

Shoalhaven City Council – CCB Executive Meeting – 01 December 2025
Ulladulla Civic Centre, 81B Princes Highway, Ulladulla

Meeting Notes

The following meeting notes should be used in conjunction with the CCB Executive Meeting PowerPoint presentations attached.

Please note: these are meeting notes only and not comprehensive minutes.

Mayor and Councillor Attendees: Mayor Patricia White, Cllr Selena Clancy, Cllr Debbie Killian, Cllr Gillian Boyd, Cllr Jemma Tribe

Apologies: Cllr Matthew Norris, Cllr Peter Wilkins, Cllr Ben Krikstolaitis, Cllr Bob Proudfoot, Cllr Luciano Casmiri, Cllr Denise Kemp, Cllr Karlee Dunn

CCB & Community Group Attendees: Kerry Barlow & John Kotlash (Basin Villages Forum), Peter Longstaff & Lynn Cowley (Bawley Point Kioloa Termeil Community Association), Stuart Coughlan (Berry Forum), Ron Cox & Ian Carroll (Burrill Lake Community Association), Gary Chapman & Fiona Ellis (Callala Bay Community Association), John Wells & Lynne Allen (Cambewarra Residents & Ratepayers Association), Donna Loon (Conjola Community Association), Tony Wennerbom & Claire Haywood (Culburra Beach and Orient Point Community Forum), Mary Perkins (Curraong Community Association), Shane Connelly & Jen Barrett (Hyams Beach Villagers Association), Alex Paton (Huskisson Woollamia Community Voice) Hugh Sinclair & Brenda Sambrook (Kangaroo Valley Community Consultative Body), Chris Hayes (Red Head Villages Association), Jess Zealand & Sue Casburn (Shoalhaven Heads Community Forum), Russell Neeves & John Lang (Sussex Inlet & Districts Community Forum), Cathy Stapleton & Marylou Kay (Tabourie Lake Ratepayers & Residents Association Inc), Jan Gregory & Paul Mitchell (Ulladulla & Districts Community Forum), David Pursely & Anna Everts (Vincentia Ratepayers & Residents Association), Anne Simpson & Gill Smith (Wandandian Progress Association)

Apologies: Budgong Community Group, Callala Beach Progress Association, Milton 2538, Tomerong Community Forum

CCB & Community Groups Represented: Basin Villages Forum, Bawley Point, Kioloa & Termeil Community Association, Berry Forum, Budgong Community Group Inc, Burrill Lake Community Association, Callala Bay Community Association, Cambewarra Residents & Ratepayers Association, Culburra Beach & Orient Point Community Forum, Curraong Community Association Inc, Huskisson Woollamia Community Voice, Hyams Beach Villagers Association, Kangaroo Valley Community Consultative Body, Milton 2538, Red Head Villages Association, Shoalhaven Heads Community Forum, Sussex Inlet & Districts Community Forum, Tabourie Lake Ratepayers and Residents Association Inc., Tomerong Community Forum, Ulladulla & Districts Community Forum Inc, Vincentia Residents & Ratepayers Association, Wandandian Progress Association

Council Employee Attendees: Andrew Constance, Kevin Norwood, Katie Buckman, Andrew McVey, Caitlin Lewis, Clare Steele, George Layoun, Hamish East, Tony Pearman, Mathew Badcock, Craig Exton

Presenting: Andrew Constance, Andrew McVey, Caitlin Lewis, Hamish East, Mathew Badcock, Craig Exton

ITEM	TIME	TOPIC	PRESENTED BY
1.	10:00 AM - 10:05 AM	Welcome & Housekeeping	Caitlin Lewis
2.	10:05 AM - 10:10 AM	Acknowledgment of Country	Mayor Patricia White
3.	10:10 AM - 10:20 AM	CEO Address	Andrew Constance – Chief Executive Officer (CEO)
4.	10:20 AM - 10:30 AM	Q&A	

10.25: No questions

5.	10:30 AM – 10:45 AM	Certification & Compliance – Successful Grant Application for RID	City Development
6.	10:45 AM – 11:00 AM	Q&A	

Shane Connelly, Hyams Beach

Q: Are Shoalhaven's fines commensurate or higher than other Councils? Are we advertising those costs?

