



LEETON
SHIRE COUNCIL

ORDINARY COUNCIL MEETING
AGENDA

28 APRIL 2021
7.00PM

TO BE HELD IN THE
COUNCIL CHAMBERS
23-25 CHELMSFORD PLACE
LEETON NSW 2705

Authorised for release: Jackie Kruger General Manager

LEETON SHIRE COUNCIL

AGENDA

ORDINARY COUNCIL MEETING

28 April 2021

7.00PM

1. CIVIC PRAYER
 2. ACKNOWLEDGEMENT OF COUNTRY
 3. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS
 4. CONFIRMATION OF MINUTES AND ANY MATTERS ARISING

 THAT the Minutes of the Ordinary Council Meeting held on Wednesday 24 March 2021, as circulated, be taken as read and CONFIRMED.
 5. DISCLOSURES OF INTERESTS
 6. PUBLIC REPRESENTATIONS
 7. MAYORAL MINUTES
 8. REPORTS TO COUNCIL

 GENERAL MANAGER'S MATTERS
 - 8.1 INVITATION TO PARTICIPATE IN BUSH BURSARY/COUNTRY WOMEN'S ASSOCIATION OF NSW SCHOLARSHIP PROGRAM 20214
 - 8.2 MINUTES OF THE YANCO COMMUNITY HALL COMMITTEE MEETING - 8 MARCH 202122
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Council meetings are now video recorded. Members of the public are advised that their voice and/or image may form part of that recording.

PUBLIC REPRESENTATION

If any member of the public wishes to formally address the Council in relation to a matter in this agenda they are to register to speak for a maximum of three (3) minutes by Tuesday 12 noon preceding the meeting.

Contact Kate Weston – 6953 0903

Public Attendance Restrictions

Due to COVID-19 there are limits on numbers of people in the Council Chambers.

Residents and ratepayers wishing to address Council will need to register in advance so that Council has time to arrange presentation schedules and options.

ETHICAL DECISION MAKING AND CONFLICTS OF INTEREST

A GUIDING CHECKLIST FOR COUNCILLORS,
OFFICERS AND COMMUNITY COMMITTEES

ETHICAL DECISION MAKING

- Is the decision or conduct legal?
- Is it consistent with Government policy, Council's objectives and Code of Conduct?
- What will the outcome be for you, your colleagues, the Council, anyone else?
- Does it raise a conflict of interest?
- Could your possible conflict of interest lead to private gain or loss at public expense?
- Can the decision be justified in terms of public interest?
- Would it withstand public scrutiny?

CONFLICT OF INTEREST

- A conflict of interest is a clash between private interest and public duty. There are two types of conflict: Pecuniary – regulated by the Local Government Act and Division of Local Government and, Non-pecuniary – regulated by Codes of Conduct and policy. ICAC, Ombudsman, Division of Local Government (advice only).

THE TEST FOR CONFLICT OF INTEREST

- Is it likely I could be influenced by personal interest in carrying out my public duty?
- Would a fair and reasonable person believe I could be so influenced?
- Conflict of interest is closely tied to the layperson's definition of "corruption" – using public office for private gain.
- Important to consider public perceptions of whether you have a conflict of interest

IDENTIFYING PROBLEMS

- 1st Do I have private interest affected by a matter I am officially involved in?
- 2nd Is my official role one of influence or perceived influence over the matter?
- 3rd Do my private interest conflict with my official role?

Whilst seeking advice is generally useful, the ultimate decision rests with the person concerned.

AGENCY ADVICE

Officers of the following agencies are available during office hours to discuss the obligations placed on Councillors, Officers and Community Committee members by various pieces of legislation, regulation and Codes.

Contact	Phone	Email	Website
Leeton Shire Council	6953 0911	council@leeton.nsw.gov.au	www.leeton.nsw.gov.au
ICAC	8281 5999 Toll Free 1800 463 909	icac@icac.nsw.gov.au	www.icac.nsw.gov.au
Office of Local Government	4428 4100	olg@olg.nsw.gov.au	www.olg.nsw.gov.au
NSW Ombudsman	9286 1000 Toll Free 1800 451 524	nswombo@ombo.nsw.gov.au	www.ombo.nsw.gov.au

GENERAL MANAGER'S MATTERS

ITEM 8.1 INVITATION TO PARTICIPATE IN BUSH BURSARY/COUNTRY WOMEN'S ASSOCIATION OF NSW SCHOLARSHIP PROGRAM 2021

RECORD NUMBER	21/113
RELATED FILE NUMBER	EF10/373
AUTHOR/S	Manager IPR, Governance and Engagement
APPROVER/S	General Manager

SUMMARY/PURPOSE

The purpose of this report is to enable Council to consider participating in the 2021 Bush Bursary/Country Women's Association of NSW Scholarship Program as a host Council.

RECOMMENDATION

THAT Council participates in the 2021 Bush Bursary/Country Women's Association of NSW Scholarship Program as a host Council for two students at a total cost of \$3,000 (excluding GST).

REPORT

(a) Background

The Bush Bursary/Country Women's Association of NSW Scholarship Program provides selected medical, midwifery and nursing students in NSW and the ACT with \$1500 each to assist with costs associated with their studies. Recipients also spend two weeks on a rural placement in country NSW during their university holidays.

The Bush Bursaries are funded by individual NSW rural councils and scholarships are funded by the Country Women's Association of NSW. They are administered by the Rural Doctor's Network.

Placements are coordinated by the rural councils and are usually undertaken in December or January.

Leeton Shire Council has supported the Bush Bursary Program for student doctors for more than ten years. Council has provided funding, accommodation and support in organising the program of a two-week stay in Leeton for the students, providing experience in various medical services.

Leeton Shire Council commits \$3,000 (excluding GST) in funding each financial year for the placement of one or two Bush Bursary/Country Women's Association of NSW Scholarship recipients in Leeton Shire. This is accommodated within the Community Services budget.

Leeton Shire Council has continued to support the program with the aim of providing students with a valuable experience of medicine and lifestyle in a rural setting in their pre-clinical years.

Feedback from past bursary recipients has affirmed that students find their placements useful in understanding specific issues relevant to rural and regional communities.

(b) Discussion

Council has once again received an invitation from the NSW Rural Doctors Network to participate in the Bush Bursary/Country Women's Association of NSW Scholarship Program for 2021/22.

In agreeing to take part in the program in 2021/22 Leeton Shire Council will be committing to:

- Investing \$3,000 (excluding GST) for two sponsored students
- Nominating a contact person from within council or an associated organisation
- Liaising with RDN and sponsored Bush Bursary student regarding placement arrangements
- Liaising with the Rural Doctors Network, Bush Bursary recipients and local media (where appropriate) to promote the placements in our community
- Providing accommodation for the students
- Assisting with some of the social aspects of the two-week placements.

The Rural Doctors Network organises the placements for sponsored Bush Bursary students. This involves liaising with local medical practitioners. The Rural Doctors Network also provides ongoing support and information for recipients and Councils throughout the year. Council organises the accommodation and some of the social aspects of the two-week placement.

(c) Options

1. Leeton Shire Council participates as a host Council in 2021/22 for two students at a cost of \$3,000 (excluding GST).
2. Leeton Shire Council does not participate as a host Council in 2021/22.

IMPLICATIONS TO BE ADDRESSED

(a) Financial

The total cost of Council's investment is \$3,000 (excluding GST).

If agreed, Leeton Shire Council will require \$3,000 (excluding GST) to be allocated in the 2021/22 budget.

Leeton Shire Council also commits to providing subsidised accommodation and coordination support from a staff member. In the past this has been equivalent to approximately \$1,000 per student in value.

(b) Policy

Nil

(c) Legislative/Statutory

Nil

(d) Risk

Not participating as a host Council will reduce Leeton's exposure as a good centre for practicing rural medicine.

CONSULTATION

(a) External

NSW Rural Doctors Network

(b) Internal

Former Manager Community Services

LINK/S TO THE DELIVERY PROGRAM/OPERATIONAL PLAN (DPOP)

Under the Key Priority Area THEME 1 - "A HEALTHY AND CARING COMMUNITY" within Council's adopted Delivery Program/Operational Plan – 01 - "A community that focuses on being healthy - 1b is to "Ensure the availability of appropriate health and social services - Support programs that enhance opportunities to increase doctor numbers in Leeton Shire".

ATTACHMENTS

1 [1](#) Bush Bursary Council Invitation 2021

2 [2](#) Bush Bursary Guidelines Rural Doctors Network NSW



22 March 2021

To whom it may concern,

**Re: The 2021 Bush Bursary/Country Women's Association (NSW)
Scholarship Program**

I am writing to invite you to participate in the Bush Bursary/ CWA (NSW) scholarship Program in 2021.

What are the Bush Bursary and CWA (NSW) Scholarships?

The Bush Bursary and CWA Scholarships provide selected medical students in NSW and the ACT with funding to assist with costs associated with their studies. In return, students spend two weeks on a rural placement in country NSW during their university holidays. Lachlan Shire Council initiated this scholarship in 1996 and the CWA of NSW first funded a student in 1997. Over the past two decades, the program has grown to be a well-respected initiative among those studying to pursue a rural health career.

