wider public in relation to public recreation for the physical, cultural, social and intellectual welfare or development of individual members of the public. Ancillary uses are permissible where the use is subordinate or subservient, and not inconsistent, with the primary use of the land for Community Purposes.*'

Any proposed uses of the property including any sub-agreement will need to be consistent with this restriction on title.

It is proposed that the following criteria will be used to assess submissions received.

Selection Criteria
1. Presentation of a detailed business plan for proposed activities
2. Demonstrable public benefit of the applicant's occupation of the premises including but not limited to community and social benefits and educational, creative and entrepreneurial skills development
3. Proposed agreement duration, including any options
4. Proposed fee offered (excluding GST)
5. Past financial performance of the applicant over at least two years, including the provision of financial statements
6. A minimum of two (2) current business references.

Financial Implications

There will be nominal costs incurred by Council in preparing the EOI campaign, anticipated at approximately \$1,000. Full financial implications of any future lease / licence will be discussed in the outcome report.

Policy and Legislation

Local Government Act 1993

Acquisition, Disposal & Management of Land Policy POL038

Link to Strategic Plan

Growing Economy

Objective: Wagga Wagga is an attractive location for people to live, work and invest
Attract and support local businesses, industry, and employment opportunities

Risk Management Issues for Council

Council needs to responsibly manage assets including property. The proposal to proceed with the lease or licence by way of a public Expression of Interest campaign will support an open and transparent process. Further, proceeding with an Expression of Interest allows for a targeted assessment incorporating a weighting for wider community benefit.

The property has some limitations in its use due to the formal Restriction registered against the title, its identification as an item of local heritage, and its position within the heritage conservation area. Council will need to ensure that the successful applicant adequately manages any tenancies to ensure compliance with its obligations pursuant to those limitations.

Internal / External Consultation

Consultation has been undertaken internally with Council's Business, Economy & Workforce, Community, Environment & Partnerships and Infrastructure Services Directorate.

	Mail			Traditional Media				Community Engagement				Digital				
	Rates notices insert	Direct mail	Letterbox drop	Council news	Media release	Media opportunity	TV/radio advertising	One-on-one meeting(s)	Community meeting(s)	Stakeholder workshop(s)	Drop-in session(s)	Survey/feedback form(s)	Have your Say	Email newsletter	Social media	Website
Inform																
Consult																
Involve			☒		☒		☒	☒		☒			☒		☒	☒
Collaborate																
Other methods (please list specific details below)																
Internal Consultation Only																

RP-6 DRAFT COMMUNITY BENEFIT SHARING POLICY - POL 114**Author:** Fiona Hamilton**General Manager:** Peter Thompson**Summary:**

The Wagga Wagga Local Government Area is experiencing increasing interest from major energy, infrastructure and technology projects. These projects can deliver broader economic and strategic benefits, but they can also place cumulative pressure on local infrastructure, services, land use, communities and Council resources.

In this context, a clear local policy framework is required to guide Council's engagement with proponents and ensure community benefit contributions are negotiated transparently, consistently and in the long-term interests of the Wagga Wagga community, rather than being considered without an adopted policy position.

In developing the draft Policy, consideration has been given to the NSW Benefit Sharing Guideline, advice shared through the Canberra Region Joint Organisation, and discussions with project proponents. The scope of the draft Policy has been broadened beyond renewable energy development to provide a local framework for major energy and technology projects that may impact on the Wagga Wagga LGA.

The draft Community Benefit Sharing Policy (POL 114) is now presented to Council for endorsement for public exhibition.

Recommendation

That Council:

- a endorse the draft Community Benefit Sharing Policy (POL 114) for the purpose of public exhibition
- b place the draft Community Benefit Sharing Policy (POL 114) on public exhibition for a period of 28 days from 29 August 2026 to 25 September 2026 and invite public submissions until 9 October 2026
- c receive a further report following the public exhibition period that:
 - i summarises and responds to submissions received; and
 - ii recommends whether the Policy should be adopted, amended, or re-exhibited if any proposed changes are considered substantial.

Report

Background

At the Ordinary Meeting on 12 May 2025, Council considered a report in response to a Notice of Motion regarding the increasing number of renewable energy developments being proposed on high-quality agricultural land across the Wagga Wagga Local Government Area (LGA). Following consideration of the report, Council adopted Resolution 25/124, which acknowledged the concerns raised by the community and directed the General Manager to identify a pathway to better protect

prime agricultural land through potential amendments to the Local Environmental Plan (LEP), Development Control Plan (DCP) and other mechanisms.

In response to Resolution 25/124 a report was presented to the Ordinary Meeting of Council on 21 July 2025 outlining a proposed pathway to strengthen protections for prime agricultural land. At that meeting, Council resolved through Resolution 25/199 to endorse the proposed planning pathway in principle, direct the General Manager to commence work on draft amendments to Council's strategic and statutory planning documents and investigate options for a Community Benefit Policy for electricity generating and storage works.

Following the July 2025 resolution, Council staff engaged with relevant State agencies, including the Department of Primary Industries and Regional Development and the Department of Planning, Housing and Infrastructure, to seek guidance and feedback on the proposed approach.

At the Ordinary Council Meeting on 27 October 2025, an update was presented to Council on the proposed planning amendments to protect prime agricultural land as well as the development of a community benefit policy for electricity generating and storage works. Council resolved to receive and note the draft policy.

It is noted that the draft Policy represents one component of Council's broader response to Resolution 25/199. Further work will be progressed this financial year in relation to potential amendments to the Local Strategic Planning Statement, Local Environmental Plan and Development Control Plan to address land use planning issues associated with major energy and infrastructure projects. This work will be informed by the revised agricultural land mapping currently being prepared by the NSW Agricultural Commissioner and DPIRD and any associated State directions or guidelines.

Draft Policy Overview

The draft Policy has been designed to align with the NSW Benefit Sharing Guideline (the Guideline) while addressing local matters that are not fully covered by the Guideline, including cumulative project pressures, broader project types and Council's governance arrangements for receiving, pooling and allocating contributions.

This is particularly important given Wagga Wagga's position outside a designated Renewable Energy Zone (REZ) and the cumulative pressures foreseen with multiple major projects now emerging across the LGA.

The draft Policy is generally consistent with the NSW Benefit Sharing Guideline. It adopts the Guideline's core principle that host communities should share in the benefits generated by major renewable energy investment, adopts the benchmark contribution rates where relevant and recognises the value of pooling contributions through a dedicated community benefit reserve to enable longer-term, strategic investment in community infrastructure and initiatives. It also supports the use of Voluntary Planning Agreements as the preferred mechanism for securing contributions.

The draft Policy also reinforces the importance of distinguishing community benefit-sharing from impact mitigation and provides a transparent local framework to guide negotiations with proponents.

The key differences between the NSW Guideline and Council's draft Policy are:

- The NSW Guideline is primarily directed at large-scale renewable energy State significant development projects. Council's draft Policy applies to a broader range of major energy and technology projects, including transmission infrastructure, data centres and other large-scale developments where their scale, nature or impacts warrant a community benefit-sharing response.
- The draft Policy establishes more detailed local governance arrangements, including a dedicated Community Benefit Reserve, Council-led project prioritisation criteria and alignment with Council's strategic planning and budgeting processes.
- The draft Policy proposes that Council negotiate a loading above the NSW Benefit Sharing Guideline benchmark rates to recognise the cumulative pressures placed on the Wagga Wagga LGA, particularly given the LGA is not located within a designated REZ and does not receive the associated strategic planning, coordination and investment benefits.

The Energy Legislation Amendment (Prioritising Renewable Energy) Bill 2026

The Energy Legislation Amendment (Prioritising Renewable Energy) Bill 2026 is currently before the NSW Parliament.

If passed, the Bill may increase State oversight of renewable energy planning agreements and influence how community benefit contributions are negotiated, calculated and secured.

In particular, the Bill may enable the Minister to determine the amount or method for determining contributions for energy projects under a voluntary planning agreement, including by setting a minimum or maximum contribution. This may reduce Council's discretion to negotiate contributions above, or outside, the NSW Benefit Sharing Guideline for renewable energy projects, particularly where a project is declared a Priority Energy Project.

A link to the Bill is provided under the Policy and Legislation section of this report.

The Bill has now passed the Legislative Assembly and has been presented to the Legislative Council for concurrence. As the final statutory framework is not yet settled, Council's draft Policy may require review and amendment following passage of the Bill and the release of any associated regulations, directions or updated State guidance.

Rationale for progressing the draft Policy prior to legislative changes

Deferring the progression of the draft Policy until the legislation is finalised would leave Council without an adopted local position during a period of continued project activity.

As the timing for passage of the Bill and any associated State guidance is not yet known, progressing the draft Policy to public exhibition allows Council to test the framework with the community and stakeholders while retaining flexibility to respond to the final legislative settings. If the timelines align, any relevant legislative changes can be considered before the Policy is reported back to Council for adoption. However, given the uncertainty surrounding the commencement of the legislation and any supporting guidance, there remains a risk that the Policy may need to be amended following adoption to ensure consistency with the final statutory framework.

Regardless of the outcome of the legislative change, Council's draft Policy will remain necessary as the proposed legislative changes do not fully address Wagga Wagga's local circumstances, the cumulative pressures associated with multiple major projects or Council's preferred governance arrangements for receiving, pooling and allocating community benefit contributions.

The draft Policy also applies to a broader range of developments than the NSW Guideline and it provides a clear framework for engagement with proponents, supporting transparent decision-making and the strategic management and allocation of community benefit contributions across the Wagga Wagga LGA.

Financial Implications

The community engagement activities will require internal staff resources and costs will be managed within existing strategic planning budgets.

If adopted, in its current form, the Policy will provide a framework for Council to negotiate and secure community benefit contributions from eligible major projects. These contributions would be managed through a dedicated Community Benefit Reserve and allocated in accordance with Council's strategic planning, budgeting and reporting processes.

Policy and Legislation

Local Government Act 1993 (NSW)

Environmental Planning & Assessment Act 1979 (EP&A Act 1979)

The Energy Legislation Amendment (Prioritising Renewable Energy) Bill 2026
(<https://www.parliament.nsw.gov.au/parliamentary-business/bills/>)

Wagga Wagga Local Environmental Plan 2010

Wagga Wagga Development Control Plan 2010

Wagga Wagga Local Strategic Planning Statement – Planning for the Future: Wagga Wagga 2040

Developer Infrastructure Agreements Policy (POL121)

NSW Large-Scale Solar Energy Guideline August 2022

NSW Benefit-Sharing Guideline November 2024

NSW Data Centre Guidelines 2026

Link to Strategic Plan

Regional Leadership

Ethical Leadership

Provide strategic direction and leadership for our region to deliver key community priorities.

Risk Management Issues for Council

The key risk associated with not progressing the draft Policy is that Council may be required to respond to major project proposals without a clear, adopted framework for negotiating community benefit contributions. This could result in inconsistent outcomes, reduced transparency, diminished community trust and a weaker negotiating position with proponents.

Progressing the draft Policy to public exhibition helps mitigate this risk by establishing a clear policy position, testing the framework with the community and stakeholders, and enabling further refinement before adoption.

As the timing of the The Energy Legislation Amendment (Prioritising Renewable Energy) Bill 2026 passage remains uncertain, there is a risk that the Policy could be adopted before the final legislative framework is settled. In that circumstance, the Policy may require subsequent amendment to align with the enacted legislation and any associated directions or guidance. While the public exhibition process may provide an opportunity to consider legislative developments if they are passed within the public exhibition period and before adoption, it does not eliminate this residual risk.

Internal / External Consultation

Internal consultation has occurred with relevant sections of Council involved in strategic planning, infrastructure planning, community services, finance, governance and executive leadership.

Subject to Council endorsement, the draft Policy will be placed on public exhibition for 28 days. The exhibition process will provide an opportunity for community members, project proponents, government agencies and other stakeholders to review the draft Policy and provide feedback.

Submissions received during the exhibition period will be reviewed and reported back to Council, together with any recommended amendments to the draft Policy.

Attachments

- 1 [↓](#). Draft Community Benefit Sharing Policy (POL 114)
- 2 [↓](#). NSW Benefit Sharing Guideline

Community Benefit Sharing Policy

Reference number: POL 114
Approval date: TBC – Proposed October 2026
Policy owner: General Manager
Next review: September 2029

The Wagga Wagga Local Government Area is experiencing significant interest in large-scale renewable and non-renewable energy and high technology projects, including solar farms, battery energy storage systems (BESS), gas storage pipelines, data centres and associated transmission infrastructure. Many of these projects are assessed as State Significant Development, State Significant Infrastructure or Regionally Significant Development, where the consent authority is the NSW Minister for Planning rather than Council.

While these projects deliver benefits for the State's electricity system and broader economy, they can also place localised impacts and pressures on host communities.

This policy ensures Wagga Wagga City Council can:

- secure fair and transparent community benefits from these projects,
- provide certainty and consistency in negotiations with proponents,
- align with State policy settings while protecting local interests, and
- ensure benefits are distributed equitably and sustainably, supporting both current and future generations.

Purpose & Aims of Policy

Purpose

This Policy establishes Wagga Wagga City Council's framework for securing fair, transparent and enduring community benefits from large-scale energy and technology projects occurring within and/or impacting the LGA.

This Policy should be read and applied in conjunction with Council's Developer Infrastructure Agreements Policy (POL-121) and the NSW Benefit Sharing Guideline (Nov 2024).

POL 114 – Community Benefit Sharing Policy

Aims

This Policy aims to:

- ensure that Council's community and its LGA receive valuable, equitable, and sustainable community benefit-sharing contributions from large-scale energy and technology infrastructure projects that are consistent with the NSW Benefit Sharing Guideline (Nov 2024) and Council's strategic and planning objectives;
- set out Council's expectations for the provision of community benefit-sharing contributions in connection with these projects;
- provide a consistent framework for Council's engagement and negotiation with project proponents;
- provide certainty to developers about Council's minimum expectations for community benefit sharing; and
- promote transparency and community confidence that hosting these projects will deliver tangible and fairly distributed benefits to the LGA.

Application of this Policy

This Policy applies to large-scale energy and technology projects that are located within, or have the potential to impact, Wagga Wagga City Council's Local Government Area (LGA). This includes projects that may affect land, infrastructure, public facilities, services, amenities, the environment or the local community within the LGA.

This Policy applies regardless of whether a project is assessed as State Significant Development (SSD), State Significant Infrastructure (SSI) or Regionally Significant Development (RSD).

Council will use this Policy to:

- inform its assessment of appropriate community benefit-sharing contributions associated with a project;
- support communication and engagement with the community in relation to project proposals;
- guide engagement and negotiations with project proponents;
- guide the negotiation and execution of planning agreements or other appropriate mechanisms to secure community benefit-sharing contributions associated with eligible projects; and
- guide the administration, prioritisation and allocation of community benefit funds received by Council.

Alignment to the NSW Benefit Sharing Guideline

The NSW Benefit Sharing Guideline (the Guideline) sets out the Department's expectations with respect to community benefit-sharing contributions in connection with State Significant Development renewable energy projects, including the use of planning agreements as the delivery mechanism.