A: Under the Act, fines are consistent with NSW state legislation. While it can range from around \$1000 for tyres, if it's a sensitive area it can be more like \$2500.

Gary Chapman, Callala Bay

Q: Are there any results from prosecutions on people's motivations? Do people dump rubbish because it's so expensive or because the tip is closed?

A: An issue is the cost of tip fees. While we set the tip fees, there's also EPA and State Government fees we need to pay. While there is a belief that if tip fees were cheaper, people would go to the tip, but we believe that people need to know it's unacceptable – an education process. Reasons for illegal dumping can include: tip fees are high for the average person (cost of living) but we believe this is an excuse. We just can't accept this. Another reason is that we have so much isolated and inaccessible areas that makes it easier to dump.

Claire Heywood, Culburra Beach (for Karyn Knowles)

Q: Because of tip fees, would we consider having a free day at the tip?

A: We have Clean Up Australia Day so we encourage community groups to register. Clean Up Australia won't take the rubbish to the tip, but they will waive the fees. The way it works is that if you see rubbish on the side of road and it has a yellow cross – that means the rangers have checked it and looking for the offender. That then goes to Works and Services team and it's collected by them. Rangers don't have control over it from there and aren't equipped to pick up large loads.

Paul Mitchell, Ulladulla

Q: Anecdotally, landlords aren't passing on tip vouchers, is there any work being done to encourage landlords / real estates so renters can get the vouchers?

A: True, that these are often not passed on and this is something Rangers will look at and encourage. We've seen the tip vouchers being sold so it is an issue we'll look to fix.

Kerry Barlow, Basin Villages Forum

Q: Is there a process issue regarding vouchers? It's a lot of work to dump rubbish in the bush, maybe people don't know they can get their waste picked up? Maybe that service needs more promotion?

A: Yes, agree, we'll promote more widely to the community about our services.

Sue Casburn, Shoalhaven Heads

Q: A construction company illegally dumped at Shoalhaven Heads and it was posted on Facebook. Once it was public, and the company feared being caught, the demolition company came and got the waste – social media helped!

A: That illegal dumping is under investigation.

Brenda Sambrook, Kangaroo Valley

Q: When rangers put a yellow cross on the dump, is there a time limit between investigation and the pickup by waste services?

A: This comes down to the geographic regions (districts) and how they can fit this in with other jobs. Rangers are working to tighten up the times as we really don't want the waste sitting there. We'll continue to improve the timeliness of getting the rubbish collected.

Fiona Ellis, Callala Bay

Q. Forrest Road is a well knowns place for dumped cars and it's easy to do with anonymity. Is this a police issue?

A: It's a police issue to start with and then it usually becomes Council. Technically it's the owner's responsibility to take away the car, then the insurance company, and then sometimes we need to call scrap metal places to remove the car.

Alex Paton, Huskisson

Q. Do rangers report unflushed toilets and trees struck by lightning, or tree roots coming through footpaths?

A: These are not ranger areas - mowing etc comes under another area. Rangers are working on tree vegetation, parking complaints, dog complaints. Rangers are very proactive and hard working.

Kevin Norwood says: reports are logged every day from the City Services team, alerting Council to things like leaking taps or tree roots, or swing sets. It is noted and listed for repair. Council is responsible for cars dumped in or around the reserve.

Morning Tea & Networking 11:00AM-11:15AM

7.	11:15 AM - 11:45 AM	End of Financial Year Update	City Performance
8.	11:45 AM - 12:00PM	Q&A	

Gary Chapman, Callala Bay

Q: Is Manildra Starches crucial to our budget?

A: They're taking more than 20% of our water supply and paying for that. They're likely to be increasing. In rough terms we're profiting from Manildra. They were once on a low fee, but more recently they're paying 'proper prices' Now it's about 75c a kilolitre. They're a keen player and we keep a close relationship with them.

Shane Connelly, Hyams Beach

Q: We have around 250 houses places and 50-60 permanent residents. In NSW the land tax goes to the state, is any consideration given to different rates for Airbnb owners to garner extra funds?

A: Council is definitely looking into it but we're a bit hamstrung on how we can effectively tax people who are

using their houses as an income source. At the recent parliamentary inquiry lots of Councils advocated for a change of rate for Airbnb. We need reform at government level.