How do the scholarships work?

The scholarships are offered annually to selected medical students in NSW and the ACT and are financially supported by the rural councils of NSW, the Country Women's Association and NSW Rural Doctors Network (RDN). This year scholarships will continue to be open to nursing students, recognising the important role played by nurses in rural communities. This scholarship will be the only opportunity of its type available to nursing students in NSW. The Council investment is **\$3,000 plus GST**, for one or two students.

Why should your Council be involved?

Over the past two decades, more than 350 students have participated in the Bush Bursary program. Our ability to place students is limited by the number of councils involved and the number of placements sponsored. In 2018, RDN received 125 applications for the program, our **highest number ever** – yet we only had 14 places on offer. With more placements available, there is more opportunity for RDN to expose the next generations of doctors and nurses to rural medical practice and lifestyle.

Please read the attached short information pack for more information about how your council can help promote rural NSW living to a future health professional by investing in a Bush Bursary Scholarship.

1

I am more than happy to discuss this opportunity with you further if you need more information.

Yours sincerely,



Chris Russell
NSW Rural Doctors Network
Future Workforce Manager
students@nswrdn.com.au
02 8337 8100

Why is the Bush Bursary Scholarship important?

RDN is driven by a fundamental belief that access to quality healthcare is the right of every Australian, no matter where they live. To create a skilled and sustainable health and medical workforce in rural and regional towns, we work with the next generation of practitioners to encourage them to choose a career in country NSW. Our research shows that positive immersion experiences in rural health settings are known contributors to students choosing rural medical and health careers.

RDN and local councils work together to provide a positive Bush Bursary experience and showcase the incredible rural lifestyles available to students.

NSW Rural Doctors Network's role:

- Advertising and promotion of the Bush Bursary Scholarships to eligible students studying at universities in NSW/ACT
- Recruitment and selection of Bush Bursary recipients
- Administration of funds from sponsoring councils to Bush Bursary recipients
- Matching recipients to sponsoring councils
- Organisation of placement for the sponsored Bush Bursary student, including liaising with local medical practitioners and community groups, accommodation and social aspects of the two-week placement.
- Ongoing support and information for recipients and councils throughout the year
- Distribution of research and evaluation about the Bush Bursary to stakeholders and interested parties

Your Councils Role:

- Investment of **\$3,000 (+GST)** for two sponsored students
- Nomination of contact person from within council or associated organisation
- Liaise with RDN and sponsored Bush Bursary student regarding placement arrangements
- Liaise with RDN, Bush Bursary recipients and local media (where appropriate) to promote the placements in your community
- Assist RDN in sourcing accommodation in the community for the students whilst they are on placement

In 2012 RDN completed a longitudinal study of scholarship recipients from 1996–2006 to track their career choice and practice locations. The study found:

- one-quarter of previous scholarship recipients were working in a rural or regional area when surveyed
- 41% of scholarship holders spent their first and second postgraduate years (PGY) in a non-metropolitan hospital
- 35% of PGY3 scholarship holders were in a non-metropolitan hospital.

These figures equate to 140 combined years spent in the rural and regional medical workforce and are significant as they indicate a high proportion of scholarship holders began their careers in a non-metropolitan area, spending two or three years as junior rural doctors.

Bush Bursary Case Study: Crookwell, NSW

Annabelle Carter, a first-year medical student at the University of Wollongong, spent two weeks in Crookwell, NSW in January 2021.



"After this experience, I'm more passionate than ever about working in rural NSW. And I'm advocating for my peers to work there too. Medical students should give it a go."

ANNABELLE CARTER
BUSH BURSARY AND CWA SCHOLARSHIP RECIPIENT
CROOKWELL JANUARY 2021

In her words:

"I had a wonderful time in Crookwell and am so glad I had the opportunity to experience rural lifestyle. I wish all medical students would give it a go - for a glimpse into the life but also to understand the struggles that rural towns go through daily.

I am so pleased to have met wonderful hosts, health care workers and locals in Crookwell. It's not everyday you are welcomed into a beautiful community like this one!"

"I met with a woman from council on my arrival and from then on she took me under her wing and made my social experience awesome! She gave me a tour of the town, showed me restaurants, cafes, a brewery, took me to some incredible farms and introduced me to her friends, family and colleagues. I met with CWA for morning tea which was also a lovely day. They also gifted me a wonderful scrapbook detailing the history of health care delivery in Crookwell with photos and newspaper clippings"

"I think my perspective about rural health care has changed dramatically in that I have an awareness of what rural towns experience with access. There were only 2-3 doctors in the town which meant locums were constantly coming in and out of the town, therefore putting a burden on the town of a lack of continuity of care. I discovered that I have an even stronger desire to practise rural medicine to help communities like Crookwell and I wish to advocate to my peers to do the same"

Annabelle Carter, Bush Bursary Scholarship recipient, January 2020



In the community's words:

"Upper Lachlan Shire enjoyed having Annabelle during her RDN visit. Annabelle emerged herself into the local health groups including Gunning District Health, various teams within Crookwell Hospital and the Thrive Medical Practice in Crookwell, all of which enjoyed her enthusiasm and kind nature. She also was able to enjoy experiences like the Alpaca Farm, a morning with the Country Women's Association and even a visit to our local sock factory – Lindner socks.

The feedback from everyone involved has been very positive and we hope more likeminded students come and visit to explore the social and clinical activities the Upper Lachlan Shire has to offer"

Katie Dewar, Executive Assistant to Mayor and General Manager, Upper Lachlan Shire Council

How to participate:

Please complete the enclosed sponsorship form and **return it by Friday 3 May 2021**, via email or post. Contact details are included on the form.

Thank you for considering this opportunity to showcase country NSW to a future rural health professional. Your support is greatly appreciated.



Bush Bursaries and Country Women's Association Scholarships Program Rural Council Program Guidelines

2020

NSW Rural Doctors Network
PO Box 1111 Mascot NSW 1460

Supporting rural health in New South Wales

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1. Background

NSW Rural Doctors Network (RDN) Bush Bursaries and Country Women's Association of NSW (CWA of NSW) Scholarships provide selected medical, midwifery and nursing students in NSW/ACT with \$1,500 each to assist with costs associated with their studies. Recipients also spend two weeks on a rural placement in country NSW during their university holidays. The placement combines the enjoyable aspects of country life and rural medicine.

The Bush Bursaries are funded by individual NSW rural councils and scholarships are funded by the CWA of NSW. They are administered by RDN.

Placements are coordinated by the rural councils. Placement locations may differ each year due to the involvement of different councils.

The two-week placements are usually undertaken in December or January but can be at different times of the year.

Applicants must demonstrate:

- an interest in rural practice and lifestyle;
- an understanding of the realities of rural medical practice; and
- the motivation to undertake a placement in a rural area as part of the scheme.

Students not honouring their commitment to undertake a rural placement are required to pay back all money granted to them.

Note: Travel and accommodation costs incurred by undertaking placements must be covered by the scholarship payment.

2. Role of Council

Rural councils and council-assigned community contacts are encouraged to work collaboratively with RDN to facilitate placement programs. This may include:

- working with RDN and students to work out an appropriate time to undertake the placement, including confirming exact dates
- linking with health care providers and services within their shire/community to engage in the Bush Bursary Program
- collaborating with RDN and respective health services to develop a 14-day schedule for the placement
- linking with social and community groups to engage in the Bush Bursary Program and arrange time for students to meet respective groups and individuals to increase their social and community engagement
- organising accommodation for students while in the town. If payment is required, students are to pay for up to \$150 of their accommodation using their scholarship money. If non-council and non-health service accommodation is required, RDN is to pay the difference.
- ensuring the services, groups, accommodation and social/community engagement the student is engaged with are safe
- providing on the ground support and be the point of call within the community in unforeseen circumstances, for example, a student locking themselves out of their accommodation.

3. Role of healthcare facilities

Healthcare facilities and health care providers are encouraged to engage with the Bush Bursary students by:

- sharing his/her knowledge, skills, attitudes and experiences, and assist in the learning career development of the student.

Objectives and responsibilities to ensure this happens may include the following:

3.1 Objectives

- Providing clinical experience during placement that is appropriate to the student's levels of knowledge and competency.
- Creating opportunities for the student to interact with other health providers in the community.
- Providing information, guidance and constructive comments.
- Monitoring progress and providing feedback.

3.2 Responsibilities

- Clear communication regarding mentor availability and placement expectations.
- Maintaining confidentiality.
- Being accessible.
- Listening actively to your student.
- Promoting responsible decision making.
- Motivating and supporting your student to achieve their goals.
- Ensuring a professional relationship.
- Acting as a positive role model.

To ensure students receive an enriching and holistic experience, we encourage students to engage with a variety of clinicians, healthcare professionals and healthcare services within the town and wider community.

4. Role of RDN

RDN facilitates the Bush Bursary Program. This is achieved by overseeing student, council, legal and mentoring obligations to ensure the Program runs effectively.