The Guideline describes community benefit-sharing as a process for distributing benefits generated by renewable energy projects between proponents and the local or 'host' community through mutually agreed opportunities. It recognises that while renewable energy projects deliver broader environmental and economic benefits, local communities hosting these developments may not always experience a proportionate share of those benefits.

POL 114 – Community Benefit Sharing Policy

The Guideline provides advice on how community benefit-sharing can be integrated into the assessment and delivery of renewable energy projects, including expectations for proponents to identify and incorporate community benefit-sharing proposals as part of SSD applications. The Guideline recommends the establishment of a local community benefit fund as the preferred mechanism for facilitating community benefit-sharing.

The Guideline acknowledges that section 7.11 and section 7.12 contributions under the Environmental Planning and Assessment Act 1979 (EP&A Act) have limited application to renewable energy projects, as these projects typically generate limited ongoing demand for local infrastructure. It is also recognised that where renewable energy projects are located in industrial areas or on brownfield sites, they may be subject to standard Council rates and contributions applicable to the relevant land use zoning and any identified impacts on local infrastructure and services. These impacts are generally addressed through the assessment process and the imposition of appropriate conditions of consent.

Council's use of the NSW Benefit Sharing Guideline

The Guideline is not a legally binding document; however, it provides guidance to renewable energy project proponents and consent authorities regarding the consideration, development and implementation of community benefit-sharing arrangements.

While the Guideline is limited to certain renewable energy projects, this Policy adopts a broader approach by also applying to hydrogen projects, pumped hydro-electric projects, battery energy storage systems (BESS) located on non-rural zoned land, electricity transmission infrastructure, data centres and other non-renewable energy projects, where the scale, nature or impacts of the project justify community benefit-sharing.

This Policy has been developed having regard to the Guideline and expands upon its principles to reflect Council's strategic planning objectives and local circumstances.

Policy Provisions

Community benefit-sharing contributions

Differentiation from other contributions and benefits

Community benefit-sharing contributions under this Policy are separate from, and are not intended to replace or duplicate, other statutory obligations, project requirements or private arrangements. The following are not community benefit-sharing contributions for the purposes of this Policy:

- works or local infrastructure required by conditions of consent or other statutory approvals that mitigate the impacts of a Project and do not provide a net community benefit;
- development contributions or other infrastructure contributions required under the Environmental Planning and Assessment Act 1979;
- payments, rental or licence fees, easements or other commercial arrangements between a proponent and landowners or occupiers for the use of land associated with a Project;
- compensation or other payments made to landowners or other individuals for the direct impacts of a Project on their land, property or interests;
- infrastructure, facilities or services provided solely to meet the operational requirements of a Project;

POL 114 – Community Benefit Sharing Policy

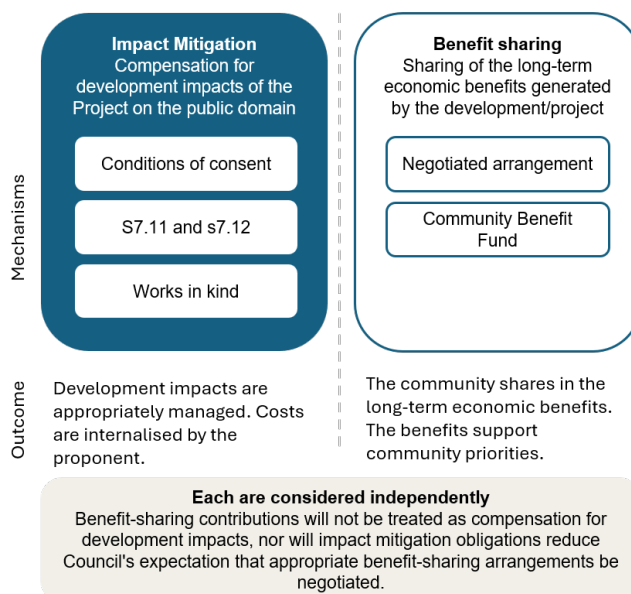
- voluntary sponsorships, donations or direct contributions provided by a proponent to community groups, sporting clubs, charities or other not-for-profit organisations outside the framework of this Policy; and
- Projects located within a Special Activation Precinct, where alternative arrangements for contributions and benefits may apply.

Distinction between Impact Mitigation and Benefit Sharing

For the purposes of this Policy impact mitigation and community benefit sharing are separate legal and policy concepts and Council should avoid substituting one for the other. While this Policy only covers community benefit sharing the distinction is important as Council should also avoid double charging where an impact has already been mitigated through statutory mechanisms.

- Council will ensure that the impacts of a Project are appropriately mitigated through conditions of consent, section 7.11 contributions, section 7.12 levies, works-in-kind or other lawful mechanisms, having regard to the nature of the impact and the applicable statutory framework;
- Community benefit-sharing contributions are separate from impact mitigation requirements and are intended to enable the local community to share in the long-term economic benefits generated by a Project;
- Community benefit-sharing contributions will not be treated as compensation for development impacts, nor will the completion of impact mitigation obligations reduce Council's expectation that appropriate community benefit-sharing arrangements be negotiated.

The difference between impact mitigation and benefit sharing relating to these Projects is further differentiated as follows.

Considerations in assessing impacts and benefits

POL 114 – Community Benefit Sharing Policy

Monetary community-benefit contribution thresholds

Council will ordinarily seek community benefit-sharing contributions calculated at the applicable benchmark rate set out in the table below and delivered through:

- an agreed upfront contribution representing all or part of the capitalised value of those annual payments; or
- a combination of upfront contributions and annual payments over the operational life of the development, provided that any upfront contribution is credited against the total agreed contribution to avoid duplication or double counting.

Community Benefit Sharing Benchmark Contribution Rates:

Type	Rate
Solar Energy Generation	In accordance with the rate in the Guideline, per megawatt of approved capacity.
Wind Energy Generation	In accordance with the rate in the Guideline, per megawatt of approved capacity.
Battery Energy Storage Systems (BESS)*:	In accordance with the rate in the Guideline, per megawatt hour per annum of approved capacity.
Transmission Lines	Rate per kilometre of transmission line within the LGA.
Data Centre	A contribution calculated 1% of the Project's capital investment.
Other	Determined on a project-by-project basis having regard to the Guideline's principles, the scale and duration of the project, the level of change experienced by the community and other statutory contributions or benefits associated with the development.

*Applies to standalone BESS and those co-located with other energy infrastructure.

Projects delivering benefits below these thresholds will generally be considered not in the public interest unless exceptional circumstances are demonstrated. Payment triggers, including the proportion of an upfront contribution payable prior to construction commencement and the timing of subsequent annual payments, will be negotiated and secured through the Voluntary Planning Agreement.

Benchmark Loading for projects not located within a designated Renewable Energy Zone

As the Wagga Wagga LGA is not located within a designated Renewable Energy Zone, Council will seek a loading above the applicable community benefit sharing benchmark contribution rate for relevant projects. This loading recognises that the Wagga Wagga LGA may experience project-related impacts without receiving the strategic planning, coordination and investment benefits associated with a designated Renewable Energy Zone.

The loading will be determined on a project-by-project basis having regard to the scale, nature and duration of the project, the level of local impact, cumulative impacts within the LGA, infrastructure and service pressures, landscape and environmental change, and the extent to

POL 114 – Community Benefit Sharing Policy

which the project benefits from locating outside the State's designated Renewable Energy Zone framework.

Other matters

Community benefit-sharing contributions will be:

- indexed in accordance with the Consumer Price Index (All Groups Sydney), from the date of the planning agreement to the date of payment, and
- pooled with contributions received from other Projects where appropriate, unless the relevant planning agreement requires that all or part of the contribution be applied to a specified locality, community or purpose; and
- allocated, where pooled, in accordance with this Policy.

Where a project has already been approved and the proponent applies to modify the original approval, Council may seek to negotiate new, additional or amended community benefit-sharing contributions where the modification increases the approved capacity, capital investment, construction or operational footprint, project life, local impact or cumulative impact of the project. Any revised contribution will be assessed having regard to the nature and extent of the modification, the benchmark rates in this Policy, any existing planning agreement and the extent to which the existing contribution remains proportionate to the modified project.

Delivery Mechanism

Voluntary Planning Agreements are the established mechanism used by planning authorities, including local councils, to facilitate the delivery of community benefit-sharing outcomes for renewable energy projects. In the context of major energy projects these VPAs typically require proponents to provide monetary contributions to fund community infrastructure, services or initiatives that deliver lasting benefits to the host community over the life of the project.

Consistent with the Guideline, Council will seek that a proponent of a Project enters into a Voluntary Planning Agreement (VPA) under the Environmental Planning and Assessment Act 1979, to deliver the agreed community benefit-sharing contributions.

Community Benefit Sharing funds must be applied only to a public purpose, consistent with the Environmental Planning and Assessment Act 1979 and Council's Developer Infrastructure Agreements Policy (POL-121).

Offer by proponent

Council expects any offer from a proponent to enter into a VPA for community benefit-sharing contributions to:

- comply with the latest NSW Planning Agreements Practice Note, published by the Planning Secretary;
- comply with Council's Developer Infrastructure Agreements Policy (POL-121);
- address all of the matters in this Policy;
- contain sufficient detail to permit Council to properly assess the offer.

Content of planning agreement

The Voluntary Planning Agreement will include provisions requiring the proponent to:

- define payment triggers and the percentage to be paid upfront (first payment prior to construction commencement; subsequent payments annually on a fixed date);

POL 114 – Community Benefit Sharing Policy

- notify Council of the progression of the Project, including when it starts operating and any changes to the approved energy capacity;
- include security such as a bank guarantee or parent company guarantee for at least 12 months of obligations;
- register the planning agreement on the land to which the energy project will be carried out;
- provide for pro-rata adjustment for staged commissioning, augmentation, or partial operation;
- set out governance and reporting arrangements consistent with Council's adopted model; and
- pay all of Council's costs associated with the negotiation, preparing, reviewing, registering, administering, and enforcing the planning agreement.

Timing of planning agreement

Council will seek to finalise and execute a planning agreement facilitating community benefit-sharing contributions before development consent is granted to the Project unless otherwise provided in the consent.

Council will ordinarily request the Minister or the Independent Planning Commission to withhold granting consent to the Project's application for the relevant development unless and until a planning agreement providing for community benefit-sharing contributions has been agreed between the Council and the proponent and has been entered into.

If the planning agreement has not been entered into, Council will request that the Minister or the Independent Planning Commission imposes a condition of consent to the proponent's development application for the relevant energy project requiring the proponent to enter into the voluntary planning agreement.

Preferred community benefit-sharing contributions

The community benefit-sharing contributions provided for in this Policy aim to deliver net community benefits in connection with Projects that are:

- ongoing and long-term and are directed towards public purposes that provide legacy-building, inter-generational economic growth and community development, and
- desired by and meaningful to the community and supported by key strategic documents including the Community Strategic Plan, the Delivery Program, the Operational Plan and relevant subordinate strategies.

Examples of the Council's preferred community benefit-sharing contributions include:

- Infrastructure and Public Domain – new or upgraded public infrastructure, community facilities and public spaces that provide lasting community benefit, including parks, playgrounds, open space, libraries, community centres, cultural facilities, youth spaces, recreation facilities, public amenities, as examples, including where appropriate the recurrent costs of these services or facilities.
- Economic Development – initiatives that strengthen the long-term economic capacity of the LGA, such as workforce attraction and retention initiatives, key worker housing, tourism and visitor economy projects, local centre activation, innovation and industry development programs and strategic projects that support economic diversification and enduring employment outcomes.
- Skills/Community Development - initiatives delivered in partnership with other local organisations including scholarship programs to enable local students to complete courses in specific fields (e.g. engineering and project management).

POL 114 – Community Benefit Sharing Policy

Council will not support community benefit-sharing contributions from Project proponents for Projects that:

- are offered instead of works and local infrastructure contributions required by the conditions of a consent granted to a Project, or
- are directed towards public purposes that are trivial or of limited community benefit.

Examples of community benefit-sharing contributions that are trivial or of limited community benefit include:

- monuments, plaques, one-off community events, some sponsorships.

In every case, Council, in consultation with the community, will determine the community benefit-sharing contributions that are most appropriate to any particular Project. Council may rely on community consultation previously undertaken through the development of its adopted strategic plans, policies and other relevant strategies, as well as any project-specific consultation where appropriate.

Community Benefit Reserve

Funds received under this Policy will be held in a dedicated (restricted) Community Benefit Reserve.

The Reserve will pool contributions received from eligible developments to enable the strategic and coordinated delivery of community infrastructure, facilities, services and initiatives that provide a demonstrable benefit to the broader community.

These funds can be sanctioned within the Reserve where specific projects have been identified through the VPA and alternatively the contributions can be pooled and not limited to site or project-specific works but instead directed towards priority projects and initiatives identified through Council's strategic planning framework and community priorities.

The Community Benefit Reserve will be administered by Council in accordance with its adopted financial management and governance arrangements. Expenditure from the Reserve will be prioritised to:

- deliver community infrastructure, facilities and initiatives of local or regional significance;
- support the delivery of strategically justified projects, including unfunded or partially funded priority projects, where they align with Council's adopted strategic framework, respond to identified community or infrastructure needs and demonstrate public benefit, readiness and long-term value.
- facilitate the equitable distribution of community benefits across the local government area;
- respond to emerging community needs and priorities;
- respond to any applicable commitments or requirements arising from a Voluntary Planning Agreement or other development-related agreement; and
- leverage additional funding opportunities from State, Federal, private or other sources.

Council will maintain records of all contributions received, and allocations made from the Reserve, including the projects funded and the outcomes achieved, to ensure transparency, accountability and public reporting.

POL 114 – Community Benefit Sharing Policy

Project Prioritisation

Where projects have not already been identified through a Voluntary Planning Agreement or other development-related agreement the allocation of funds from the Reserve will be determined by Council through the annual planning and budgeting process in combination with the nominated project steering group, or as otherwise resolved by Council, having regard to community needs, infrastructure planning priorities, project readiness, available funding sources and the cumulative contributions received from eligible development.

The nominated project steering group will assess or identify candidate projects against the criteria below and make recommendations to Council for its consideration, having regard to factors including project readiness, demonstrated community demand, and alignment with strategic priorities. Final determination of funding allocations from the Reserve remains a matter for Council.

The nominated project steering group's Terms of Reference should also be considered in the application of the project prioritisation process.

In determining funding priorities, Council will consider the following criteria:

Strategic Alignment

- the Community Strategic Plan;
- the Delivery Program;
- the Operational Plan;
- relevant infrastructure, recreation, cultural, environmental, economic development or community strategies, business cases, community engagement outcomes and identified unfunded or partially funded priority projects; and
- any applicable commitments or requirements arising from a Voluntary Planning Agreement or other development-related agreement.

Community Benefit

The extent to which the project delivers positive outcomes for the community, including:

- the scale and reach of the benefit;
- the longevity and sustainability of the outcomes;
- accessibility and inclusiveness;
- social, cultural, environmental and economic outcomes; and
- the degree to which the project addresses an identified community need.

Geographic Equity

The distribution of community benefit across the local government area, including:

- equitable access to funded projects and initiatives;
- the cumulative investment already received within a locality; and
- appropriate recognition of communities hosting development that generated the contribution, while balancing broader community needs.