AC: Biggest issue is asset management, and we've written down the roads to reflect that. We need \$280m to get the roads up to an acceptable level. Drainage is also a major issue. We need a lot of advocacy to ensure we get this money and it's a huge challenge.

John Wells, Cambewarra - statement: We use term 'Development Contributions Plan (DCP)' but DCP also means 'Development Control Plan'. We should consider changing one of the terms.

David Pursley, Vincentia

Q. Where can we go to get a plain English version of the presentation?

A. Because we have an obligation to meet ratios, reporting means this is the language we need to talk in. The presentation will be circulated, and we do try make it as understandable as possible. The audited financial papers were presented to Council and are online. There is guidance on the Office of Local Government so all Councils have to report in the same way. We'll provide as many links as possible to make it easier to understand.

Anna Everts, Vincentia

Q. 11 properties have been sold as part of Council's property sales. How many more properties are on the list? How do we determine what to sell? E.g. Banksia Avenue.

A: Question on notice – we'll get back on the number. Second part of question: Our land is put into zoning categories such as 'operational' which can be sold quickly, as well as considering industrial land. We know this isn't a long-term strategy but helps with cash reserves. This is a temporary strategy to pay debt down. We need to balance our budget with cash where we can. Can't comment on Banksia in particular. There are several years of land sales and we're conscious not to flood the market.

Brenda Sambrook, Kangaroo valley

Q: There are three types of rates? Business, residential and farmland rates. Where does Airbnb sit?

A: Airbnb is classified as residential.

Peter Longstaff, Bawley Point

Q: Sewer and water look profitable, yet we need grants to get out of financial problems. What does next three years look like? Is there a rate rise coming?

A: We're in a transition; long term financial plans are prepared under OLG framework. We don't know the extent of the challenge ahead. A refreshed plan will be shared with the community in June next year and it will have all the expenditure and expenses and provide a clear picture.

David Pursley, Vincentia- statement: Please use term 'short term rental' not Airbnb because it's a brand.

Ian Carroll, Burrill Lake

Q: When will the next SRV be?

A: We need to do the next long term financial plan and that will tell us what the next SRV will look like. We've said previously 30% based on what is in our systems. We're updating our asset information such as roads and drainage. We don't know at the moment and we're currently drafting the Long-Term Financial Plan and that will be published around August 2026. The number sits somewhere between tax and spend, cut and save, and the community will help to decide based on wants and needs.

Q: What is the ballpark for the cost for everything, we should know this by now?

A: Some costs we know and some we're still working out. We presented on the data for the roads plan and that's \$282million, stormwater could be the same. CMPs could be \$100m. The CIS and DCP – we don't have the numbers yet. We'll share the numbers we have shortly.

Tony Wennerbom, Culburra Beach

Statement: We have three levels of Government, responsible for different areas (it's not just Council) and CCBs can help to communicate that to the community.

A: Yes, we need to communicate this to the community. An example is FOGO which will cost Council and it's a state legislated program.

Claire Heywood, Culburra Beach

Q: Should Council make developers contribute to infrastructure?

A: Not really a financial question but development contributions cannot be used for infrastructure renewal. Take the rest of the question on notice for Director of City Development as this may change in the future.

Sue Casburn, Shoalhaven heads

Q: What is the developer contribution fund sitting at? How will the money be used?

A: The fund is sitting at around \$41 million. This detail on how it will be used will come out soon.

9	12:00 PM - 12:20PM	Community Led Projects	City Services
10	12:20 PM - 12:30PM	Q&A	

Sue Casburn, Shoalhaven Heads

Q: Do we need to do a community-led project application for footpaths, how are they paid for?

A: PAMP prioritises new paths and we rely on grants exclusively to pay for them – that's one option. If the community thinks it can fund a footpath outside council funds, then a community-led project is encouraged.

Fiona Ellis, Callala Bay

Q: It's a lot of work for volunteers to get to step one of the community-led project portal process – is there a simpler way. We're also not across Council timelines when applying for grants, but if staff capacity isn't there, that impacts the grant.

A: The 3 months on and 3 months off cycle will allow us to respond better, particularly around grants. If there's an issue or a drop-dead grant date, then staff are there to help. We understand that there are things that sometimes don't fit the mould perfectly.

Tony Wennerbom, Culburra Beach

Q: Can council take on Auspicing?