RDN's role includes the following in relation to students and council/community contacts:

4.1 Students

- Interviewing and selecting students who show an interest in rural health and embody the qualities required to undertake a placement in a rural and remote location.
- Allocate students to specific rural locations and partner students who will undertake the placement simultaneously.
- Mentor and provide advice to students in the lead up to and during their clinical placement.
- Ensure all students are compliant and safe to walk into all healthcare services and facilities in an observational role.

4.2 Council

- Liaise with and support councils in allocating a council/community contact to arrange placement logistics on the ground in respective locations.
- Provide support in connecting council/community contact with a range of health services if required.
- Connect council/community contact with student/s.
- Ensure all parties involved are communicated with and aware of arrangements. including placement plan, accommodation, travel requirements and social/community activities.
- Assist with any concerns regarding placement logistics the students or council/community contact may have.

5. Placement details

5.1 Placement allocation

Students will be allocated to their placement location by RDN.

Students will engage with a diverse and wide range of rural clinical and social settings. Student preference regarding social and clinical interest will be considered, however cannot be assured, as rural health services and providers are often limited and unique to the specific needs and services provided to respective communities.

5.2 Nomination of contacts

Rural councils are contacted by RDN to engage with, and financially support the Bush Bursary Program. Councils willing to engage will assign their own council/community contact who will liaise with RDN to organise the Program.

The council/community contact will link students with health services and providers and create a placement program in collaboration with RDN. RDN oversees and supports the work of the council/community contact, providing support and advice in organising an immersive, diverse, engaging and safe placement program.

5.3 Length of placement

The Bush Bursary Program is a two-week placement.

5.4 Travel

Travel must be organised by the student.

It is recommended students drive to their placements to enable them to have transportation and be accessible to a wide range of social, community and clinical experiences that may be offered. Public transport services in many rural and remote settings are limited, therefore individual transport is beneficial.

Students will pay for their travel to and from their locations using their scholarship money.

5.5 Accommodation

Accommodation will be arranged by the council or community contact. Accommodation types may vary depending on location. If accommodation is not appropriate or in adequate conditions, students must contact RDN as soon as possible for other arrangements to be made.

Accommodation costs are to be covered by the scholarship money.

Types of accommodation:

- Host families and alternative accommodation.
- Hospital staff accommodation.
- Other council accommodation.
- Additional placement attendees.

- If you have family or friends visiting, you must inform RDN and other students who may be attending the placement with you.

5.6 Insurance

No student will be permitted to undertake their placement unless they have arranged medical indemnity insurance for the period of their placement. Students must provide a copy of the cover note of their medical indemnity policy specifically noting the dates of their placement. This must be attached to their submission on the self-service portal or the request will not be processed.

Students should also take a copy with them on placement as local health facilities may request it prior to facility entry.

6. During the placement

6.1 Clinical experiences

Students will engage with a diverse range of clinical services within the community. The Bush Bursary Program aims to enable students to engage with a variety of clinical settings within the multidisciplinary team. Experiences may be clinical and non-clinical. Students must note that they may be working in areas other than their own area of study or interest in order to see and experience the full realm of services working within a rural health setting.

6.2 Social and community engagement

The council/community contact, along with the students, will organise and engage with a range of social and community events within the community while the student is on placement. Social and community engagement may be formally arranged through an organisation or group whereby students may deliver a presentation or talk of their experience as a student health professional and their interest and future aspirations, for example, at a local council meeting.

Similarly, other social and community engagements may be more informal and involve the students being connected with various community members to attend events or opportunities while in the community. Informal engagement may include an invitation for a farm drive, a day at a sheep/cattle sale and/or other activities specific to the community. Students are expected to be proactive in seeking out and taking advantage of opportunities presented to them while on placement.

RDN aims to showcase, through formal and informal social and community engagement, what rural life is really like if a health care professional chooses to undertake a rural health career. Aside from clinical practice, the lifestyle aspects of rural life present positive indicators as to why healthcare professionals wish to work rurally.

6.3 Dress code

Smart casual professional attire. Students must wear appropriate footwear with closed in toes.

6.4 Student expectations

All students are expected to represent RDN in a proud, mature and engaging manner.

Students are encouraged to:

- engage with and ask questions of clinical mentors and health professionals regarding their clinical placement, their knowledge and experience, the rural community and scope of practise working as a rural health clinician/practitioner
- engage opportunities provided to interact with other health providers in the community
- uphold professionalism while on placement including punctuality, appropriate communication, professional dress and confidentiality
- embrace clinical and non-clinical opportunities with grace and enthusiasm
- be proactive in seeking out clinical, social and community involvement
- be receptive of information, guidance and constructive comments
- keep a diary while on placement
- respect all individuals and community groups in which they engage with.

Enquiries about this report can be directed to Phillipa Kensit, Program Lead, Future Workforce.

NSW Rural Doctors Network
PO Box 1111
Mascot NSW 1460

t 02 8337 8110

e pkensit@nswrdn.com.au

w nswrdn.com.au

- Signage to be commissioned for the front of the building
- Consideration of CCTV following tampering with locks.

(c) Options

Nil – This report is for information purposes only.

IMPLICATIONS TO BE ADDRESSED

(a) Financial

As the Yanco Community Hall Committee is a Section 355 Committee, any identified maintenance issues are met through Council's annual maintenance program. Any enhancements are required to be funded by the Committee.

(b) Policy

Nil

(c) Legislative/Statutory

Under Section 355 (b) of the *Local Government Act 1993* a council may exercise its functions by a Committee of Council.

(d) Risk

The legislative non-compliance of a Section 355 Committee could have legal, reputational, political and financial impacts.

CONSULTATION

(a) External

Committee members

(b) Internal

Procurement and Building Services Coordinator

LINK/S TO THE DELIVERY PROGRAM/OPERATIONAL PLAN (DPOP)

Under the Key Priority Area Outcome Six: STRONG LEADERSHIP within Council's adopted Delivery Program/Operational Plan – 19 - A community that speaks up and gets involved - 19 c - Provide a framework for inclusive decision-making – Support and report on Council's Section 355 Committees.

ATTACHMENTS

[1](#) [YANCO COMMUNITY HALL COMMITTEE MEETING MINUTES - 8 MARCH 2021](#)

**MINUTES OF MEETING OF THE YANCO HALL MANAGEMENT COMMITTEE
HELD IN YANCO HALL 8th March 2021**

PRESENT: Hugh Milvain, Yvonne Milvain, Melissa Shephard, Mary Stevenson, Beryl Coeli, Kerrie-Anne Hare, Sandra Nardi, Terry Coeli, Denise Grady, Diane Harrison

APOLOGIES: Tony and Josie Bagiante, Pam Bonfield, Bob Hermes

MEETING OPENED: 12:35pm

1. APPROVAL OF MINUTES FROM LAST MEETING:

Motion: The minutes from the 8 Feb 2021 are true and accurate.

Moved: Beryl
Second: Mary S
Approved

2. BUSINESS ARISING FROM LAST MEETING:

- Roof leaks – new tiles fitted.
- Cleaner – Liz will take the cleaning job on a 3-month trial. She will clean on the Saturday before the market \$100 flat rate with a minimum of 3 hours cleaning.
- Tony to purchase vacuum for the hall from Bunnings for \$319.

Moved: Mel
Second: Hugh
Approved

3. CORRESPONDENCE:

- Resignation letter from Barbara Mansell – Barbara is resigning from the Yanco Hall Management Committee.
- Received electricity account – Paid
- PO Box renewal received - \$136
- Notice received to use the hall as a polling place for the local government elections 2021 from 3pm Friday 3rd September 2021 to approximately midnight on Saturday 4th September 2021.

Moved: Beryl
Second: Mary

4. TREASURE REPORT.

Melissa Shephard needs to be added as a signature of the bank account.

Transactions for Feb 2021

<i>Expenses</i>	<i>Income</i>
Electricity - \$331.85	Stalls - \$295
	Door – \$299.45

Moved: Beryl
Second: Mel

5. GENERAL BUSINESS

- New Gas port near the stage. In planning
- Black table for outside needs replacing with 10 plastic tables – Hugh to approach Mitre 10 for a quote.
- Locks in the main kitchen and kitchenette have had locks tampered with. No signs of break and entry. Potentially look at security cameras. Doors in both kitchens to be kept locked.
- Yanco Community market have entered a contract with Leeton Rainbow Pride Collective inc. The Leeton Rainbow Pride Collective will have exclusive use of the kitchen space during the market. They will clean the kitchen and all appliances after each use and attend a regular deep clean. They have provided Public and product liability insurance.
- Sign for the front wall. Mel to contact Narrandera signs for a quote on a. Sign for the front wall and the roof sign. Need 2 sets of magnetic numbers from 1-10 as well as the sign.