Deliverability and Value

The project's readiness, feasibility and ability to achieve value for money, including opportunities to leverage external funding and partnerships.

POL 114 – Community Benefit Sharing Policy

Final determination of funding allocations from the Reserve remains a matter for Council. Recommendations of the nominated project steering group will be reported to Council executive team for review prior to being reported to Council as part of the relevant budget, reporting, or decision-making process.

Monitoring and Reporting

- Annual public report on funds received, allocations, outcomes and administration costs.
- Public register of contributions maintained on Council's website.
- Policy reviewed every three years or upon material change to State guidelines.

Legislative Context

- Environmental Planning and Assessment Act 1979 (EP&A Act) – Part 7 Infrastructure Contributions and Finance
- Local Government Act 1993 – s355 Committees

Related Documents

- NSW Benefit Sharing Guideline (Nov 2024)
- State Significant Development Guidelines (Mar 2026)
- NSW Data Centre Guidelines 2026
- Community Strategic Plan 2050 (CSP)
- Delivery Program & Operational Plan 2025-2029 (DPOP)
- Developer Infrastructure Agreements Policy

Definitions

Term	Definition
BESS	Battery energy storage system
Community Benefit-Sharing Contributions (CBC)	Voluntary, non-statutory financial benefits for the wider community that are long lasting and beyond impact mitigation. These are distinct from statutory contributions and private agreements that address the external impacts of the Project on the public domain.
Council	Wagga Wagga City Council
Data centre or warehouse	A building or place the principal purpose of which is to collect, distribute, process or store electronic data using information technology.
Department	NSW Department of Planning, Housing and Infrastructure
EP&A Act	Environmental Planning and Assessment Act (1979) NSW.
Guideline	Benefit-Sharing Guideline for Large-Scale Renewable Energy Projects published by the NSW Department of Planning, Housing and Infrastructure dated November 2024.

POL 114 – Community Benefit Sharing Policy

Term	Definition
Local Government Area (LGA)	Wagga Wagga Local Government Area
Local infrastructure contribution	A monetary contribution or the dedication of land free of cost or under s7.11 of the EPA Act or a fixed percentage levy under s7.12 of that Act.
Large scale energy and technology project (Project)	Development of solar energy, wind energy, battery energy storage system, data warehouse and/or non-renewable energy that is State Significant Development (SSD), State Significant Infrastructure or Regionally Significant Development.
MW (Megawatt)	A unit of power. For the purposes of this Policy, MW refers to the approved installed generating capacity of an electricity generation project or, in the case of a data centre, the approved maximum total power consumption.
MWh (Megawatt-hour)	Energy storage capacity, equal to MW × hours of storage.
Developer Infrastructure Agreements Policy	Council's planning agreement policy adopted on 17 October 2022.
Proponent	The proponent seeking approval for a large scale energy or technology infrastructure project or modification request.
Public purpose	Has the same meaning as in section 7.4(2) of the EPA Act.
State Significant Development (SSD)	State significant development has the same meaning as it has in the Environmental Planning and Assessment Act 1979.
State Significant Infrastructure (SSI)	Development that is declared to be State significant infrastructure under section 5.12 of the EP&A Act. Certain SSI projects can be declared as critical State significant infrastructure (CSSI) if they are determined as essential to the State by the Minister for Planning.
Voluntary Planning Agreement (VPA)	A legal agreement under the EP&A Act between Council and a developer to provide public benefits.

Revision History

Revision number	Council resolution	Council meeting date
1	Res No:	

Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

Benefit-Sharing Guideline

November 2024



Guidance for large-scale
renewable energy projects



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.

Published by NSW Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

First published: November 2024

Current version: 1.0

Department reference number: DOC24/867334

Copyright and disclaimer

© State of New South Wales through Department of Planning, Housing and Infrastructure 2024. Information contained in this publication is based on knowledge and understanding at the time of writing, November 2024, and is subject to change. For more information, please visit dphi.nsw.gov.au/copyright

Contents

Glossary of terms4

1 Introduction.....5

1.1 Purpose of the guideline..... 8

1.2 Application of the guideline..... 8

1.3 Relationship to other guidelines..... 9

2 Benefit-sharing for renewable energy 10

2.1 Overview of benefit-sharing.....11

2.2 The importance of benefit-sharing.....11

3 Policy for benefit-sharing 13

3.1 Policy principles14

3.2 Benefit-sharing arrangements15

3.3 Distributing benefits20

3.4 Reporting21

3.5 Implementing the guideline21

3.6 Review of benefit-sharing approach22

4 Model and value of benefit-sharing..... 23

4.1 Value of benefit-sharing24

5 Examples 26

Glossary of terms

Term	Explanation
Applicant	The applicant of a large-scale renewable energy project application or modification
Battery energy storage systems	Grid-scale rechargeable batteries that can store energy from different sources and discharge it into the electricity grid when needed
Benefit-sharing	Benefit-sharing aims to distribute benefits generated by a project between the applicant and the community through mutually agreed opportunities such as funding or sponsoring local community initiatives, programs or projects
Large-scale renewable energy project	Development of solar energy, wind energy, and/or a battery energy storage system that is State significant development (SSD) or critical State significant infrastructure (CSSI)
Local community benefits	Benefits provided to communities at a local government area scale, including nearby hubs for employment, accommodation, and social infrastructure and services
Neighbourhood benefits	Benefits provided to individual landholders, businesses or townships and villages in the immediate vicinity of a project
Planning agreement	Planning agreements are voluntary agreements between one or more planning authorities (such as a council) and an applicant
Regional benefits	Benefits provided to communities across multiple local government areas that are coordinated by EnergyCo as part of the REZ Community and Employment Benefit Program
Secretary's environmental assessment requirements	The Planning Secretary's environmental assessment requirements, that set out the matters that must be addressed in an environmental impact statement



NSW Department of Planning, Housing and Infrastructure

Benefit Sharing Guideline | 5

1. Introduction

Three of the remaining 4 coal-fired power stations in NSW will come to the end of their scheduled lives by 2035. We need to increase renewable energy generation, storage and transmission infrastructure to transition the electricity sector and meet the state's renewable energy targets. Most of this infrastructure will be in regional NSW as that is where our best solar and wind resources are located.

Transitioning to renewable energy sources will help us meet our legislated targets to achieve net zero greenhouse gas emissions by 2050. It will also create new jobs, reduce energy costs for households and attract investment to NSW.

The NSW Government's [Electricity Infrastructure Roadmap](#) (the Roadmap) sets out a 20-year plan to deliver the infrastructure required to ensure NSW has continued access to cheap, clean and reliable energy.

As part of the Roadmap, the NSW Government will deliver at least 5 renewable energy zones (REZs). These will be in the Central-West Orana, New England, South-West, Hunter Central Coast and Illawarra regions of NSW. REZs are modern-day power stations. They combine renewable energy generation such as wind and solar, storage such as batteries and network infrastructure such as high-voltage poles and wires in dedicated areas in NSW.

Transitioning to renewable energy will also provide a range of direct and indirect benefits for host communities including:

- construction jobs (around 6,300) and ongoing operational jobs (around 2,800)¹
- lease payments to landholders and farmers to help diversify their income streams and protect against the financial impacts of drought and natural hazards
- payments to neighbours on land adjoining renewable energy infrastructure
- boosts to services and hospitality industries that service the new workforce
- upgrades to local infrastructure
- business for local companies and contractors

While the communities that host these developments benefit from employment and investment, they also experience the most pressure from the changes. This includes direct impacts from individual projects, as well as broader changes to the local landscape and community that may be difficult to foresee and plan for.

The process for assessing and approving large-scale energy projects under the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act) ensures that impacts are minimised and appropriately managed. Whole-of-government strategic planning in REZs also

¹ Estimated employment figures from *NSW Electricity Infrastructure Roadmap Detailed Report* (Department of Planning, Industry and Environment, 2020)

1. Introduction

helps manage the roll-out of energy generation, storage and transmission infrastructure. Even with these measures in place, the on-ground effects of the state's energy transition will be predominantly felt in regional areas.

The wider benefits of renewable energy projects are often strategic in nature. Broader benefits (such as decarbonisation) are shared across the state, not just with the communities where the development is undertaken. Local revenue mechanisms, such as Section 7.11 and 7.12 contributions under the EP&A Act, are not usually suitable to address this issue as they have limited application to renewable energy projects.

This means that host communities, which bear the brunt of the changes, may not necessarily experience a proportionate level of benefits from the uptake of renewable energy. We need to make specific efforts to fairly share the proceeds from the transition within the areas in which it is focused.

This guideline provides advice on how benefit-sharing can be incorporated into the consideration and delivery of large-scale renewable energy development and outlines:

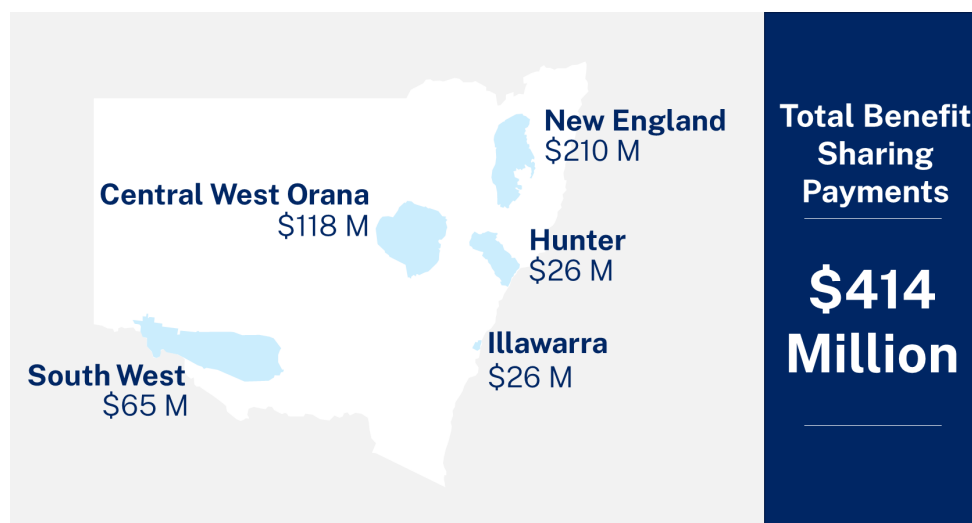
- a benefit-sharing policy approach, objectives and implementation strategy
- benefit-sharing mechanisms that operate at neighbourhood, local and regional levels
- a proposed model, including guidance on the expected value of benefit-sharing for individual projects.

This approach encourages applicants to include benefit-sharing when preparing and delivering large-scale renewable energy projects. It will help local communities be more resilient to change and will deliver estimated benefits of up to \$414 million to host communities over a 25-year period (in present value terms)² in REZs alone (see Figure 1). This will supplement hundreds of millions of dollars in funding which will be made available to REZ communities under the REZ Community and Employment Benefit Program.

The policy will ensure that communities in and outside REZs benefit from renewable energy development in their regions and that the benefits will be proportionate to the amount and scale of development. For instance, a typical 700 MW wind energy project will provide benefits of around \$18 million to communities from rates prescribed in this guideline alone.

² Based on known or declared capacities for each REZ and assuming 25 years of energy generation. It does not include the benefits that will be generated by renewable energy projects outside REZs or battery energy storage systems.

1. Introduction

Figure 1. Estimated benefits in renewable energy zones from this guideline²

1.1 Purpose of the guideline

The purpose of this guideline is to:

- provide information to applicants, councils and the public about the importance of benefit-sharing for large-scale renewable energy generation and storage in NSW
- outline how benefit-sharing should be incorporated into State significant development (SSD) and critical State significant infrastructure (CSSI) applications for solar, wind and battery energy storage systems (BESS)
- encourage coordination of benefit-sharing programs
- support the rapid roll-out of solar and wind energy generation and storage in NSW, including in REZs, while ensuring that host communities experience tangible, long-term benefits from the transition to renewable energy.

1.2 Application of the guideline

This guideline applies to solar, wind and BESS projects (where BESS projects are proposed on rural zoned land only) that are declared to be SSD or CSSI (large-scale renewable energy projects), whether they are located within or outside a REZ. The guideline does not apply to:

- hydrogen projects
- pumped hydroelectric projects,

1. Introduction

- BESS on non-rural zoned land
- electricity transmission infrastructure.

In contrast to solar and wind energy, hydrogen generation and some BESS are more likely to be co-located with other energy and industrial developments (typically in industrial areas or brownfield sites). These projects would be subject to standard council rates and contributions based on their land use zoning and any relevant impacts on local infrastructure and services. On rural zoned land, existing contributions arrangements for BESS may not be appropriate.

The guideline does not prescribe benefit-sharing rates for pumped hydro projects; however, benefit-sharing is strongly encouraged and should be evaluated on a project-by-project basis. In determining an appropriate rate, applicants and planning authorities should consider the nature and magnitude of change likely to be experienced by communities relative to the other infrastructure types prescribed in this guideline.

Transmission projects are subject to a range of existing benefit-sharing arrangements, including landowner payments under the NSW Strategic Benefits Payments Scheme. While this guideline does not apply, benefit-sharing is strongly encouraged, and this should be developed in recognition of these arrangements. Additional guidance can be found in [The National Guidelines for Community Engagement and Benefits for Electricity Transmission Projects](#).

Applicants for large-scale renewable energy projects will need to consider this guideline where it is referenced in the Planning Secretary's environmental assessment requirements and prepare the project's environmental impact statement (EIS) according to the requirements set out in the guideline.

This guideline should also be considered when preparing and assessing applications to modify a consent or approval in instances where it would increase the generating or storage capacity of the project. In these cases, the guideline and the prescribed benefit-sharing rates only apply to the increase in capacity and not the existing, approved capacity of the project.

1.3 Relationship to other guidelines

This guideline is part of the NSW Government's Renewable Energy Planning Framework and should be read in conjunction with the other documents making up this framework (where relevant), including the [Large-scale Solar Energy Guideline](#) and [Wind Energy Guideline](#).

2

Benefit-sharing for renewable energy



2. Benefit sharing for renewable energy

2.1 Overview of benefit-sharing

Benefit-sharing is a general term used to describe different approaches and mechanisms that aim to distribute the financial and other benefits of a project between the applicant and the host community through mutually agreed opportunities.

In the context of large-scale renewable energy projects, arrangements with landholders, councils and local communities (including local Indigenous communities) provide opportunities for community members to directly share in the benefits of projects and for the applicant to enhance their social licence to build and operate the project.

Specific benefit-sharing programs can enhance the benefits for the people in the vicinity of, and most affected by, renewable energy development. This includes neighbours that may be affected by projects nearby, as well as members of the broader community that hosts the development.

Benefit-sharing programs can also help to mitigate the wider intangible impacts of projects that may be otherwise difficult to avoid or minimise. It does this by delivering positive social and economic outcomes for affected communities. However, benefit-sharing is not intended as a means to manage or mitigate the impacts of a project on individual properties or landholders.

If a consent authority finds that a project would have significant negative impacts on the environment or the community, it will ensure appropriate action is taken, such as requiring amendments to the project design or including mitigation measures in consent conditions.