A: Anything that comes in we look at the strategic alignment and costs of that asset. Not everything submitted in the portal will be given the green light. We have a grants officer that can help community groups with grants and potentially conversations regarding auspicing.

Marylou Kay, Tabourie

Q: Do we have a list of approved projects?

A: We have an internal dashboard and items that have been submitted include bike racks, drainage, it's been a very broad range so far.

Ian Carroll, Burrill Lake

Q: Upgrade of Lions Park – a group said they've been talking to Council for over 12 months, and yet there's been no discussion with the CCB. Is there a list of parks submitted. Because the group is not from Burrill Lake.

A: Yes, ideas have been suggested, however the community group has not yet submitted an application through the portal. Once submitted, part of the assessment includes consideration of the adequacy of community engagement the group has undertaken for the project.

LUNCH 12:30-12:50PM			
11	12:50-1:10PM	Ulladulla STP Upgrades Major Project Updates	Shoalhaven Water

12	1:10-1:20PM	Q&A	
John Wells, Cambewarra			
		Q: As part of the Northern Water Recycling Scheme, are we building a second dam?	
		A: We were trying to expand it for the farmers; it's still on the agenda. Going back to the REMS scheme they were only getting 6 megalitres and now they have about 17 megalitres. The need for the second reservoir isn't as important; we'd still like to put in a second dam. But there are some endangered species, and it was going to cost us a significant amount.	
Fiona Ellis, Callala Bay			
		Q: What is the timeline for the Northern Water Recycling Scheme?	
		A: It depends on grant funding and hoping for completion in 7 years.	
Ron Cox, Burrill Lake			
		Q: Does Shoalhaven Water do stormwater drains? Should there be stormwater integrated into the sewer system?	
		A: No, sewer and stormwater do not mix. There's not many Councils that combine this, it's better separated.	
13	1:20-1:40PM	Material Recycling Facility FOGO	Shoalhaven Water
14	1:40-1:50PM	Q&A	
Russell Neeves, Sussex Inlet			
		Q: How do we solve contamination in the green bin?	
		A: It is a problem, we need to ensure that it's being looked at, and our people literally have to dump the waste on ground and pick it out. Trucks will have cameras, and it looks at the load and we'll need to be diligent. We hope green bin contamination is less than yellow bin.	
Alex Paton, Huskisson			
		Q: Why can't flat glass plate go in yellow bin?	
		A: It can. There is confusion about glass and recycling in general and this highlights the issue.	
Sue Casburn, Shoalhaven			
		Q: Why don't we have recycling bins next to red bins out in public?	
		A: Unsure, it's likely the contamination rate would be very high. We'll review that when the MRF comes along.	
Andrew Shane, Hyams Beach			
		Q: If we're going out to other councils for business, will that help with the capital cost of the MRF?	
		A: To make this profitable, then yes, other Councils will be paying. Bega and Eurobodalla are currently taking their recyclable waste to Sydney so we hope to get their business and charge them fees.	
Hugh Sinclair, Kangaroo Valley			
		Q: With the introduction of the MRF and FOGO, will we get more landfill? Is Biolectra being considered?	
		A: No, this shouldn't make a change to landfill. And no, there is no plan for the 'red bin recycling' as per Biolectra.	
Brenda Sambrook, Kangaroo Valley			
		Q: The MRF is a five-year project, what did it come in at?	
		A: About \$37 million.	
Claire Heywood, Culburra Beach			
		Q: What are projections once MRF is operational?	
		A: We won't see profit immediately, not until about July 2026, but if we get another council onboard we should see ROI immediately. We do need other councils to make a profit.	
Russell Neeves, Sussex			
		Q: Is it cheaper to pump sewerage long distance rather than to build a sewerage plant? Are there plans for any new sewerage plants?	
		A: Yes, it is cheaper to pump long distance. No plans at the moment for more plants. Prefer to use current plants and pipelines.	

15	1:50-2.00pm	Thank you and close	Caitlin Lewis
Summary of Actions	Action	Responsible Officer	
	CCB Executive Meeting notes and presentation slides to be distributed by the end of January.	Community Connections Officer	
Attachments / Links	<ol style="list-style-type: none"> 1. Presentation 2. Finance Update - <u>Ratios and how they are calculated</u> 3. Certification & Compliance – <u>Illegal Dumping Video</u> 		