<p><u>Yanco Community Market</u></p> <p>Date: / /</p> <p>Find us on Facebook</p> <hr/> <p>Events</p>

Moved: Mel
Second: Hugh

Meeting closed at: 2:30
Next Meeting is 12:30pm on the 5th April 2021

ACTIVATION MATTERS

ITEM 8.3 INVESTMENTS REPORT FOR MARCH 2021

RECORD NUMBER	21/116
RELATED FILE NUMBER	EF10/137
AUTHOR/S	Finance and Coordinator
APPROVER/S	Manager Finance Group Manager Corporate

SUMMARY/PURPOSE

The purpose of this report is to provide details to the Councillors on the funds which have been invested during the month of March 2021.

RECOMMENDATION

THAT Council notes the information contained in the Investments Report for March 2021.

REPORT

(a) Background

This report is required to be prepared on a monthly basis and presented to the next available Ordinary Council Meeting in accordance with Clause 212 of the Local Government (General) Regulation 2005.

(b) Discussion

Leeton Shire Council has \$15,528,351 invested with local bank branches and credit unions. This equates to 38.91% of the total investment portfolio as at 31 March 2021. The total current investment portfolio of \$39,907,109 is invested in Approved Deposit Institutions (ADIs) which are regulated by the Australian Prudential Regulatory Authority (APRA).

Attached to this report is a Statement of Bank Reconciliation (**Attachment 1**) and a Summary of Investments (**Attachment 2**) as at 31 March 2021.

The Statement of Bank Reconciliation details what Council has in its bank account at 31 March 2021 (after taking into account unrepresented cheques, unrepresented deposits, and unrepresented debits) compared to what Council has in its general ledger as at 31 March 2021.

The Summary of Investments details all the investments held by Leeton Shire Council as at 31 March 2021 (including the on-call accounts). It also details the institutions where the investments are held, how long the investments have been held by amount and percentage and differentiates the investments between current (12 months or less) and non-current (over one year).

The table below details the monthly movements of investments for March 2021.

Opening balance as at 1 March 2021	\$ 39,904,131
Less:	
Maturities (6)	\$ 5,500,000
Subtotal	\$ 34,404,131
Plus:	
Roll-overs (1)	\$ 4,500,000
New Investments (0)	\$ 0
CBA Business Online Saver (BOS) movements	\$ 79
AMP Business Saver Account	\$ 0
AMP 31 Day Notice Account	\$ 1,002,559
Macquarie	\$ 340
Closing balance as at 31 March 2021	\$ <u>\$39,907,109</u>

During March 2021, Council had six maturities. One investment was redeemed and placed in the AMP 31 Day Notice account. The remaining five investment maturities were rolled over with the financial institution they were currently with.

The following table details the investment holdings split between the Banks and Credit Unions.

Banks	\$37,407,109
Credit Unions	\$ 2,500,000
TOTAL	\$39,907,109

The following table details the break-up of investments according to the restrictions which are placed on them.

Total Investments	\$ 39,907,109
<i>Less restrictions</i>	
Water Supply	\$ 16,440,961
Sewerage Services	\$ 9,102,903
Other external restrictions	\$ 4,888,804
Internal restrictions	\$ 11,244,026
Total restrictions	\$ 41,676,694
Net unrestricted investments	\$ -1,769,585

Restricted funds are currently showing overdrawn due to major project expenditure. As at 13 April 2021, there is \$2,875,254 owing in grant funds for completed works, with invoices issued in late 2020 amounting to \$1,626,894 and current invoices of \$1,248,360. The Department of Regional NSW made two payments in March.

Currently Council has \$1,680,239 sitting in the operating account (**Attachment 1**). This is higher than normal but due to delays in receiving outstanding grant funding the Manager Finance made the decision to hold the extra funds in the operating account to ensure that all expenses could be paid as they fall due.

Externally restricted funds can only be used for the purposes for which they were raised. These include water, sewer, domestic waste operations and unexpended specific purpose grants.

Internal restrictions are funds set aside by a Council resolution, usually through adoption of the Budget or as part of the Quarterly Budget Review process. Internally restricted funds can be set aside to fund specific items such as plant replacement, infrastructure renewal, unplanned building renewal or liabilities such as employee leave entitlements.

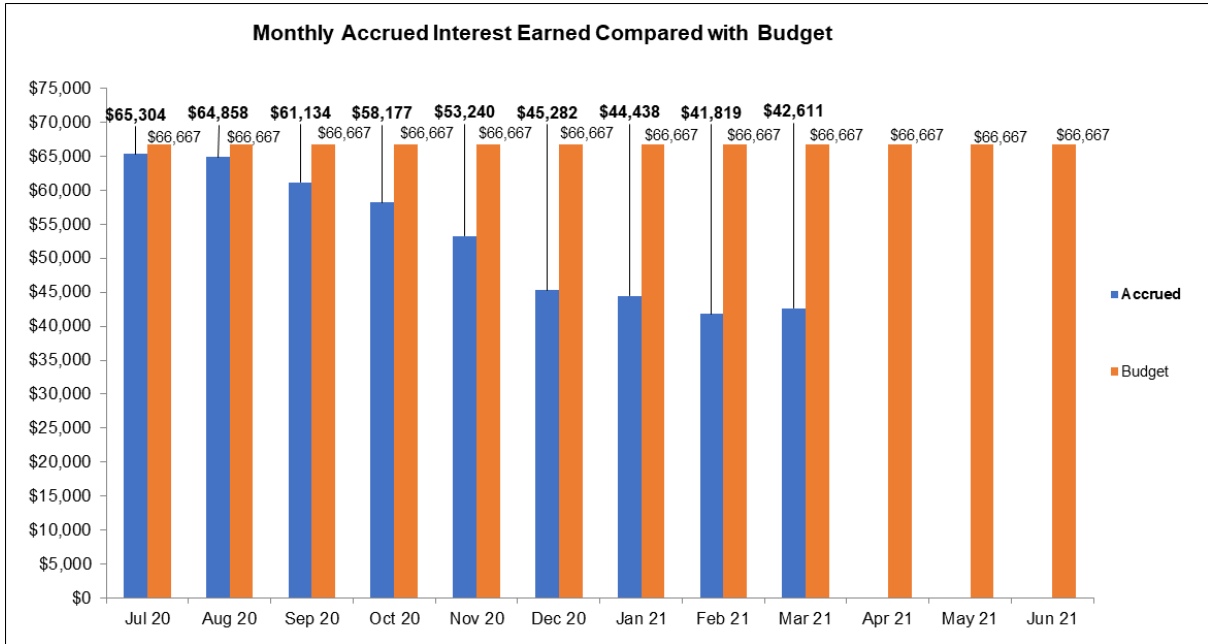
Unrestricted cash is used to provide working capital for Council to fund short-term operations and fluctuations in payables and receivables. The level of unrestricted cash can vary depending upon the level of outstanding creditors and debtors at month-end.

At its meeting on the 6 April 2021, the Board of the Reserve Bank decided to maintain the current policy settings, including the targets of 10 basis points for the cash rate and the yield on the 3-year Australian Government bond, as well as the parameters of the Term Funding Facility and the government bond purchase program.

The rollout of vaccines is supporting the recovery of the global economy, although the recovery is uneven. While there are still considerable uncertainties regarding the outlook, the central case has improved. Global trade has picked up and commodity prices are mostly higher than at the start of the year. Inflation remains low and below central bank targets.

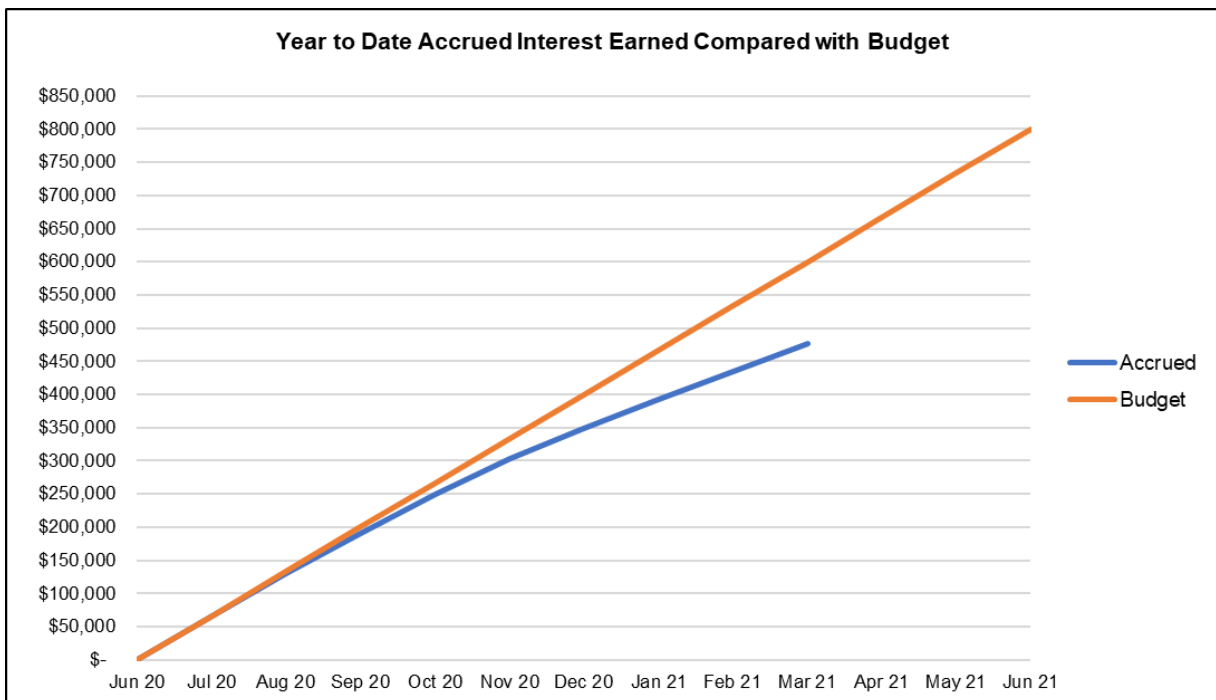
The average yield on Council investments for March 2021 fell to 1.14%, a decrease of 0.17% from the 1.31% rate in February 2021.