While private agreements between applicants and landholders to host project infrastructure or to manage and mitigate impacts from projects may provide benefits to individual landowners (see the [*Private Agreements Guideline*](#)), they are not considered to be forms of benefit-sharing.

Section 3 of this guideline outlines different benefit-sharing arrangements (including examples of programs or schemes) that can operate at different levels or spatial scales, from neighbourhoods to local communities to the broader regional area.

2.2 The importance of benefit-sharing

Benefit-sharing programs can offer a clear and transparent way to demonstrate how renewable energy development contributes to and benefits host communities and can help build community support. The following sections outline the 3 key reasons that make benefit-sharing particularly relevant to the consideration and assessment of large-scale renewable energy proposals and why it warrants a unique approach.

2. Benefit sharing for renewable energy

Impacts and benefits are not always proportional

Our society benefits from the growth of the renewable energy sector. However, the impacts of renewable projects are not evenly distributed. Regional communities experience the most pressure and changes, including impacts from individual projects, as well as broader changes to the landscape and community that may be difficult to foresee and plan for in advance.

Standard contribution methods are not always the best fit

Other forms of development are commonly accompanied by financial contributions to local government. However, the standard methods of collecting revenue are not always suitable for large-scale renewable energy projects, or they have limited application.

Individual renewable energy projects generally have limited impacts on local infrastructure and services, which limits the scope to collect local infrastructure contributions under section 7.11 or 7.12 of the EP&A Act. Where there are such impacts, they are addressed through the assessment process and conditions of consent (for example, requiring the applicant to upgrade roads before beginning construction).

The NSW Government is also undertaking separate work to understand and respond to any cumulative impacts that might be caused from multiple and concurrent projects within renewable energy zones. This will consider impacts on social infrastructure and services including waste management, health care and education.

Renewable energy generates relatively less employment

In contrast to other types of industrial development, large-scale renewable energy projects often generate lower levels of ongoing employment. As a result, regional communities may experience significant changes without the long-term benefits of increased local economic activity and improved public and commercial services that often accompany high employment-generating development and related urbanisation.

Benefit-sharing for large-scale renewable energy projects provide a practical and transparent method of addressing these concerns. They can ensure that affected local communities receive direct social, environmental and economic benefits from projects in their area.

3

Policy for benefit- sharing



3. Policy for benefit-sharing

This section sets out the policy that should be used when developing, assessing, and managing benefit-sharing programs for large-scale renewable energy projects.

3.1 Policy principles

	1. Benefit-sharing is standard practice Benefit-sharing should be incorporated as standard practice. Applicants should offer a reasonable rate consistent with the value prescribed in this guideline.
	2. Benefit-sharing is collaborative Benefit-sharing programs should be designed in partnership with councils. Opportunities to centralise administration should be prioritised to help leverage funds to further enhance community benefits.
	3. Benefit-sharing is transparent Information on benefit-sharing arrangements should be publicly available, including clear details on the administration and distribution of proceeds.
	4. Benefit-sharing is community focused Benefit-sharing should be informed by consultation with the community or community representatives, tailored to the local context and the community's needs and produce outcomes that align with the priorities of the public.
	5. Benefit-sharing is proportionate The distribution of community benefits should reflect the scale of the project and the level of change experienced by the community.
	6. Benefit-sharing delivers a positive outcome Benefit-sharing should have a positive, lasting, and meaningful impact on the community and provide tangible social, environmental, and economic outcomes.

3.2 Benefit-sharing arrangements

The following sections provides advice on how different benefit-sharing arrangements can be used to distribute the proceeds of renewable energy projects to neighbours, local communities and regional communities around a proposed development. The benefit-sharing mechanisms generally differ in the:

- proximity of beneficiaries to the proposed development and its effects
- scale of benefits distributed (i.e. financial value and number of recipients/benefactors)
- administrative mechanisms used to distribute the proceeds of a project (i.e. who receives or administers the funding and how program funds are managed and expended).

These components can be arranged in different ways to ensure that benefit-sharing meets the needs of the affected communities (see the examples in section 5 of this guideline).

3.2.1 Neighbourhood benefits

The first level of benefit-sharing is identified at the 'neighbourhood' level, which includes individual landowners, businesses and small neighbourhoods and villages in the direct vicinity of a proposed development.

Due to their proximity to the development site, neighbours are more likely to be aware of and experience the effects of nearby renewable energy development more acutely.

We encourage renewable energy applicants to explore options for benefit-sharing with the immediately affected community.

Examples of neighbourhood benefits may include:

- minor capital works and improvements such as providing rooftop solar to residences
- funding or constructing neighbourhood community facilities
- sponsorship of local community events, groups or clubs
- offering neighbours subsidies (such as energy discounts or free connections) or investment/co-ownership opportunities.

Benefit-sharing is not intended as a means to manage or mitigate the impacts on individual landowners. For example, the applicant can negotiate private agreements with individual landowners to provide vegetation screening, or monetary compensation to mitigate high visual impacts from a project. This is not considered to be a form of benefit-sharing.

Depending on the benefits to be provided, neighbourhood benefit-sharing programs may form part of a broader local community benefit program that is centrally administered and distributed (see below) or may be negotiated directly between the applicant and individuals

3. Policy for benefit-sharing

(such as through a contract or other agreement specifically related to the benefit-sharing program).

Applicants should outline the details of any proposed neighbourhood benefit-sharing arrangements in the EIS for the project.

Case Study 1 – Neighbour benefit program

The Bowmans Creek Wind Farm involves the development of up to 56 turbines and associated infrastructure, including a new 330 kilovolt (kV) transmission line. The applicant (Ark Energy) has established a program to share benefits with neighbouring landowners.

Property owners with a dwelling within 3.3 km of a turbine are eligible for an annual payment based on the number of wind turbines within a 3.3 km radius of their dwelling.

Those with a dwelling between 3.3 km and 5 km of a turbine (where no other agreement exists) are invited to participate in the project's Neighbour Benefit Program, which offers annual rebates on electricity charges as follows:

- residents between 3.3 - 4 km from a wind turbine will be eligible for an annual rebate of \$1,000 on their household electricity costs
- residents between 4 - 5 km from a wind turbine will be eligible for an annual rebate of \$500 on their household electricity costs.

Participation in the program does not prevent residents from expressing their views on the project, privately or publicly, at any time.

3.2.2 Local community benefits

Benefit-sharing at the local community level applies more broadly and should be targeted at a local government area scale, including any nearby hubs for employment, accommodation, and social infrastructure and services.

The scale of local community benefits will generally be greater in both financial value and the number of potential recipients or benefactors.

Given the broader application of local community benefit programs, we recommend they be primarily administered and distributed through the councils of the relevant local government areas. Alternatively, these programs could be administered by the applicant in partnership with a community, community organisation or institution (if appropriate and relevant to the type of program on offer) or other applicants in the local government area.

3. Policy for benefit-sharing

Irrespective of how the programs are administered, the benefit-sharing program must be designed in line with the policy principles set out in section 3.1 of this guideline.

Given the diverse composition of our communities, benefit-sharing at the local community level should consider opportunities for different community groups, particularly local Aboriginal communities. This should always be informed by meaningful and culturally appropriate, place-based engagement that is respectful and authentic.

Examples of local Aboriginal community-specific benefit-sharing programs include:

- capability and/or capacity support for economic participation, including direct or indirect employment
- scholarship programs with partnering education institutions to enable local Aboriginal students to complete courses in specific fields
- sponsorship of Aboriginal community and cultural events such as fundraising events, local markets, cultural sites, community clean up events and garden days
- additional or improved community facilities.

The most appropriate administrators will vary depending on the type of program and may include the NSW Aboriginal Land Council, the relevant local Aboriginal land council, native title groups and local councils.

Council-managed programs

Council-managed benefit arrangements can provide opportunities to consolidate funds from multiple renewable energy projects. This gives councils the ability to deliver bigger community projects or services than would otherwise be possible if funds were directly managed by individual applicants.

The community must be at the forefront of decision-making for any council-managed programs. Committees should be established to decide how money should be spent and should include representation from different community groups.

Benefit-sharing funds must not be used to fund works or services of any kind that should be delivered by a council in the ordinary course of business.

For council-managed programs, we recommend using a planning agreement to establish a community benefit fund. The policy principles should be applied to the establishment and administration of the fund and when distributing proceeds within the fund.

Planning agreements are subject to various requirements under section 7.4 of the EP&A Act. Council must consider these requirements and the guidance set out in [*Planning agreements – Practice note – February 2021*](#) (or latest version) if entering into a planning agreement.

3. Policy for benefit-sharing

Planning agreements should include a review mechanism that allows the terms of the agreement to be renegotiated in the event of any material changes to this guideline.

Examples of expenditure that might be suitable under a council-managed community benefit fund include:

- recurrent costs of infrastructure, services or facilities
- additional or improved open spaces, public facilities or infrastructure such as upgrades to local parks, libraries, community centres, showgrounds, museums and transport infrastructure
- providing funding or works for neighbourhood community facilities (e.g. solar panels)
- initiatives delivered in partnership with other local organisations including scholarship programs to enable local students to complete courses in specific fields (e.g. engineering and project management)
- sponsorship of community events such as fundraising events, local produce markets, nature walks, community clean-up events and gardening days
- sponsorship of local groups such as sporting clubs, biodiversity volunteering groups and community gardens.

Case Study 2 – Planning agreement

Squadron Energy entered into a planning agreement with Inverell Shire Council to support the development of the Sapphire Wind Farm. The agreement provides \$187,500 per annum, shared between Glen Innes and Inverell Shire council based on the number of turbines within the LGA.

Using these funds, Inverell Council formed the Sapphire Wind Farm Community Fund Committee under Section 355 of the NSW Local Government Act 1993. The committee is administered by Council and is responsible for assessing funding applications for groups, projects or programs within the Inverell local government area.

Community-led programs

The types of community benefit programs listed above could also be established directly in partnership with the applicant and community organisations or institutions (also see section 5). For instance, initiatives such as scholarship programs and training courses could be offered by the applicant and managed by a relevant educational establishment or other organisation. Similarly, the applicant could offer sponsorships, capital works and other benefits directly to a recipient organisation or community group.

3. Policy for benefit-sharing

Applicants are also free to directly manage their own community benefit programs and invite the broader community to participate. We encourage applicants to explore different options and offer local communities a range of opportunities to benefit from the project's proceeds.

Case Study 3 – Community reference group

The New England Solar Social Investment Program is managed by a Community Reference Group comprised of five local community members and overseen by ACEN Australia.

The reference group is responsible for assessing two rounds of grant funding each year and has provided over \$200,000 to the local community since its inception. The program has funded local sporting groups, community events, health and fitness groups, historical projects, schools and sustainability projects.

Members of the group meet at least four times annually and are reimbursed for expenses in carrying out their roles.

Neighbourhood benefits could equally operate at a broader community level. For instance, applicants could consider providing direct community support through capital works, sponsorships, in-kind assistance, energy subsidies or investment/co-ownership opportunities. However, any capital works that would become the responsibility of council (or incur ongoing maintenance costs for councils) must be delivered as a council-led program.

Further examples of benefit-sharing programs and ways to design these programs are outlined in the Clean Energy Council's [A Guide to Benefit Sharing Options for Renewable Energy Projects](#).

3.2.3 Regional benefits (REZ benefit programs)

Generation and storage projects in REZs pay access fees if they connect to new network infrastructure projects. These access fees help pay for the new network and contribute to dedicated funds for community and employment-related initiatives in each region. EnergyCo is coordinating this funding under a [Community and Employment Benefit Program](#), which will invest millions of dollars into regional communities.

Unlike the neighbour and local community benefits described above, these programs can deliver regional-scale benefits across multiple local government areas. The funding will be spent in consultation with communities but could include things like upgrades to telecommunications and internet infrastructure across a region.

3. Policy for benefit-sharing

Whether or not REZ access fees apply to a large-scale renewable energy project depends on the type of project, whether it is in a REZ, and whether it successfully tenders for access to REZ network infrastructure.

While these regional initiatives are an important component of benefit-sharing, the principles in this guideline do not apply to them. Their consideration and accounting will be managed separately from the planning assessment process for individual projects.

3.3 Distributing benefits

Benefit-sharing funds should be targeted towards the people and communities that are most likely to experience the effects of the proposed development. The amount of funding provided should be distributed based on a balanced consideration of:

- the impacts experienced – funding should be targeted at communities likely to experience the more localised effects of development and not minor ancillary aspects such as long-haul transportation on state roads
- the presence and size of different population centres and communities – larger communities may be eligible for a higher portion of benefits compared to smaller affected communities.

For instance, a wind farm project with many neighbours or a distinct neighbourhood-scale community may apportion a significant share of its total benefit-sharing value to this group through a specific community enhancement fund or via direct negotiation.

On the other hand, a BESS project may have minimal or no neighbourhood-scale community with which to share the benefits. In this case, all the benefits could be shared with the local community through a planning agreement with the local council.

There may be instances where the effects of the development would be experienced outside the local government area (LGA) hosting the development, or the effects could be felt across multiple LGAs. In these instances, the benefits should continue to be distributed towards the communities that are most likely to experience the effects of the development. That means, there may be circumstances in which a project is located wholly in one LGA, but most of the benefits are shared with the neighbouring LGA.

As a general guide, councils should administer no less than 85% of the relevant portion of the total benefit-sharing value. This will help ensure funds are consolidated from multiple renewable energy projects, allowing councils to deliver more valuable community projects or services.

See section 5 for examples on how benefits could be distributed.

3.4 Reporting

The details of any benefit-sharing arrangements are to be made publicly available to ensure transparency and a clear connection between the benefits delivered and individual projects. Councils are responsible for reporting any arrangements that they manage, including programs undertaken through a planning agreement. Applicants are responsible for publicly reporting on any other programs.

This reporting should include a public register that identifies:

- governance arrangements implemented to administer the benefit-sharing arrangements (e.g. representative community board appointment for grant funding)
- the amount of funding provided
- the source of funding including the renewable energy applicant and related renewable energy project (if it is being managed by the council)
- each program funded and how it meets or contributes to the policy principles
- the consultation that was undertaken to identify and develop each program.

Registration, notification and public access requirements may also apply where programs are established through a planning agreement (see our [*Planning agreements – Practice note – February 2021*](#) (or latest version)). The general planning agreement requirements can be used to satisfy some of the requirements of this policy.

3.5 Implementing the guideline

The Benefit-Sharing Guideline will be implemented through the assessment process under the EP&A Act for large-scale renewable energy projects.

The following sections outline what applicants of large-scale renewable energy projects should do when preparing EISs and what the consent authority will consider when assessing those applications.

3.5.1 Applicant considerations

In developing benefit-sharing models, applicants are required to:

- engage with the relevant council, local communities (including aboriginal communities), and neighbours in the vicinity of the proposed project to consider options for distributing and sharing the benefits of projects at different levels

3. Policy for benefit-sharing

- develop a proposed model for community benefit-sharing (including neighbourhood and local community benefits where applicable) that is consistent with the policy principles set out in section 3.1 of this guideline
- outline the expected total value (financial amount or equivalent) of community benefits (calculated in accordance with section 4 of this guideline) in the EIS for the project
- implement or otherwise give effect to any benefit-sharing arrangement or requirements specified in any conditions of consent.

3.5.2 Consent authority considerations

When assessing the merits of projects, the consent authority should:

- consider the relative benefits of the project, including the applicant's proposed benefit-sharing model
- determine whether any conditions of consent may be appropriate to ensure the applicant's proposed benefit-sharing model will be implemented
- not impose any additional conditions requiring other contributions under section 7.11 or section 7.12 of the EP&A Act unless they are specifically required to address direct impacts on services and infrastructure.

3.6 Review of benefit-sharing approach

The benefit-sharing approach outlined in this guideline has been developed in recognition of current planning and land use revenue settings, including infrastructure contributions and the local government land rating system.

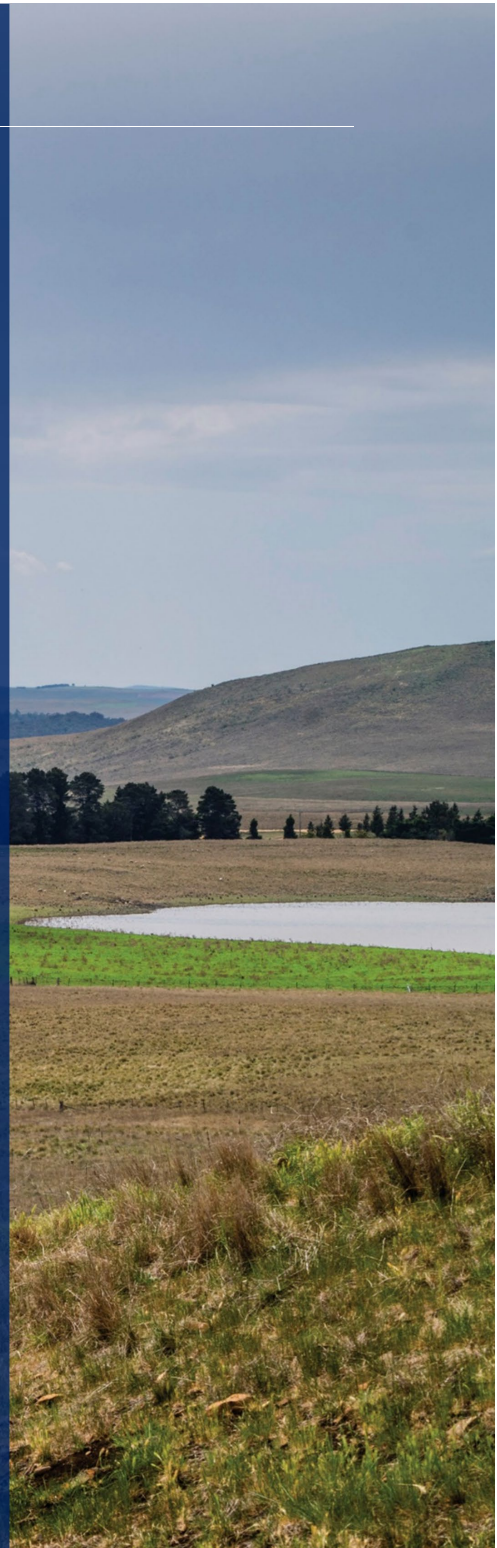
We will review the policy approach (including the benefit-sharing rates outlined in section 4 of this guideline) if changes are made to the infrastructure contributions or the local government land rating systems that materially affect large-scale renewable energy projects (for example, the introduction of a new land category rating or a new contributions framework that explicitly apply to these projects).

Planning agreements should include review mechanisms that allow the terms of the agreement to be renegotiated:

- if there are any material changes to this guideline
- where the final installed capacity of a large-scale renewable energy project is materially different to that included in any initial agreement.

4

Model and value of benefit- sharing



4. Model and value of benefit-sharing

Applicants for large-scale renewable energy projects are required to outline their proposed model for community benefit-sharing in the EIS. The applicant's proposed model must include:

- an indication of the types and scale of benefit-sharing (including neighbourhood and local community benefits) that will be offered by the applicant and used to distribute and share the proceeds of the project with neighbours and the broader community
- the estimated total value (financial amount or equivalent) of community benefits (both neighbourhood and local community benefits) that will be provided as part of the renewable energy proposal, including any funding to be included in a planning agreement and the financial value of any other programs
- details of specific benefit-sharing programs if known at the time.

4.1 Value of benefit-sharing

We expect applicants to use the following benefit-sharing rates when determining the total funding value for community benefits for a given renewable energy project.

Benefit-sharing rate

Total funding for benefit-sharing should be:

- \$850 per megawatt per annum for solar energy development, or
- \$1,050 per megawatt per annum for wind energy development, or
- \$150 per megawatt hour per annum for stand-alone battery energy storage systems located in a rural zone (i.e. RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots),

based on installed capacity and paid over the life of the development and indexed to the Consumer Price Index³.

The total value of benefit-sharing, calculated by adding together the proposed funding amounts for any neighbourhood and local community benefit programs (whether council-managed or otherwise), should not exceed the rates outlined above. An example for a wind energy development within 2 local government areas is shown in Figure 2.

³ As an example, the dollar rate would be \$850 per megawatt for a solar energy project for the 2024–25 financial year. The dollar rate would then be adjusted for CPI in each subsequent financial year

4. Model and value of benefit-sharing

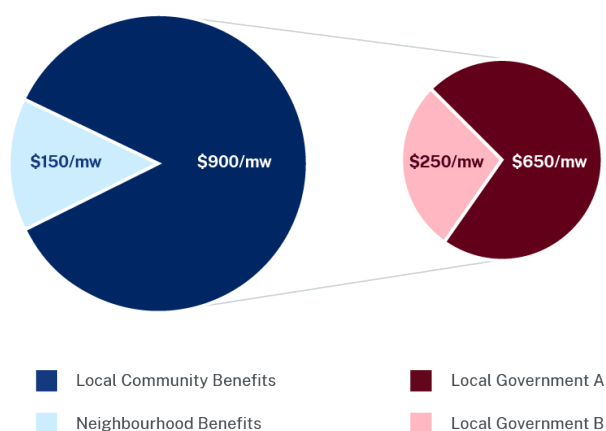


Figure 2. Potential composition of benefit-sharing for wind energy (per annum)

If the proposed development includes both wind and solar generation, the total amount of benefit-sharing should be calculated by:

- separately determining the amounts of wind and solar based on their respective generation capacities and the rates outlined above, and
- adding these amounts together.

The BESS benefit-sharing rate only applies to stand-alone systems and must not be applied to a battery that is developed alongside solar and wind energy generation. An example of how to determine the benefit-sharing amount for mixed infrastructure types is provided below.

Mixed generation and storage example

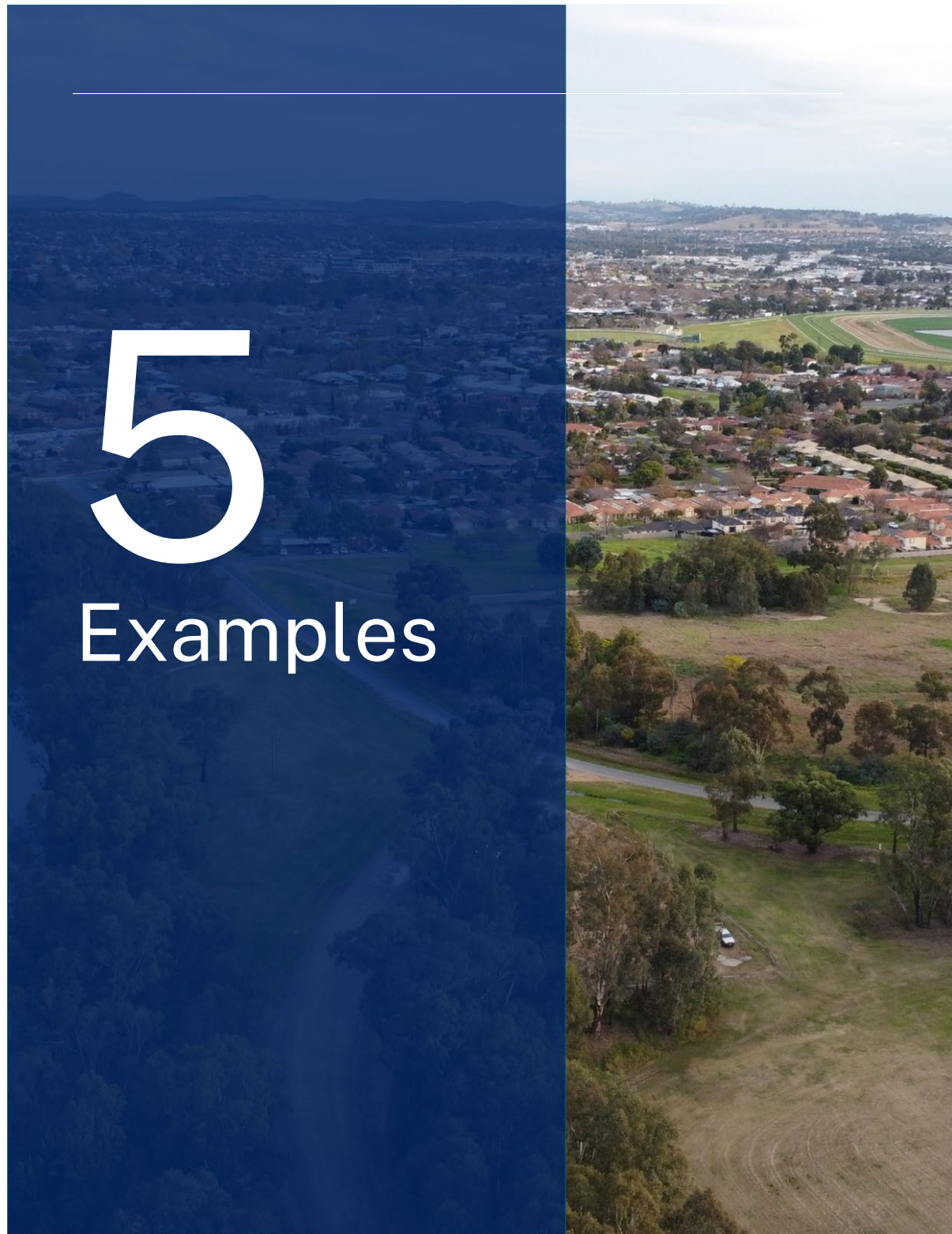
The proposed development includes:

- 300 MW of wind generation capacity
- 200 MW of solar generation capacity
- a 200 MWh battery.

Benefit-sharing values for each development type are:

- Wind – \$315,000 per annum
- Solar – \$170,000 per annum
- Battery – \$0 per annum.

Total benefit-sharing value = \$485,000 per annum



NSW Department of Planning, Housing and Infrastructure

Benefit Sharing Guideline | 26

5. Examples

The following examples illustrate the application of the principles and guidance in a variety of scenarios.

Example 1 – 600 MW solar energy development

The proposed development is wholly located within LGA A. However, the effects of the development are more likely to be experienced by the ‘local community’ in the nearest town (3,000 population), which is in neighbouring LGA B. Almost all the workers are expected to reside in a nearby regional city located in LGA B.



Neighbourhood – 20 nearby properties

\$20,000/year Neighbourhood enhancement fund	\$1,000 - annual residential energy rebate
---	--

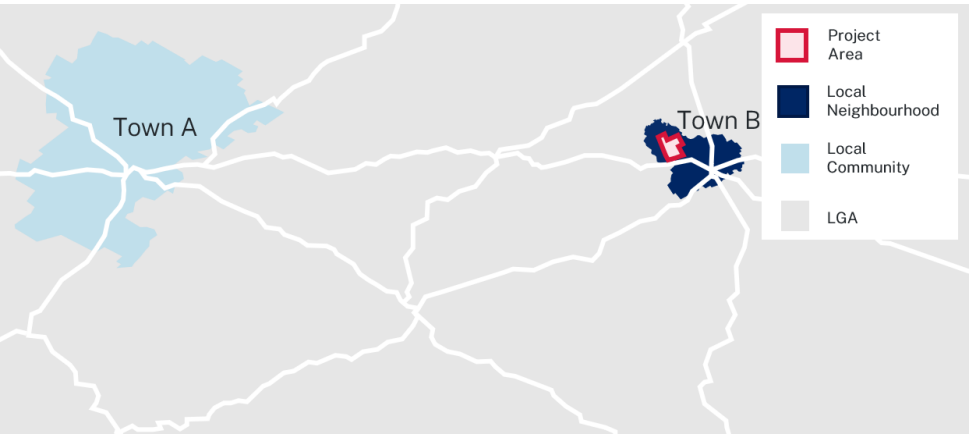
Local community

\$55,000/year Community enhancement fund	\$35,000 – TAFE/Traineeship grants \$20,000 – Men's Shed sponsorship
\$125,000/year Planning agreement Local government A	\$70,000 - LGA local grants fund \$35,000 – Main street beautification \$20,000 – Cycleway upgrades
\$310,000/year Planning agreement Local government B	\$140,000 - LGA local grants fund \$90,000 – Waste management upgrades \$80,000 – Swim centre upgrades

5. Examples

Example 2 – 1,000 MWh battery energy storage system

The proposed development is wholly within a single LGA. The effects of the development will be experienced by a small number of landholders located near the development and the nearest town (Town B). A slightly larger town (Town A) is located 7 km away.



Neighbourhood and local community – 10 nearby properties

\$10,000/year Neighbourhood enhancement fund for Town B	\$6,000 – Local community hall upgrade \$4,000 – Local RFS equipment
--	---

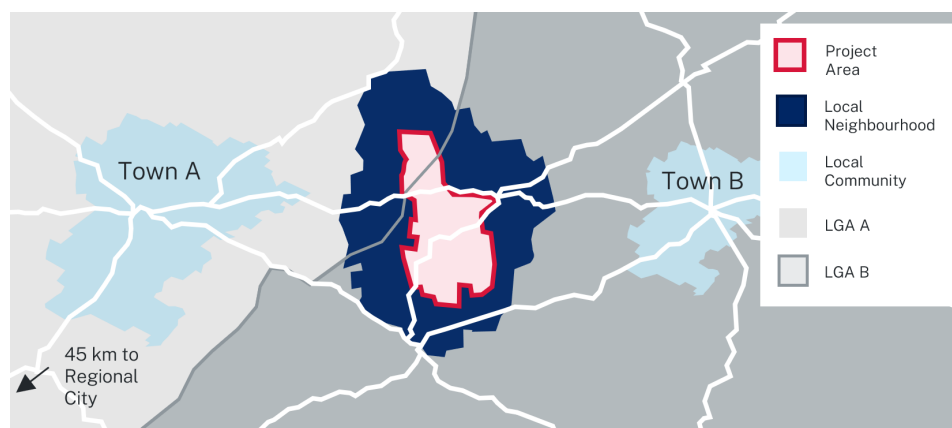
Local community

\$3,000/year Community enhancement fund	\$3,000 – Traineeship grants
\$137,000/year Planning agreement	\$65,000 – LGA local grants fund
Local government	\$27,000 – Community hall upgrades
	\$25,000 – Cycleway upgrades
	\$20,000 – Cultural events fund

5. Examples

Example 3 – 400 MW wind energy development

The proposed development is located across LGA A and LGA B. While most of the footprint is within LGA B, the effects will be predominately experienced in LGA A, which is a more established urban area (population of 5,000) and is likely to host more of the workforce. However, LGA B has a larger network of neighbouring landowners and contains a small town (population of 1,500) that will see the project.