The following column graph compares monthly accrued interest with the original budgeted interest for each month.



The actual interest accrued for March 2021 of \$42,611 is lower than the budgeted amount of \$66,667 by \$24,056.

The following line graph compares year-to-date interest with the original budgeted interest for the period. This shows that Council's actual investment income is tracking lower than the original budget as at 31 March 2021.



The following tables provide information on investment rates this year compared to last year, as well as a comparison of investment balances from this year to last year.

Performance Measures	This Year	Last Year
Portfolio Average Interest Rate (year to date)	1.44%	2.35%

Investment Balances	This Year	Last Year
Opening Balance as at 1 March	\$39,904,131	\$44,784,391
Current Balance as at 31 March	\$39,907,109	\$45,284,918

Lehman Brothers

Lehman Brothers Australia Dividend Payment Update:

No further information to report for March 2021.

(c) Options

Nil – this report is for information only.

IMPLICATIONS TO BE ADDRESSED

(a) Financial

The rate of return across the portfolio is 1.14% for March 2021. The budgeted percentage for the 2020/21 Financial Year is 2.0%.

The consolidated actual investment income from 1 July 2020 to 31 March 2021 compared to the budgeted annual investment interest from 1 July 2020 to 31 March 2021 is detailed below.

Actual Interest Earned from 1 July 2020 to 31 March 2021	\$476,863
Budgeted Interest – 1 July 2020 to 31 March 2021	\$600,000
Variance – Negative	<u>-\$123,137</u>

(b) Policy

All funds are invested in accordance with Leeton Shire Council's Investment Policy. Investments are to be considered in conjunction with the following key criteria:

- No Institution at any time shall hold more than 45% of Council's total investments. The maximum percentage will be determined by the short-term rating of the institution:
A1+ up to 45%, A1 up to 35%, and A2 up to 30%.

- The *Trustee Act 1925* provides for investments with building societies and credit unions. While they are not rated, they are now covered under Financial Prudential legislative controls.
- The maximum amount of funds invested with a building society/credit union will be 5% of Council's total investments at the time the investment was placed. Not more than 40% of Council's total portfolio should be held with building societies/credit unions at the time of placing each investment.
- Council's investments should be placed in an appropriate mixture of short-term (0–1 year) and medium term (1–5 years) categories according to Council's funding requirements and risk profile at the time of placing each investment.

Council's Portfolio Compliance

Asset Allocation

The majority of the portfolio is directed to Fixed-Term Deposits (71.41%), followed by the cash at call accounts with the Commonwealth Bank of Australia, AMP Bank and Macquarie Bank (15.18%). Floating Rate Notes are 10.90% of the portfolio, and 2.51% is held in Bonds.

Term to Maturity

Overall, the portfolio remains lightly diversified from a maturity perspective with deposits maturing out to 5 years.

Counterparty

At 31 March 2021, Council did not have an overweight position to any single Authorised Deposit Taking Institution. The portfolio is well-diversified across the entire credit spectrum, including the unrated Authorised Deposit Taking Institution.

Credit Quality

The portfolio remains well-diversified from a credit ratings perspective, with the portfolio spread across the entire credit spectrum.

All aggregate ratings categories are within the Investment Policy limits.

The following table details the credit rating of each of the categories in which Council has money invested. All investments are compliant with Council's Investment Policy.

Compliant	Credit Rating	Invested (\$)	Invested %	Max. Limit (%)	Available (\$)
Yes	AA Category	\$7,758,646	19.42%	100.00%	\$32,192,250
Yes	A Category	\$2,001,537	5.01%	100.00%	\$37,949,359
Yes	BBB Category	\$27,690,713	69.31%	100.00%	\$12,260,183
Yes	Unrated ADI's	\$2,500,000	6.26%	40.00%	\$13,480,358
		\$39,950,896	100.00%		

Note: Valuations of Council's senior Floating Rate Notes on the Imperium Markets platform are marked-to-market and priced on a daily basis from an independent third-party provider. Council has recorded its FRNs internally at the purchase price or face value. As such, the total portfolio's balance is likely to differ as at the reporting date.

A **credit rating** is an evaluation of the credit risk of a prospective financial institution predicting their ability to pay back the investment and interest at maturity and an implicit forecast of the likelihood of the institution defaulting.

The credit ratings are an opinion based on the credit-worthiness of the company issuing the security and are assigned by Australian Ratings based on publicly available information at a point in time.

If a company is unrated, it does not necessarily mean that its interest rate securities are high risk, but it does mean that investors will have to turn to other means to evaluate its financial strength or the security's complexity. Council utilises its investment advisors to gather company research data to ensure that due diligence is performed for all its investments.

(c) Legislative/Statutory

All funds are invested in accordance with Section 625 of the *Local Government Act 1993* and the Ministerial Investment Order.

Clause 212 of the *Local Government (General) Regulation 2005* requires an Investment Report to be prepared monthly and presented to the next available Ordinary Council Meeting.

(d) Risk

The following table provides information on investment types, including a risk assessment and the amount and percentage invested compared to the total investment portfolio.

Investment Type	Risk Assessment		Amount \$'000	% of Portfolio
	Capital	Interest		
Term Deposits	Low	Low	28,500	71.41
Cash/At Call Deposits	Low	Low	6,057	15.18
Bond	Low	Low	1,000	2.51
Floating Rate Notes	Low	Low	4,350	10.90
TOTAL			39,907	100.00

CONSULTATION

(a) External

Council's investment advisors are Amicus Advisory and Imperium Markets. Both investment advisors were contacted by staff for advice during the month of March 2021.

(b) Internal

No additional internal consultation was undertaken.

LINK/S TO THE DELIVERY PROGRAM/OPERATIONAL PLAN (DPOP)

Under the Key Priority Area Outcome Six: STRONG LEADERSHIP within Council's adopted Delivery Program/Operational Plan – 20 - A community that is always on the front foot – 20b is to "Strive to deliver the aspirations of the community through sound financial and asset management – Maintain Council's financial sustainability through maximising investment returns".

ATTACHMENTS

- 1** [Statement of Bank Reconciliation - 31 March 2021](#)
- 2** [Summary of Investments - 31 March 2021](#)

MONTH END BANK RECONCILIATION REPORT

Prepared by the Finance and Customer Service Coordinator

INTRODUCTION

The purpose of this report is to inform Council of its position in respect of bank balances.

BACKGROUND

This report is prepared monthly and presents movements in the Council's bank account.

BANK RECONCILIATION STATEMENT

as at 31 March 2021

BALANCE AS PER GENERAL LEDGER

Opening Balance:	1/03/2021	\$	2,225,301.49
March Movements:		-\$	520,517.07
Closing Balance:	31/03/2021	\$	1,704,784.42
Less Unprocessed Bank Statement Transactions:		-\$	15,840.18
Total:		\$	1,688,944.24

BALANCE AS PER BANK STATEMENTS

		\$	1,680,239.33
Less Unpresented Cheques		-\$	3,893.60
Less Unpresented Debits			
Plus Unpresented Deposits		\$	12,598.51
Total		\$	1,688,944.24