**Neighbourhood – 50 nearby properties**

\$25,000/year Neighbourhood enhancement fund	\$15,000 - annual residential energy rebate \$10,000 – local neighbourhood grants
---	--

Local community

\$38,000/year Community enhancement fund	\$10,000 – Country Women’s Association funding \$8,000 – Community garden fund \$15,000 – Indigenous vocational training grants
\$195,000/year Planning agreement Local government A	\$110,000 - LGA local grants fund \$60,000 – High streets activation \$35,000 – Community hall upgrades
\$162,000/year Planning agreement Local government B	\$75,000 - LGA local grants fund \$47,000 – Heritage trail development fund \$40,000 – Sports field upgrades

RP-7 QUESTIONS WITH NOTICE**Author:** Scott Gray

Summary: This report is to respond to questions with notice raised by Councillors in accordance with Council's Code of Meeting Practice.

Recommendation

That Council receive and note the report.

Report

The following questions with notice were received prior to the meeting, in accordance with the Code of Meeting Practice.

Councillor A Parkins

There have been comments from members of the community regarding Council potentially issuing fines to people at Wilks Park. Can Council confirm whether it intends to commence issuing fines?

Council has not adopted a blanket approach of issuing fines to people experiencing homelessness at Wilks Park. Council has continued to work with Homes NSW and support service providers to assist people staying at the park to access safer and more suitable accommodation.

Most people who received Compliance Action Requests have subsequently engaged with support services and relocated to alternative accommodation. Council has advised that it will not take compliance action against people who are actively engaging with Homes NSW and service providers to secure alternative accommodation.

For the remaining people who continue to refuse to engage with available support services and remain in breach of the conditions of stay at Wilks Park, Council has advised that compliance and enforcement action will be undertaken. Council has a range of enforcement options available, and any action will be considered on a case-by-case basis having regard to the individual circumstances.

Councillor L Tanner

Can staff advise on when the Visitor Information Centre report will return to Council.

The Visitor Information Centre is in the final design stages with a report scheduled to be presented to Council in September.

Councillor L Tanner

Can staff provide an update on what is happening with the old weighbridge and weighbridge shed at the Gregadoo Waste Management Centre?

Council has previously been approached by a number of businesses enquiring about the potential purchase of the former weighbridge and weighbridge shed at the Gregadoo Waste Management Centre (GWMC).

In response to these enquiries, officers undertook an investigation into the potential disposal of the asset. This included obtaining advice on valuation and exploring appropriate disposal options in accordance with Council's asset disposal processes. Indicative market advice suggested the weighbridge may have an auction value of approximately \$10,000, provided the purchaser undertook removal at their own cost.

Following discussions with interested businesses, it became apparent that there was limited market demand for the asset. Prospective purchasers advised that, due to the significant costs associated with dismantling and removing the weighbridge and associated infrastructure, they would not be prepared to offer a purchase price and would instead expect Council to contribute towards, or cover, removal costs. As a result, disposal of the asset was not considered to represent the most financially advantageous outcome for Council at that time.

Given that the weighbridge remains in working order, it has been identified that there may be an opportunity to repurpose and reuse the asset within the future Domestic Waste Precinct. We have now engaged SMEC to undertake the Gregadoo Waste Management Centre Masterplan. As part of this work, the existing weighbridge and weighbridge shed will be reviewed, with recommendations provided regarding their future use, relocation, retention or disposal within the broader site redevelopment.

At this stage, no final decision has been made regarding the weighbridge or shed. Officers will consider the recommendations arising from the Masterplan and pursue the most practical and financially viable option for Council, taking into account both the condition of the asset and future operational requirements of the facility.

Councillor L Tanner

Can staff advise when the planned upgrade to Ashfords Road is scheduled to occur?

The internal road works at the Gregadoo Waste Management Centre were completed on 15 December 2025 at a total cost of \$791,856.05 (excl. GST). The project included the sealing of approximately 7,670 square metres of roadway to improve access and operational efficiency within the facility.

During construction, several variations and additional works were required in response to site conditions encountered on site. These included:

- Replacement of unsuitable subgrade material along the northern shoulder.
- Installation of a rock drainage blanket to address drainage requirements.
- Placement of additional rock blanket depth in areas where site conditions warranted further treatment.
- Construction of a cleanout drain to improve drainage performance and prevent water ponding within the swale drain, which was impacting the pavement subgrade.

- Relocation of an existing watermain that was located within the road alignment and required adjustment to facilitate construction.
- Regrading of the southern table drain to improve drainage outcomes and long-term pavement performance.
- Application of an additional 10 mm sealing coat to provide enhanced pavement protection.

These necessary variations resulted in an increase to the overall project cost but were required to ensure the road infrastructure achieved the intended performance outcomes and service life.

The road was designed to accommodate B-double vehicle access, with a designated operating speed of 20 km/h through the S-curve section. Subsequent inspections have identified pavement cracking within the curve, which is believed to be associated with heavy vehicles travelling through the section at speeds above the design intent. This higher-speed turning movement generates increased shear stresses within the pavement surface, contributing to the observed distress.

While an asphalt pavement treatment would provide a more robust solution for this section of roadway, it would have involved significantly higher costs and was not considered appropriate within the scope of the project, which was undertaken as a pavement rehabilitation and sealing project rather than a full road reconstruction.

In addition, stabilisation and two-coat sealing works were completed on the section of road extending from the Mitchell Road and Ashford's Road intersection to the Gregadoo Waste Management Centre in February 2026, further improving access to the facility.

Due to some deterioration in the S bend on the internal road, staff are currently exploring options to rectify this matter and it is expected that further request for funds will come before Council in the coming months.

Financial Implications

N/A

Policy and Legislation

Code of Meeting Practice

Link to Strategic Plan

Regional Leadership

Good governance

Provide professional, innovative, accessible and efficient services.

Risk Management Issues for Council

N/A

Internal / External Consultation

N/A

COMMITTEE MINUTES

M-1 CONFIRMATION OF MINUTES - LOCAL TRANSPORT FORUM - 16 JULY 2026

Author: Geordi Paxton

Executive: Henry Pavitt

Summary:

The Local Transport Forum (LTF) met on 16 July 2026 and considered thirteen (13) reports relating to event traffic management and technical advisory matters.

The Forum reviewed the proposed arrangements and provided technical advice in accordance with the Transport for NSW 2025 Authorisation and Delegation Instrument.

Recommendation

That Council receive the minutes of the Local Transport Forum Meeting held on 16 July 2026.

Report

The Local Transport Forum met on 16 July 2026 to consider traffic and transport matters within the Wagga Wagga City Council local government area.

The Forum operates in an advisory capacity, providing technical input to Council and reviewing Special Event Traffic Management Plans in accordance with the Transport for NSW 2025 Authorisation and Delegation Instrument.

The Forum supported the officer recommendations for all regulatory items considered, with no technical objections raised during the proceedings. The following matters were considered at the meeting:

RP-1 - Gears and Beers 2026

The Forum endorsed the Traffic Management Plan and associated documentation for the Gears and Beers 2026 event. It was noted that TfNSW would be providing additional traffic control at the Marshall's Creek Bridge crossing on the day of the event and that an updated Public Liability Certificate was to be provided by the event organiser prior to approval.

RP-2 - Lake Run and Ride 2026

The Forum endorsed the Traffic Management Plan and associated documentation for the Lake Run and Ride 2026 event.

RP-3 - Toy Run 2026

The Forum endorsed the Traffic Management Plan and associated documentation for the Toy Run 2026 event.

RP-4 - Plumpton Road Upgrade - 100% Detailed Design

The Forum received Attachment C2273 Plumpton Road Upgrade (Revision 3 – IFC), Sheets C1800–C1843 and provided the following comment for consideration by the project team:

- Busabout requested further information regarding construction timing during school terms. The project team advised separate consultation would occur with affected bus operators to facilitate notification to schools and parents.
- TfNSW provided technical advice regarding pedestrian crossing locations, swept path requirements on Lake Albert Road and potential vegetation removal adjacent to the golf course. The project team noted this information for investigation and will present outcomes at a future meeting.
- NSW Police raised concerns regarding the consistency of speed zones within the surrounding road network. The project team noted this information for investigation and will present outcomes at a future meeting.

RP-5 - 330 Byrnes Road Intersection; Industrial Subdivision Access

The Forum endorsed the proposed 330 Byrnes Road intersection design including regulatory signage. Council officers agreed to forward the 'Issued For Construction' stamped plans to TfNSW once finalised.

RP-6 - Pearson Street - 7/11 Service Station and Temporary Traffic Control Measures

The Forum endorsed the installation of "No U-Turn" signage at either end of the temporary median to prevent vehicles doing U-Turns at this location.

If traffic issues persist, extension of the temporary Chemflex barrier may be considered provided heavy vehicle access into vehicle crossings can be retained.

RP-7 - Pine Gully Rd X Estella Road Roundabout - Proposed Traffic Detour During Construction Works

The Forum endorsed a preferred construction detour route for the upcoming roundabout works at the Pine Gully Road x Estella Road intersection.

The preferred route involves use of the Gobbagombalin local road network by reopening the temporary connection between Pine Gully Road and Turramia Crescent and the construction of a new temporary access road between Bondi Crescent and Pine Gully Road.

It was also noted that:

- Both temporary accesses are to be permanently closed and reinstated as verge at the conclusion of the roundabout works; and
- An alternate heavy vehicle detour may be required via Old Narrandera Rd – The Gap Rd – Agriculture Ave pending 19m semi-trailer vehicle swept path checks.

RP-8 - Kaloona Drive - Bus Stop Relocation

The Forum agreed that consideration of this item should be deferred until the next meeting pending further discussions between Transport for NSW and bus operators regarding proposed bus stop arrangements.

RP-9 - Bradman Drive Connection Crossing

The Forum endorsed the proposed road connection between Messenger Avenue to Sturrock Drive via the extension of Bradman Drive.

RP-10 - Mortimer Place X Chaston Street - Fast Lane Drive Through Coffee access

Forum members discussed various traffic control modifications that could alleviate traffic congestion along Chaston Street and Mortimer Place due to queuing into the Fast Lane Drive Through Coffee premise.

WWCC officers agreed to investigate alternate traffic control measures that:

- remove the right auxiliary turn lane from Mortimer Place into the coffee shop driveway;
- force incoming traffic from Chaston Street to navigate to the end of the cul-de-sac and turn around;
- force queuing into the coffee shop driveway onto Mortimer Place south of the site, away from the Chaston Street intersection; and
- retains the current 30m B-Double heavy vehicle access into Mortimer Place.

RP-11 - Bardo Lane - One Way Travel

The Forum discussed the existing traffic arrangements and agreed that Bardo Lane should remain two-way.

WWCC agreed to install additional two-way signage onto existing signposts at Morgan Street and Forsyth Street and will consider installation of a traffic mirror at the Morgan Street intersection to improve sight lines.

RP-12 - Proposed PCYC Bus Zone

Forum members endorsed a formalised bus zone along the PCYC frontage on Fitzhardinge Street.

WWCC agreed to refine the current design to shift the bus zone back across the PCYC driveway (thus minimising the number of permanent parks lost) with updated bus zone signage (wording to be provided by TfNSW).

WWCC to seek endorsement from the PCYC prior to implementation of the bus zone linemarking blackout and signage.

RP-13 - Questions With Notice

No Questions with Notice were received.

Other Matters

Representatives from Lutheran School Wagga Wagga, Business Manager Lynda Koren and Director Tarryn Poole, presented information regarding traffic and parking issues associated with student pick-up and drop-off activities and sought technical advice from the Forum regarding potential traffic management improvements.

Council officers, Police and Transport for NSW will undertake a joint site inspection and liaise directly with the School regarding potential traffic management improvements.

Financial Implications

N/A

Policy and Legislation

- Code of Meeting Practice 2025
- Roads Act 1993
- Transport for NSW 2025 Authorisation and Delegation Instrument
- NSW Road Rules
- Guide to Traffic and Transport Management for Special Events

Link to Strategic Plan

Regional Leadership

Good governance

Provide professional, innovative, accessible and efficient services.

Risk Management Issues for Council

N/A

Internal / External Consultation

N/A

Attachments

- 1 [↓](#). Minutes - Local Transport Forum - 16 July 2026

MINUTES of the **LOCAL TRANSPORT FORUM** held on **Thursday 16 July 2026**.

PRESENT

Sergeant Gerard Horsley	NSW Police
Greg Minehan	Transport for NSW

IN ATTENDANCE

Mr Geordi Paxton	Manager Engineering Design Services
Mr Sudip Gautam	Graduate Traffic Operations Engineer
Jack McIntyre	Project Engineer
Ms Kori West	Corporate Governance Officer

COMMUNITY MEMBERS

Mr Richard Matto	Busabout
Mr Edward Habel	Project Manager - Huon Contractor
Lynda Koren	Business Manager Lutheran School Wagga Wagga
Tarryn Poole	Director Lutheran School Wagga Wagga

APOLOGIES

An apology for non-attendance was received and accepted for Director Infrastructure, Mr Henry Pavitt, Councillor Richard Foley, and Mr Peter Braneley.

The meeting of the Local Transport Forum commenced at 9.30am.

ACKNOWLEDGEMENT OF COUNTRY

Wagga Wagga City Council acknowledges the traditional custodians of the land, the Wiradjuri people, and pays respect to Elders past, present and future and extends our respect to all First Nations Peoples in Wagga Wagga.

We recognise and respect their cultural heritage, beliefs and continuing connection with the land and rivers. We also recognise the resilience, strength and pride of the Wiradjuri and First Nations communities.

**M-1 CONFIRMATION OF MINUTES - LOCAL TRANSPORT FORUM
MINUTES - 7 MAY 2026**

Recommendation

That the Minutes of the proceedings of the Local Transport Forum held on 7 May 2026 be confirmed as a true and accurate record, noting Council's adoption of these minutes at its meeting of 25 May 2026.

Forum Advice

The Forum confirmed the Minutes of the Local Transport Forum held on 7 May 2026 as a true and accurate record.

MINUTES of the LOCAL TRANSPORT FORUM held on Thursday 16 July 2026.

DECLARATIONS OF INTEREST

Sergeant Gerard Horsley (NSW Police) declared a Non-Significant Non-Pecuniary Interest in RP-4 Plumpton Road Upgrade – 100% Detailed Design as he is a resident of the area and remained in the meeting during consideration of the item.

LUTHERAN SCHOOL PRESENTATION

Representatives from Lutheran School Wagga Wagga, Business Manager Lynda Koren and Director Tarryn Poole, presented information regarding traffic and parking issues associated with student pick-up and drop-off activities and sought technical advice from the Forum regarding potential traffic management improvements.

Forum Advice

The Forum discussed the issues raised. Council officers and Transport for NSW will undertake a site inspection and liaise directly with the School regarding potential traffic management improvements.

REPORTS

RP-1 GEARS AND BEERS 2026

Recommendation

That the Local Transport Forum:

- a receive and note the report and provide technical advice on the proposed Traffic Management Plan and associated temporary traffic control arrangements for the Gears and Beers 2026 event; and**
- b note that Council, under delegated authority, approve the Traffic Management Plan, Traffic Guidance Schemes, temporary road closures and associated traffic control measures**

Forum Advice

TfNSW confirmed they would be implementing formal traffic control for the Marshall's Creek bridge crossing as per the submitted Traffic Management Plan.

The Public Liability Certificate is to be updated by event organiser prior to WWCC approval under its delegated authority.

MINUTES of the LOCAL TRANSPORT FORUM held on Thursday 16 July 2026.

RP-2 LAKE RUN AND RIDE 2026

Recommendation

That the Local Transport Forum receive and note the report and provide technical advice on the traffic management arrangements implemented for Lake Run and Ride 2026.

Forum Advice

No additional technical advice was provided by Forum members.

RP-3 TOY RUN 2026

Recommendation

That the Local Transport Forum receive and note the report and provide technical advice on the traffic management arrangements implemented for Toy Run 2026.

Forum Advice

No additional technical advice was provided by Forum members.

RP-4 PLUMPTON ROAD UPGRADE - 100% DETAILED DESIGN

Recommendation

That the Local Transport Forum receive Attachment C2273 Plumpton Road Upgrade (Revision 3 – IFC), Sheets C1800–C1843 and provide technical advice on the proposed alterations to prescribed traffic control devices detailed in the attached plans.

Forum Advice

Council officers and the project contractor (Huon) provided an overview of the proposed works, including staging and planned road closures.

Busabout requested further information regarding construction timing during school terms. The contractor advised separate consultation would occur with affected bus operators to facilitate notification to schools and parents.

TfNSW provided technical advice regarding pedestrian crossing locations, swept path requirements on Lake Albert Road and potential vegetation removal adjacent to the golf course.

NSW Police raised concerns regarding the consistency of speed zones within the surrounding road network.

MINUTES of the LOCAL TRANSPORT FORUM held on Thursday 16 July 2026.

Council officers advised that the pedestrian crossing design, sight distance, speed zone rationalisation and consultation with bus operators would be reviewed before finalisation of the design.

RP-5 330 BYRNES RD INTERSECTION; INDUSTRIAL SUBDIVISION ACCESS**Recommendation**

That the Local Transport Forum receive and note the report and provide technical advice on the proposed industrial subdivision access road and associated prescribed traffic control devices on Byrnes Road.

Forum Advice

TfNSW Representative provided advice on how the process works with Subdivisions and lodging plans with TfNSW.

Council staff agreed to provide final plans for Byrnes Road with speed zones included to TfNSW prior to its completion.

No issues raised in relation to the proposed intersection arrangement, regulatory signage or speed zone signage.

RP-6 PEARSON STREET - 7/11 SERVICE STATION AND TEMPORARY TRAFFIC CONTROL MEASURES**Recommendation**

That the Local Transport Forum receive and note the report and provide technical advice on the temporary traffic median barriers on Pearson Street adjacent to the intersection with Bye Street.

Forum Advice

NSW Police representative recommended Council install "No U-Turn" sign to prevent vehicles doing U-Turns at this location.

TfNSW raised concerns with the Chemflex approval process and Risk assessment for this product. Confirming the Chemflex treatment was approved under a s138 permit by an officer with appropriate delegation.

TfNSW also added that if a permanent solution was installed this may create issues for business's who service trucks and the swept path may not meet requirements.

WWCC agreed that:

- No U-Turn signage will be installed at either end of the median.
- Extension of the Chemflex barrier may be considered as a future treatment if issues persist.
- Extension of the Chemflex barrier and future installation of a raised concrete median will require turn path checks for HV access into driveways.

MINUTES of the LOCAL TRANSPORT FORUM held on Thursday 16 July 2026.

**RP-7 PINE GULLY RD X ESTELLA RD ROUNDABOUT - PROPOSED TRAFFIC
DETOUR DURING CONSTRUCTION WORKS**

Recommendation

That the Local Transport Forum receive and note the report and provide technical advice on the proposed detour routes for the Pine Gully Road and Estella Road roundabout construction works.

Forum Advice

Busabout and TfNSW advised that they prefer the Red option for road closures leading traffic through Gobbagombalin.

TfNSW requested Council staff to review the swept path of the red option for a 19m semi-trailer general access vehicle.

If 19m semi-trailer access is deemed not appropriate, an alternate heavy vehicle diversion via Old Narrandera Rd – The Gap Rd – Agriculture Ave was recommended.

WWCC agreed to the red option and alternate heavy vehicle bypass pending confirmation of 19m semi-trailer access.

RP-8 KALOONA DR - BUS STOP RELOCATION

Officer Recommendation

That the Local Transport Forum receive and note the report and provide technical advice on the proposed relocation of the existing Bus Stop (B Pole) on Kaloona Drive, as shown in the attached plan.

Forum Advice

The Forum agreed that consideration of this item should be deferred until the next meeting pending further discussions between Transport for NSW and bus operators regarding proposed bus stop arrangements.

MINUTES of the LOCAL TRANSPORT FORUM held on Thursday 16 July 2026.

RP-9 BRADMAN DRIVE CONNECTION CROSSING

Recommendation

That the Local Transport Forum receive and note the report and provide technical advice on the proposed connection of Messenger Avenue to Sturrock Drive via the extension of Bradman Drive.

Forum Advice

Council officers outlined the proposed connection and associated traffic arrangements.

No additional technical advice was provided by Forum members.

RP-10 MORTIMER PLACE X CHASTON STREET - FAST LANE DRIVE THROUGH COFFEE ACCESS

Recommendation

That the Local Transport Forum receive and note the report and provide technical advice on the proposed line marking modifications at the intersection of Mortimer Place and Chaston Street to address traffic congestion and improve vehicle movements.

Forum Advice

Forum members discussed different options that could be viable options in this location to prevent queuing along Chaston Street and Mortimer Place.

TfNSW member raised concerns regarding swept path for truck turning for local businesses in this location noting trucks are up to 30 metres long utilising these streets.

WWCC to investigate an alternate treatment option that:

- removes the right auxiliary turn lane from Mortimer Pl into the coffee shop driveway;
- forces incoming traffic from Chaston St to navigate to the end of the cul-de-sac and turn around;
- forces queuing into the coffee shop driveway onto Mortimer Place south of the site; and

It was noted that removal of parking may be required and HV turn paths will need to be checked at the intersection with the revised turn path arrangement.

MINUTES of the LOCAL TRANSPORT FORUM held on Thursday 16 July 2026.

RP-11 BARDO LANE - ONE WAY TRAVEL

Recommendation

That the Local Transport Forum receive and note the report and provide technical advice on the proposed traffic arrangements for Bardo Lane between Forsyth Street and Morgan Street.

Forum Advice

The Forum discussed the existing traffic arrangements and agreed that Bardo Lane should remain two-way.

To improve driver awareness and visibility, installation of additional two-way signage and a traffic mirror was recommended for Council's consideration.

RP-12 PROPOSED PCYC BUS ZONE

Recommendation

That the Local Transport Forum receive and note the report and provide technical advice on the proposed bus zone arrangements for the PCYC frontage on Fitzhardinge Street.

Forum Advice

Forum members agreed that a formalised bus zone was the preferred signage control.

TfNSW suggested considering whether the bus zone could be located over the PCYC driveway entrance, noting the bus stop would only be used as a pickup and drop off zone (i.e. no longer-term bus parking allowed).

TfNSW agreed to review the wording of the signage and provide Council with further information.

WWCC to refine the design to shift the bus zone back across the PCYC driveway (thus minimising the number of permanent parks lost) with updated bus zone signage (wording to be provided by TfNSW).

WWCC to seek endorsement from the PCYC once the design refinement is complete.

MINUTES of the **LOCAL TRANSPORT FORUM** held on **Thursday 16 July 2026**.

RP-13 QUESTIONS WITH NOTICE

Recommendation

That the Local Transport Forum receive and note the report.

Forum Advice

The report was noted.

QUESTIONS WITH NOTICE

No Questions with Notice were received.

The Local Transport Forum rose at 10.42am.

CONFIDENTIAL REPORTS

CONF-1 JUBILEE HOCKEY NOONAN TURF REPLACEMENT

Author: Joshua Walsh

Executive: Fiona Piltz

This report is **CONFIDENTIAL** in accordance with Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following:

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

CONF-2 RFT CT2026064 CONCRETE WORKS & KERB AND GUTTER PANEL CONTRACT

Author: Guy Oosterhoff

Executive: Henry Pavitt

This report is **CONFIDENTIAL** in accordance with Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following:

- (d) (i) commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

CONF-3 RFT CT2026062 NORTH WAGGA LEVEE UPGRADE - ELECTRICAL CLEARANCE ASSESSMENT & RECTIFICATION WORKS

Author: Darryl Woods
General Manager: Peter Thompson

This report is **CONFIDENTIAL** in accordance with Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following:

- (d) (i) commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

CONF-4 CONSENT FOR THE REGISTRATION OF AN EASEMENT ACROSS COUNCIL LAND WITHIN THE LIVESTOCK MARKETING CENTRE

Author: Ann Sutton

Executive: Fiona Piltz

This report is **CONFIDENTIAL** in accordance with Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following:

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

**CONF-5 PURCHASE OF AN ALL TERRAIN WATER CART FOR GREGADOO
WASTE MANAGEMENT CENTRE****Author:** Diljinder Uppal**Executive:** Fiona Piltz

This report is **CONFIDENTIAL** in accordance with Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following:

- (d) (i) commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

MINUTES of the **ORDINARY MEETING OF COUNCIL** held on **Monday 10 August 2026.**

PRESENT

The Mayor, Councillor Dallas Tout
Councillor Georgie Davies
Councillor Richard Foley
Councillor Michael Henderson
Councillor Amelia Parkins
Councillor Karissa Subedi
Councillor Lindsay Tanner

IN ATTENDANCE

Chief Operating Officer	(Mr S Gray)
Chief Financial Officer (Acting)	(Mr Z Wilson)
Director Infrastructure Services	(Mr H Pavitt)
Director Planning & Regulatory Services	(Mrs J Costa)
Manager Corporate Governance & Performance	(Mr T Pankhurst)
Manager City Growth & Projects	(Mr B Creighton)
Manager Engineering Design Services	(Mr G Paxton)
Property Coordinator	(Mr M Dombrovski)
Senior Project Manager	(Mr M Griffin)
Corporate Governance Coordinator	(Mrs N Johnson)
Corporate Governance Officer	(Ms K West)

NOTICE TO MEETING

The proceedings of all Council meetings in open session, including all debate and addresses by the public, are recorded (audio visual) and livestreamed on Council's website including for the purpose of facilitating community access to meetings and accuracy of the Minutes.

In addition to webcasting council meetings, audio recordings of confidential sessions of Ordinary Meetings of Council are also recorded, but do not form part of the webcast.

Council Meetings are also subject to filming and photographing by media agencies which may form part of news and media broadcasts. Members of the gallery are also advised that recording the proceedings of the meeting of the council is prohibited without the prior authorisation of the council.

ACKNOWLEDGEMENT OF COUNTRY

Wagga Wagga City Council acknowledges the traditional custodians of the land, the Wiradjuri people, and pays respect to Elders past, present and future and extends our respect to all First Nations Peoples in Wagga Wagga.

We recognise and respect their cultural heritage, beliefs and continuing connection with the land and rivers. We also recognise the resilience, strength and pride of the Wiradjuri and First Nations communities.

This is page 1 of the **MINUTES** of the **ORDINARY MEETING OF COUNCIL** of the Council of the **CITY OF WAGGA WAGGA** held on **10 AUGUST 2026.**

.....**MAYOR****GENERAL MANAGER**

MINUTES of the **ORDINARY MEETING OF COUNCIL** held on **Monday 10 August 2026.**

REFLECTION

Councillors, let us in silence reflect upon our responsibilities to the community which we represent, and to all future generations and faithfully, and impartially, carry out the functions, powers, authorities and discretions vested in us, to the best of our skill and judgement.

APOLOGIES

Apologies for non-attendance were received and accepted for Councillor J McKinnon, General Manager, Mr P Thompson, Director Community, Environment & Partnerships, Mrs C Priest, and Director Economy, Business & Workforce, Mrs F Piltz, on the Motion of Councillors L Tanner and R Foley.

LEAVE OF ABSENCE

Council noted that a leave of absence was granted to Councillor A Condron at the Ordinary Council Meeting held on 9 March 2026.

CONFIRMATION OF MINUTES

CM-1 CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 27 JULY 2026

26/269 RESOLVED:
On the Motion of Councillors G Davies and R Foley

That the Minutes of the proceedings of the Ordinary Council Meeting held on 27 July 2026 be confirmed as a true and accurate record.

CARRIED

RECORD OF VOTING ON THE MOTION

<u>For the Motion</u>	<u>Against the Motion</u>
D Tout	
G Davies	
R Foley	
M Henderson	
A Parkins	
K Subedi	
L Tanner	

This is page 2 of the **MINUTES** of the **ORDINARY MEETING OF COUNCIL** of the Council of the **CITY OF WAGGA WAGGA** held on **10 AUGUST 2026.**

.....**MAYOR** **GENERAL MANAGER**

MINUTES of the **ORDINARY MEETING OF COUNCIL** held on **Monday 10 August 2026**.

DECLARATIONS OF INTEREST

Councillor K Subedi declared a Non-Significant Non-Pecuniary Interest in RP-6 SISTER CITY ACTIVITIES – NÖRDLINGEN, the reason being that she is a member of the Sister City Working Group and remained in the chamber during its consideration.

Councillor K Subedi declared a Significant Non-Pecuniary Interest in CONF-2 PROPOSED LEASE OF AIRSPACE OVER PUBLIC ROAD ADJACENT TO 205 MORGAN STREET, WAGGA WAGGA, the reason being that she owns a business that currently has a commercial agreement with the organisation referenced in the report and vacated the chamber during its consideration.

Councillor L Tanner declared a Non-Significant Non-Pecuniary Interest in RP-3 PINE GULLY ROAD CORRIDOR (TT2) - REVISED ROAD TREATMENTS AND FUNDING ALLOCATION, the reason being that he is an Executive Director at Transport for NSW and remained in the chamber during its consideration.

Councillor L Tanner declared a Non-Significant Non-Pecuniary Interest in RP-6 SISTER CITY ACTIVITIES - NÖRDLINGEN, the reason being that he is a member of the Sister City Working Group and remained in the chamber during its consideration.

The Mayor, Councillor D Tout, declared a Non-Significant Non-Pecuniary Interest in RP-6 SISTER CITY ACTIVITIES - NÖRDLINGEN, the reason being that he is a member and the Chair of the Sister City Working Group and remained in the chamber during its consideration.