Responsible Accounting Officer
 12 April 2021

Leeton Shire Council

Summary of Term Investments as at: 31/03/2021					BBSW 90: 0.04%	Average Yield: 1.14%					
Inv No	Financial Institution/Broker	Investment	Note	Ref No	Investment Date	Investment Term (months)	Remaining Term (months)	Principal	Yield %	Maturity	Type
10-00	Commonwealth Bank L	CBA Business Online Saver - Cash at Call (Cash flow account)		10206481	12/10/09	137	0	1,028,350.51	0.10%	12/04/21	DAC
20-00	AMP Bank	AMP Business Saver Account - Cash at Call		437864762	10/07/20	9	0	905.66	0.60%	12/04/21	DAC
21-00	AMP Bank	AMP 31 Day Notice Account		971165956	17/07/20	8	0	4,026,315.20	0.90%	12/04/21	DAC
22-00	Macquarie Bank	Macquarie Cash Management Accelerator Account		940367790	07/11/20	5	0	1,001,537.13	0.40%	12/04/21	DAC
18-39	Auswide Bank	Auswide Bank		5652782.16	27/06/18	36	2	1,000,000.00	3.16%	27/06/21	LTD
19-11	National Aust Bank	National Aust Bank		97-327-3005	27/09/18	36	5	1,000,000.00	3.03%	27/09/21	LTD
19-49	National Aust Bank	National Aust Bank		AU3FN00487	19/06/19	60	38	700,000.00	0.93%	19/06/24	FRN
20-04	National Aust Bank	Member Equity Bank		AU3FN00485	18/07/19	36	15	650,000.00	0.99%	18/07/22	FRN
20-08	AMP Bank	AMP Bank		TD13745815	15/08/19	24	4	1,000,000.00	2.20%	15/08/21	LTD
20-11	ANZ Bank	ANZ Bank		AU3FN00497	29/08/19	60	40	1,000,000.00	0.80%	29/08/24	FRN
20-12	Beyond Bank Leeton	Beyond Bank Leeton		123086194	06/09/19	24	5	1,000,000.00	1.95%	06/09/21	LTD
20-15	Auswide Bank	Auswide Bank		5652782	03/10/19	24	6	1,000,000.00	1.72%	05/10/21	LTD
20-16	AMP Bank	AMP Bank		TD86556078	04/10/19	18	0	500,000.00	1.90%	06/04/21	LTD
20-17	Beyond Bank Leeton	Beyond Bank Leeton		123074883	07/10/19	24	6	1,000,000.00	1.80%	07/10/21	LTD
20-31	National Aust Bank	RACQ Bank		AU3FN00531	24/02/20	36	22	1,000,000.00	0.94%	24/02/23	FRN
20-35	Laminar Capital	Auswide Bank		AU3FN00536	17/03/20	35	23	1,000,000.00	1.06%	17/03/23	FRN
20-39	Laminar Capital	Macquarie Bank		241977826	24/04/20	12	0	1,000,000.00	1.70%	27/04/21	LTD
20-41	AMP Bank	AMP Bank		TD60160792	29/04/20	17	6	500,000.00	1.85%	29/10/21	LTD
20-46	AMP Bank	AMP Bank		TD49419356	04/06/20	17	8	1,000,000.00	1.60%	01/12/21	LTD
20-47	Beyond Bank Leeton	Beyond Bank Leeton		123086240	08/06/20	12	2	500,000.00	1.40%	08/06/21	LTD
20-49	Beyond Bank Leeton	Beyond Bank Leeton		123074677	20/06/20	12	2	1,000,000.00	1.40%	20/06/21	LTD
20-51	Bank of Queensland	Bank of Queensland		273798	23/06/20	12	2	1,000,000.00	1.15%	23/06/21	LTD
20-52	Beyond Bank Leeton	Beyond Bank Leeton		123080760	23/06/20	12	2	1,000,000.00	1.40%	23/06/21	LTD
21-01	National Aust Bank	National Aust Bank		10709375	06/07/20	12	3	500,000.00	0.95%	06/07/21	LTD
21-02	Westpac Leeton	Westpac Bank Treasury		8672230	09/07/20	12	3	500,000.00	0.95%	09/07/21	LTD
21-03	St George Bank	St George Bank		357200540	12/07/20	12	3	1,000,000.00	0.97%	12/07/21	LTD
21-08	Westpac Leeton	Westpac Bank Treasury		032-757 22-4	09/09/20	9	3	1,000,000.00	0.77%	08/07/21	LTD
21-09	Elders Narrandera	Rural Bank		302310859	22/09/20	11	5	1,000,000.00	0.90%	21/09/21	LTD
21-10	Northern Territory Treas	Territory Bond		AA-109-3B	14/09/20	38	32	1,000,000.00	1.25%	15/12/23	Bond
21-11	Elders Narrandera	Rural Bank		302312715	22/10/20	11	6	1,000,000.00	0.85%	21/10/21	LTD

Leeton Shire Council

Summary of Term Investments as at: 31/03/2021						BBSW 90: 0.04%	Average Yield: 1.14%				
Inv No	Financial Institution/Broker	Investment	Note	Ref No	Investment Date	Investment Term (months)	Remaining Term (months)	Principal	Yield %	Maturity	Type
21-12	Beyond Bank Leeton	Beyond Bank Leeton		123075182	28/10/20	23	18	1,000,000.00	0.95%	28/10/22	LTD
21-13	Curve Securities Pty Ltc	Wangaratta & Wodonga CU		22130	10/12/20	11	8	1,000,000.00	0.80%	09/12/21	LTD
21-14	AMP Bank	AMP Bank		TD14238487	14/12/20	17	14	890,000.00	0.95%	14/06/22	LTD
21-15	Curve Securities Pty Ltc	Wangaratta & Wodonga CU		9672	18/12/20	11	8	1,000,000.00	0.80%	17/12/21	LTD
21-16	AMP Bank	AMP Bank		TD03847931	27/01/21	17	15	610,000.00	0.95%	27/07/22	LTD
21-17	AMP Bank	AMP Bank		TD52801630	08/02/21	17	16	500,000.00	0.95%	08/08/22	LTD
21-18	Curve Securities Pty Ltc	Wangaratta & Wodonga CU		87795124.3	22/02/21	5	4	500,000.00	0.65%	23/08/21	LTD
21-19	Auswide Bank	Auswide Bank		56527819.2	25/02/21	5	4	1,000,000.00	0.50%	25/08/21	LTD
21-20	Beyond Bank Leeton	Beyond Bank Leeton		123092627	11/03/21	6	5	1,000,000.00	0.60%	11/09/21	LTD
21-21	Beyond Bank Leeton	Beyond Bank Leeton		123086423	16/03/21	6	5	1,000,000.00	0.60%	16/09/21	LTD
21-22	Beyond Bank Leeton	Beyond Bank Leeton		123087796	21/03/21	12	11	1,000,000.00	0.60%	21/03/22	LTD
21-23	Beyond Bank Leeton	Beyond Bank Leeton		123087332	28/03/21	6	5	1,000,000.00	0.50%	28/09/21	LTD
21-24	Beyond Bank Leeton	Beyond Bank Leeton		174687370	28/03/21	12	11	500,000.00	0.60%	28/03/22	LTD
Total Investments:								\$ 39,907,108.50			

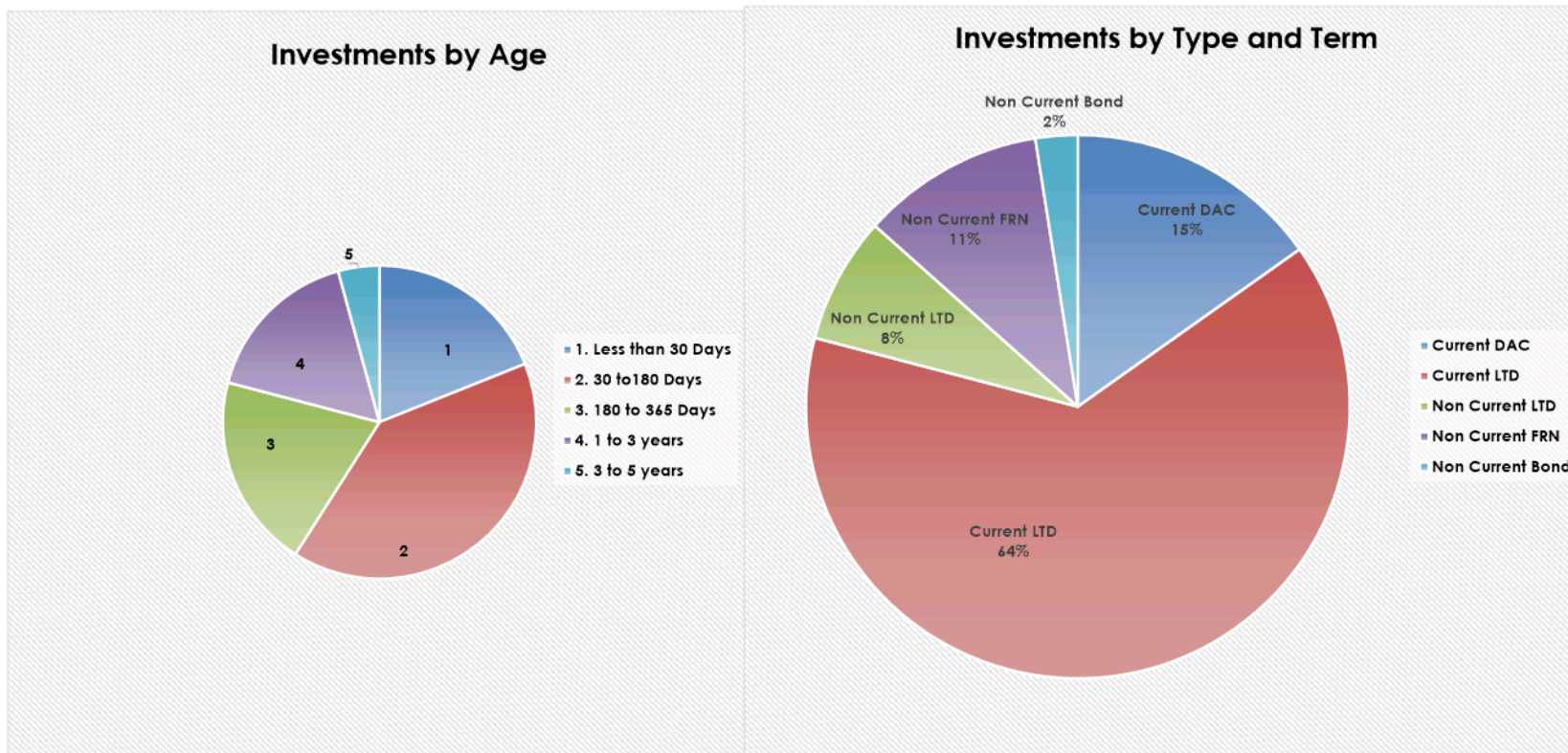
Leeton Shire Council

Summary of Term Investments as at:

31/03/2021

BBSW 90: 0.04%

Average Yield: 1.14%



Explanatory notes:

All investments noted above were made in accordance with the Act, the regulations and Council's Investment Policy

Responsible Accounting Officer
 12 April, 2021

OPERATIONAL MATTERS

ITEM 8.4 FEASIBILITY STUDY FOR A LEETON HEATED SWIMMING POOL

RECORD NUMBER	21/123
RELATED FILE NUMBER	EF10/303
AUTHOR/S	Acting Group Manager Operations
APPROVER/S	General Manager

SUMMARY/PURPOSE

This report briefs Council on the results of the feasibility study for a Leeton Heated Indoor Swimming and Hydrotherapy Facility.

RECOMMENDATION

THAT Council notes the report prepared by SGL Consulting (April 2021) on the feasibility of an indoor heated swimming facility and the option of a warm water therapy pool.

REPORT

(a) Background

Following public advocacy, Council resolved that the Operational Plan for the 2020/21 Financial Year would include the action of undertaking a feasibility study for a heated swimming pool in Leeton Shire.

A feasibility study for an indoor heated swimming pool and warm water program pool that can be utilised for basic hydrotherapy has been prepared by SGL Consulting Group for Council.

(b) Discussion

The report is attached for information. Key points from the report are summarised below.

The study was conducted on the following scenarios for the facility:

- Scenario One – 4 lane x 25m indoor swimming pool with lifeguards
 - Scenario Two – 4 lane x 25m indoor swimming pool with no lifeguards
 - Scenario Three – Warm water program pool with no lifeguards
 - Scenario Four – 4 lane x 25m indoor swimming pool and warm water program pool with no lifeguards
 - Scenario Five – 4 lane x 25m indoor swimming pool and warm water program pool with lifeguards.
-

A 25m lap pool with 4 lanes enables a broad range of usage from the novice swimmer right through to groups training for events. The water would be heated up to a temperature of 30°C but ideally at no more than 27°C. The warm water program pool would be heated to 34°C. These systems require two different filtration and heating systems as treatment requirements increase with water temperature increases. The heating would be achieved through gas heating.

There is support from all stakeholders for development of an indoor heated aquatic facility at Leeton, with the type of facility dependant on the stakeholder's interest/s or development of a facility that would meet the needs of both lap and therapy users. A key point noted from the stakeholder consultation is that an indoor heated aquatic facility would provide residents of Leeton with an option for winter swimming activities whether it be for lap, learn to swim, squad or recreational swimming. It would also provide a year-round option for aquatic therapy, something which is not currently available in Leeton.

The projected operating result of each scenario is:

- Scenario One – an annual operating loss of \$292,929
- Scenario Two – an annual operating loss of \$97,058
- Scenario Three – an annual operating loss of \$97,058
- Scenario Four – an annual operating loss of \$192,058
- Scenario Five – an annual operating loss of \$387,929

A breakdown of the projected balance sheet is detailed in the report. The operating loss is largely made up of high maintenance and energy costs to treat and heat the water.

The scenarios have factored a \$10 entry charge for the indoor pool. The current charge for the outdoor pool is \$4. It should be noted that reducing the entry fee will result in a further deterioration of the operating result.

(c) Options

1. Council endorses the report. **This is the recommended option.**
2. Council rejects the report.
3. Council requests that the report be reviewed or modified.

IMPLICATIONS TO BE ADDRESSED

(a) Financial

The estimated capital cost to construct the project is approximately \$5,000,000. This is on advice from SGL Consulting Group based on comparative costs from other regional facilities.

The feasibility study assumes no cost for land will be required.

Council will have to budget for additional operational funds to run the facility or charge a higher entry fee (compared to the outdoor pool) to cover costs.

(b) Policy

Nil

(c) Legislative/Statutory

NSW Local Government Water Safety Policy Framework NSW Local Government OLG Practice Note No 15 – Water Safety

(d) Risk

Increased patronage by providing a facility for residents outside Leeton (eg Whitton, Narrandera, Barellan) will decrease the operating loss.

Reduced patronage from swimming and activity popularity and other competing facilities will increase the operating loss.

CONSULTATION

(a) External

Leeton/Yanco Swimming Club
Leeton Tri Sports Club
Leeton Physiotherapy Centre
St Francis Regional College
Gralee School
Leeton High School
Temora Recreation Centre Manager
Corowa Aquatic Centre Manager

(b) Internal

Manager Open Space and Recreation

LINK/S TO THE DELIVERY PROGRAM/OPERATIONAL PLAN (DPOP)

Under the Key Priority Area Outcome Two: AN ACTIVE AND ENRICHED COMMUNITY within Council's adopted Delivery Program/Operational Plan – 6 - A community that participates in sports and active leisure - 6 a - Offer access to a range of quality sporting facilities - Undertake a feasibility study to determine options for a heated swimming pool facility in Leeton Shire.

ATTACHMENTS

1 ➡ Draft Feasibility Report - Leeton Heated Indoor Swimming Facility - *Attached separately*

ITEM 8.5 INFRASTRUCTURE WORKING GROUP TERMS OF REFERENCE

RECORD NUMBER	21/120
RELATED FILE NUMBER	EF17/20
AUTHOR/S	Acting Group Manager Operations
APPROVER/S	General Manager

SUMMARY/PURPOSE

To seek Council endorsement of the revised Infrastructure Working Group (formerly Roads Infrastructure Committee) Terms of Reference.

RECOMMENDATION

THAT Council endorses the new Terms of Reference for the Infrastructure Working Group.

REPORT

(a) Background

Since the adoption of the Delivery Program 2017–2021 and Operational Plan 2020/21, a Road Infrastructure Committee was formed to advise Council on the strategic direction for roads and ancillary infrastructure asset management and capital programming. The committee has been revitalised into the Infrastructure Working Group. This enables more informal discussion surrounding infrastructure, better information flow between Councillors, staff and other stakeholders as well as encompassing infrastructure other than roads.

The Terms of Reference for the Group have been revised following this change and are attached (**Attachment 1**).

(b) Discussion

As per the Working Group Terms of Reference the Working Group Notes will be distributed to Councillors and senior staff.

(c) Options

1. Endorses the new Terms of Reference for the Infrastructure Working Group. **This is the recommended option.**
 2. Do not endorse the new Terms of Reference for the Infrastructure Working Group.
-

IMPLICATIONS TO BE ADDRESSED

(a) Financial

Projects included in the 2020/21 Budget or funded through approved grants will proceed. Other items that still require funding will be assessed for inclusion in Council's 2021/22 operational budget.

(b) Policy

Nil

(c) Legislative/Statutory

NSW Road Act 1993
Local Government Act 1993

(d) Risk

Loss of grant funding if projects are not completed by the due dates.

CONSULTATION

(a) External

Transport for NSW (for some projects)

(b) Internal

- Manager Roads and Drainage
- Asset Management Coordinator
- Road Infrastructure Committee members (Mayor Maytom, Cr Ciccio, Cr Smith, Cr Davidson)
- General Manager

LINK/S TO THE DELIVERY PROGRAM/OPERATIONAL PLAN (DPOP)

Under the Key Priority Area THEME 5 - "A QUALITY BUILT ENVIRONMENT" within Council's adopted Delivery Program/Operational Plan – 16 - A community that has good road, rail and air transport - 16c is to "Provide an efficient road network for the movement of people and freight - Maintain and improve the Shire's road network in accordance with Leeton Shire Council's "Road Asset Management Plan.

ATTACHMENTS

- 1 [Infrastructure Working Group Terms of Reference](#)



INFRASTRUCTURE WORKING GROUP TERMS OF REFERENCE – FOR ADOPTION 28 APRIL 2021

PURPOSE

To provide ideas, advice and guidance **on operational infrastructure** matters, including:

1. Strategies, programs and projects that support the strategic vision and growth of the Shire, including servicing strategies, development controls/guides and transport plans.
2. Strategies, programs and projects that address infrastructure gaps or opportunities.
3. Development and review of asset management plans, including service levels.
4. Development and delivery of annual capital works and major maintenance budgets and programs.
5. Grant funding priorities.