PROCEDURAL MOTION - ENGLOBO

26/270 RESOLVED:

On the Motion of Councillors G Davies and L Tanner

That the standing orders be varied for the meeting as set out hereunder:

- **Items where councillors wish to speak**
- **Items where no councillors wish to speak**
- **Confidential**
- **Matter of urgency**
- **Closure of Meeting**

That RP-4, RP-5, M-1 and CONF-3 be adopted as recommended in the business papers.

CARRIED

This is page 3 of the **MINUTES** of the **ORDINARY MEETING OF COUNCIL** of the Council of the **CITY OF WAGGA WAGGA** held on **10 AUGUST 2026**.

.....**MAYOR****GENERAL MANAGER**

MINUTES of the ORDINARY MEETING OF COUNCIL held on Monday 10 August 2026.

RECORD OF VOTING ON THE MOTION

<u>For the Motion</u>	<u>Against the Motion</u>
D Tout	
G Davies	
R Foley	
M Henderson	
A Parkins	
K Subedi	
L Tanner	

REPORTS FROM STAFF

RP-1 RESPONSE TO NOTICE OF MOTION - ROADSIDE VERGE GARDENS

26/271 RESOLVED:
On the Motion of Councillors R Foley and G Davies

That Council:

- a receive and note the report in response to the resolution requesting information on roadside verge gardens operating in other local government areas; and**
- b note that a separate Council funded roadside verge garden trial is not recommended at this time, as Council already has existing policy and approval pathways for community gardens and landscaping within nature strips**
- c endorse a self-assessment and registration model for small-scale verge gardens, based on models operating in Eurobodalla Shire and City of Port Phillip, allowing residents to register against a published checklist rather than seek individual approval, and request that staff develop and publish a registration checklist and associated public information within six months**

CARRIED

RECORD OF VOTING ON THE MOTION

<u>For the Motion</u>	<u>Against the Motion</u>
D Tout	
G Davies	
R Foley	
M Henderson	
A Parkins	
K Subedi	
L Tanner	

This is page 4 of the **MINUTES** of the **ORDINARY MEETING OF COUNCIL** of the Council of the **CITY OF WAGGA WAGGA** held on **10 AUGUST 2026**.

.....**MAYOR** **GENERAL MANAGER**

MINUTES of the ORDINARY MEETING OF COUNCIL held on Monday 10 August 2026.

RP-2 ILLEGAL AND DANGEROUS MOTORCYCLE ACTIVITY - BARRIER TREATMENT OPTIONS

26/272 RESOLVED:
On the Motion of Councillors R Foley and L Tanner

That Council:

- a receive and note the contents of this report
- b note the assessment of compliant physical barrier options and that bollards, supported by the strategic placement or repositioning of rocks where appropriate, are Council's preferred initial treatment approach
- c endorse Mima Street/Glenfield Road, Glenfield; Adjin Street, Mount Austin; and Swan Street/Grinton Street, Ashmont as the three priority trial locations, subject to detailed site assessment, accessibility requirements, final design and available funding
- d note that all physical access treatments will maintain appropriate access for pedestrians, people using wheelchairs and mobility aids, prams, emergency services and Council operational and maintenance activities
- e note the works completed or commenced at identified locations, as detailed in this report
- f request a further report within six months of trial installation, evaluating effectiveness against reported activity, evidence of displaced access, and accessibility impacts
- g request officers investigate and pursue available external grant funding opportunities for outstanding Crime Prevention through Environmental Design (CPTED) works, including lighting and vegetation improvements at Bandera Avenue, Walla Place and Lusher Avenue, and report back to Council

CARRIED

RECORD OF VOTING ON THE MOTION

For the Motion
D Tout
G Davies
R Foley
M Henderson
A Parkins
K Subedi
L Tanner

Against the Motion

This is page 5 of the MINUTES of the ORDINARY MEETING OF COUNCIL of the Council of the CITY OF WAGGA WAGGA held on 10 AUGUST 2026.

.....MAYORGENERAL MANAGER

MINUTES of the ORDINARY MEETING OF COUNCIL held on Monday 10 August 2026.

RP-3 PINE GULLY ROAD CORRIDOR (TT2) - REVISED ROAD TREATMENTS AND FUNDING ALLOCATION

26/273 RESOLVED:
On the Motion of Councillors G Davies and L Tanner

That Council:

- a progress with the Pine Gully/Estella Rd Roundabout - TT2 (1) sub project for the reasons noted in this report
- b receive a future report on the funding and delivery timeframe of the remaining two sub projects contained within the Pine Gully Corridor works project
- c approve the budget variations as detailed in the financial implications section of this report

CARRIED

RECORD OF VOTING ON THE MOTION

<u>For the Motion</u>	<u>Against the Motion</u>
D Tout	
G Davies	
R Foley	
M Henderson	
A Parkins	
K Subedi	
L Tanner	

RP-4 2025/26 WORKS IN PROGRESS AND BUDGET REVOTES

26/274 RESOLVED:
On the Motion of Councillors G Davies and L Tanner

That Council:

- a approve the proposed 2025/26 capital and operating budget revotes to be carried forward into the 2026/27 financial year as detailed in this report
- b note the transfer of 2025/26 capital and operating works in progress to the 2026/27 financial year as detailed in this report

CARRIED

This is page 6 of the MINUTES of the ORDINARY MEETING OF COUNCIL of the Council of the CITY OF WAGGA WAGGA held on 10 AUGUST 2026.

.....MAYORGENERAL MANAGER

MINUTES of the ORDINARY MEETING OF COUNCIL held on Monday 10 August 2026.

RECORD OF VOTING ON THE MOTION

<u>For the Motion</u>	<u>Against the Motion</u>
D Tout	
G Davies	
R Foley	
M Henderson	
A Parkins	
K Subedi	
L Tanner	

RP-5 2026 NATIONAL LOCAL ROADS, TRANSPORT & INFRASTRUCTURE CONGRESS - CAIRNS, QUEENSLAND - 24 - 27 AUGUST 2026

26/275 **RESOLVED:**
On the Motion of Councillors G Davies and L Tanner

That Council:

- a endorse Councillor attendance at the 2026 National Local Roads, Transport and Infrastructure Congress to be held in Cairns, Queensland from 24 – 27 August 2026
- b appoint any Councillor who wishes to attend the 2026 National Local Roads, Transport and Infrastructure Congress as a Council representative, subject to the availability of funds within the Councillor's adopted conference and travel budget

CARRIED

RECORD OF VOTING ON THE MOTION

<u>For the Motion</u>	<u>Against the Motion</u>
D Tout	
G Davies	
R Foley	
M Henderson	
A Parkins	
K Subedi	
L Tanner	

This is page 7 of the MINUTES of the ORDINARY MEETING OF COUNCIL of the Council of the CITY OF WAGGA WAGGA held on 10 AUGUST 2026.

.....MAYOR GENERAL MANAGER

MINUTES of the ORDINARY MEETING OF COUNCIL held on Monday 10 August 2026.

RP-6 SISTER CITY ACTIVITIES - NÖRDLINGEN

26/276 **RESOLVED:**
On the Motion of Councillors A Parkins and L Tanner

That Council:

- a provide in principle support for hosting a delegation from Nördlingen in March/April 2027
- b provide in principle support for the Mayor and the General Manager to lead a delegation to attend the 2027 Historic Wall Festival in Nördlingen from 10 September to 12 September 2027
- c authorise the Sister City Working Group in conjunction with the Mayor to initiate planning for both visits
- d approve all reasonable Council expenses associated with hosting the Nördlingen delegation to be funded from the Sister Cities Reserve.

CARRIED

RECORD OF VOTING ON THE MOTION

<u>For the Motion</u>	<u>Against the Motion</u>
D Tout	
G Davies	
R Foley	
M Henderson	
A Parkins	
K Subedi	
L Tanner	

RP-7 QUESTIONS WITH NOTICE

26/277 **RESOLVED:**
On the Motion of Councillors G Davies and R Foley

That Council receive and note the report.

CARRIED

RECORD OF VOTING ON THE MOTION

<u>For the Motion</u>	<u>Against the Motion</u>
D Tout	
G Davies	
R Foley	
M Henderson	
A Parkins	
K Subedi	
L Tanner	

This is page 8 of the MINUTES of the ORDINARY MEETING OF COUNCIL of the Council of the CITY OF WAGGA WAGGA held on 10 AUGUST 2026.

.....MAYOR GENERAL MANAGER

MINUTES of the ORDINARY MEETING OF COUNCIL held on Monday 10 August 2026.

COMMITTEE MINUTES

**M-1 CONFIRMATION OF MINUTES - FLOODPLAIN RISK MANAGEMENT
ADVISORY COMMITTEE - 2 JULY 2026**

26/278 RESOLVED:
On the Motion of Councillors G Davies and L Tanner

**That Council receive the minutes of the Floodplain Risk Management Advisory
Committee Meeting held on 2 July 2026.**

CARRIED

RECORD OF VOTING ON THE MOTION

For the Motion

D Tout
G Davies
R Foley
M Henderson
A Parkins
K Subedi
L Tanner

Against the Motion

CLOSED COUNCIL

26/279 RESOLVED:
On the Motion of Councillors G Davies and L Tanner

**That the Council now resolve itself into a Closed Council, the time being
6.20pm.**

CARRIED

AT THIS STAGE OF THE MEETING THE PRESS AND PUBLIC GALLERY RETIRED
FROM THE COUNCIL MEETING.

This is page 9 of the MINUTES of the ORDINARY MEETING OF COUNCIL of the Council of the CITY
OF WAGGA WAGGA held on 10 AUGUST 2026.

.....MAYORGENERAL MANAGER

MINUTES of the ORDINARY MEETING OF COUNCIL held on Monday 10 August 2026.

CONFIDENTIAL REPORTS

CONF-1 PROPOSED LICENCE AGREEMENTS FOR OFFICE SPACES AT THE LIVESTOCK MARKETING CENTRE

26/280 RESOLVED:

On the Motion of Councillors G Davies and L Tanner

That Council:

- a authorise the General Manager or their delegate to enter into a formal licence agreement with Nutrien Ag Solutions Limited ACN 008 743 217 on the terms outlined in the body of this report**
- b authorise the affixing of Council's Common Seal to all documents required to give effect to this resolution**
- c authorise the General Manager or delegate to commence negotiations with other livestock agents utilising Council owned office space within the Livestock Marketing Centre on similar terms to the licence agreement with Nutrien Ag Solutions Limited ACN 008 743 217 outlined in the body of this report**
- d receive a further report on the outcome of any future licence agreements negotiated with any other agents at the Livestock Marketing Centre**

CARRIED

RECORD OF VOTING ON THE MOTION

For the Motion

D Tout
G Davies
R Foley
M Henderson
A Parkins
K Subedi
L Tanner

Against the Motion

This is page 10 of the MINUTES of the ORDINARY MEETING OF COUNCIL of the Council of the CITY OF WAGGA WAGGA held on 10 AUGUST 2026.

.....MAYORGENERAL MANAGER

MINUTES of the ORDINARY MEETING OF COUNCIL held on Monday 10 August 2026.

CONF-2 PROPOSED LEASE OF AIRSPACE OVER PUBLIC ROAD ADJACENT TO 205 MORGAN STREET, WAGGA WAGGA

Councillor K Subedi declared a Significant Non-Pecuniary Interest and vacated the chamber the time being 6.24pm.

26/281 RESOLVED:

On the Motion of Councillors L Tanner and G Davies

That Council:

a

authorise the General Manager or their delegate to negotiate entry into a lease with Damasa Pty Ltd ACN 001 344 350 in relation to the air space adjacent to the property at 205 Morgan Street, Wagga Wagga (being Lot 1 in Deposited Plan 1297908) on the terms outlined in the body of this report subject to the proposed minimum rental being applied

b

authorise the General Manager or their delegate to submit the proposed air space lease to the Secretary of the Department of Planning and Environment for approval

c

delegate authority to the General Manager or their delegate to execute the agreements on behalf of the Council

d

authorise the affixing of Council’s common seal to all relevant documents as required

CARRIED

RECORD OF VOTING ON THE MOTION

<u>For the Motion</u>	<u>Against the Motion</u>
D Tout	A Parkins
G Davies	
R Foley	
M Henderson	
L Tanner	

Councillor K Subedi re-entered the Chamber the time being 6.53pm.

This is page 11 of the MINUTES of the ORDINARY MEETING OF COUNCIL of the Council of the CITY OF WAGGA WAGGA held on 10 AUGUST 2026.

.....MAYORGENERAL MANAGER

MINUTES of the ORDINARY MEETING OF COUNCIL held on Monday 10 August 2026.

CONF-3 RFT CT2026050 ASHMONT GRAVITY SEWER MAIN REALIGNMENT

26/282 RESOLVED:

On the Motion of Councillors G Davies and L Tanner

That Council:

- a accept the tender of J Holdings Group Pty Limited trading as J Group Corporation (ABN 99 150 374 253) for the Ashmont Gravity Sewer Main Realignment for the Lump Sum price of \$2,861,178.55 excluding GST**
- b authorise the General Manager or their delegate to enter into a Contract with J Holdings Group Pty Limited trading as J Group Corporation (ABN 99 150 374 253) for the Ashmont Gravity Sewer Main Realignment**
- c authorise the affixing of Council's Common Seal to all documents that may be required**

CARRIED

RECORD OF VOTING ON THE MOTION

For the Motion

D Tout
G Davies
R Foley
M Henderson
A Parkins
K Subedi
L Tanner

Against the Motion

CONF-4 RFT CT2026040 OASIS ENERGY EFFICIENCY UPGRADES

26/283 RESOLVED:

On the Motion of Councillors G Davies and R Foley

That Council:

- a note the outcomes of the negotiation**
- b accept the tender of ICG - Wagga PTY LTD (ABN 82 099 097 613) for the Oasis Energy Efficiency Upgrades for the lump sum price \$5,856,718.53 excluding GST**
- c authorise the General Manager or their delegate to enter into a contract with ICG - Wagga PTY LTD (ABN 82 099 097 613) for the delivery of the Oasis Energy Efficiency Upgrades**
- d authorise the affixing of Council's Common Seal to all documents that may be required**
- e approve the budget variation/s as detailed in the Financial Implications section of the report**

CARRIED

This is page 12 of the MINUTES of the ORDINARY MEETING OF COUNCIL of the Council of the CITY OF WAGGA WAGGA held on 10 AUGUST 2026.

.....MAYORGENERAL MANAGER

MINUTES of the ORDINARY MEETING OF COUNCIL held on Monday 10 August 2026.

RECORD OF VOTING ON THE MOTION

<u>For the Motion</u>	<u>Against the Motion</u>
D Tout	
G Davies	
R Foley	
M Henderson	
A Parkins	
K Subedi	
L Tanner	

REVERSION TO OPEN COUNCIL

26/284

RESOLVED:
On the Motion of Councillors A Parkins and L Tanner

That this meeting of the Closed Council revert to an open meeting of the Council, the time being 7.03pm.

CARRIED

THIS COMPLETED THE BUSINESS OF THE COUNCIL MEETING WHICH ROSE AT 7.05pm.

.....
MAYOR

This is page 13 of the **MINUTES** of the **ORDINARY MEETING OF COUNCIL** of the Council of the **CITY OF WAGGA WAGGA** held on **10 AUGUST 2026**.

.....**MAYOR** **GENERAL MANAGER**