The purpose statement aligns with the following Leeton Shire Council Delivery Program Goals:

A Quality Built Environment

1. To provide advice on development strategies to ensure Council has robust infrastructure management practices and policies.
2. To provide advice on capital works and maintenance program performance.
3. Support implementation of the built infrastructure strategy.

A Healthy Natural Environment

1. To provide advice on the protection and enhancement of natural infrastructure including waterways, floodplains, inland biodiversity, air quality, natural areas, habitat corridors, efficiency and integrated water management.

HOW WORKSHOPS WILL BE RUN

1. Will be held quarterly on the first Tuesday of the month commencing at 3.00pm, or as required.
2. Will have an agenda determined and issued by the Facilitator 3 days in advance.
3. Will be noted and can include 'preferences' or 'options' but no decisions. Notes will be circulated to all Councillors and the General Manager for information.

FACILITATOR OF WORKING GROUP

Group Manager Operations

MEMBERSHIP OF WORKING GROUP

1. Up to three (3) nominated Councillors (noting all Councillors are welcome to attend).
2. Representatives from Stakeholder Organisations when required, as determined by the Facilitator.
3. Group Managers and/or Managers as determined by the Facilitator.
Typically may include:
 - Manager Roads and Drainage
 - Manager Water and Wastewater
 - Manager Open Space and Recreation
 - Manager Finance

Adopted by Council: (insert date and resolution number)

ITEM 8.6 PLANNING PROPOSAL FOR REZONING OF LAND FROM PUBLIC RECREATION RE1 TO PRIVATE RECREATION RE2, 98 ACACIA AVENUE, LOT 742 DP 751745

RECORD NUMBER	21/118
RELATED FILE NUMBER	EF11/103
AUTHOR/S	Manager Planning, Building and Health
APPROVER/S	General Manager

SUMMARY/PURPOSE

Leeton Shire Council at its Ordinary Council meeting of 28 October 2020 resolved to prepare and submit an amended Planning Proposal to NSW Planning, Industry and Environment seeking a Gateway Determination to amend the Leeton Local Environmental Plan 2014 by rezoning 98 Acacia Avenue from Public Recreation RE1 to Private Recreation RE2.

A Gateway Determination was issued on 13 January 2021. The Gateway to proceed was subject to conditions, all of which have been satisfied. Refer to Attachment 1 – Gateway Determination.

This report seeks Council's endorsement to submit the Planning Proposal to Parliamentary Counsel for opinion and then to the Minister for Planning and Public Open Spaces to finalise and notify the amendment on the legislative website.

RECOMMENDATION

THAT Council resolves to:

1. Submit the Planning Proposal to amend the Leeton Local Environmental Plan 2014 by rezoning Lot 742 DP 751745 from RE1 Public Recreation to RE2 Private Recreation to Parliamentary Counsel for opinion.
2. Submit the Planning Proposal to the Minister for Planning and Public Spaces for finalisation and notification of the amendment to the Leeton Local Environmental Plan 2014, in accordance with Section 3.36 of the *Environmental Planning and Assessment Act 1979*.

Note: In making its decision a division must be called by Council in accordance with S375A of the *Local Government Act 1993*.

REPORT

(a) Background

The purpose of this report is to obtain Council's endorsement to progress to the final stage of the amendment process by submitting the Planning Proposal to

Parliamentary Counsel for opinion and then to the Minister for Planning and Public Spaces for finalisation of the amendment to the Leeton Local Environmental Plan 2014 and notification of the amendment on the legislative website.

(b) Discussion

Lot 742 DP 751745 is the site of the previous Leeton Golf Club Clubhouse building, which was demolished several years ago. The clubhouse building had consisted of a bar, restaurant and function rooms.

Council was granted ownership of this site by the previous owner, the Leeton Soldiers Club, following Council's agreement to manage and fund the operation of the golf course.

The site is currently zoned Public Recreation RE1 which allows the redevelopment as an entertainment facility, food and drink premises, function centre and recreation facility (indoor). Consideration has recently been given to maximising the future potential of this site by rezoning it to allow additional land uses. This would increase the long-term sustainability of the golf club and course.

The objectives of the proposed RE2 Private Recreation zone are to:

- Enable land to be used for private open space or recreational purposes.
- Provide a range of recreational settings and activities and compatible land uses.
- Protect and enhance the natural environment for recreational purposes.
- Encourage the development of private open spaces in a way that addresses the community's diverse recreation needs.

Public exhibition of the planning proposal was conducted from 12 February 2021 to 12 March 2021. The public exhibition included:

- a) Publishing the planning proposal on Council's website
- b) Notification in a local newspaper *The Irrigator*
- c) Making hardcopies of the Planning Proposal available at the Leeton Shire Council Office in Leeton, Leeton Library, Yanco Post Office and Whitton Post Office.

No consultation with any public authorities was required.

Nil submissions were received by close of business on 12 March 2021.

(c) Options

Option 1 (preferred option) – Based on the information contained in this report, the preferred option is to:

- Submit the planning proposal to Parliamentary Counsel for opinion, and
- Submit the planning proposal to the Minister for Planning and Public Spaces for finalisation and notification of the amendment.

Option 2 – not to proceed with the proposal to rezone Lot 742 DP 751745.

IMPLICATIONS TO BE ADDRESSED

(a) Financial

The resources required to prepare the initial planning proposal for the rezoning of Lot 742 were added to Council's 2018/19 Operational Plan when the item was reported to Council on 26 September 2018. Any additional work needed to finalise this matter can be funded by the Town Planning Budget for 2020/21.

(b) Policy

Leeton Community Participation Plan 2019

(c) Legislative/Statutory

Environmental Planning and Assessment Act 1979
Local Government Act 1993

(d) Risk

Very low risk, Council satisfied the conditions of the Gateway Determination and is in the final stages of preparing an amendment to the Leeton Local Environmental Plan 2014 for the rezoning of Lot 742 DP 751745.

CONSULTATION

(a) External

Local community consultation from 12 February 2021 to 12 March 2021, in accordance with the provisions of the Leeton Community Participation Plan 2019.

(b) Internal

General Manager

LINK/S TO THE DELIVERY PROGRAM/OPERATIONAL PLAN (DPOP)

Under the Key Priority Area Outcome Five: A QUALITY BUILT ENVIRONMENT within Council's adopted Delivery Program/Operational Plan – 17 - A community that enjoys attractive towns and parks – 17 a - Provide open spaces for active and passive leisure – Maintain and improve Council's park network".

ATTACHMENTS

- 1 [↓](#) Gateway Determination - 98 Acacia Avenue
- 2 [↓](#) Gateway Planning Proposal: Amendment to Rezone Land from RE1 to RE2 of the LEP 2014



Gateway Determination

Planning proposal (Department Ref: PP_2019_LEETO_001_00): to rezone Lot 742, DP 751745, 98 Acacia Avenue, Leeton from RE1 Public Recreation to RE2 Private Recreation.

I, the Director, Western Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Leeton Local Environmental Plan (LEP) 2014 to rezone Lot 742, DP 751745, 98 Acacia Avenue, Leeton from RE1 Public Recreation to RE2 Private Recreation should proceed subject to the following conditions:

1. Prior to public consultation, the planning proposal is to be updated to:
 - a) include maps that correctly and clearly show the existing and proposed zoning of the subject land;
 - b) provide assessment of the proposal against section 9.1 Ministerial Direction 2.6 Remediation of Contaminated Land and 6.2 Reserving Land for Public Purposes; and
 - c) provide commentary of the planning proposal against the Leeton Local Strategic Planning Statement.
2. Prior to community consultation, the planning proposal is to be revised to address condition 1 and forwarded to the Department for administrative purposes.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
4. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
6. Given the nature of the planning proposal, Council is authorised as the local plan-making authority under section 3.36(2) of the Act.

Gateway Planning Proposal:

**Amendment to rezone land from RE1
to RE2 of the Leeton Local
Environmental Plan 2014 on Lot 742
DP751745- 98 Acacia Avenue Leeton
(PP_2019_LEETO_001_00)**

January 2021

Prepared by:

**Building and Environmental Services Today
26 Goulburn Street
JUNEE NSW 2663**



Project Name: Rezoning to Lot 742 DP751745- 98 Acacia Avenue Leeton

Document Ref No.: Leeton PP 2019 (PP_2019_LEETO_001_00)

Version Control Table:

Version	Date	Comments	Prepared	Reviewed	Authorised
1	29/01/19	Draft issue only for comment	DO/IG	IG	-
2	09/04/19	Revised draft	DO	IG	
3		Final	DO	IG	NS
4	08/08/20	Revise as per Planning NSW advice	ID		
5	29/1/21	Further information as per Gateway determination 13/1/21	ID		

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The proposal, ideas, concepts and methodologies set out and described in this document are and remain the property of BEST and are provided to Leeton Shire Council in confidence. They may not be used or applied by the recipient or disclosed to any other person without the prior written consent of BEST.

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1. Introduction

Building Environment Services Today (BEST) has been engaged by Leeton Shire Council to assist with the preparation of a Gateway Planning Proposal for an amendment to the *Leeton Local Environmental Plan 2014*.

This amendment specifically proposes to rezone land from RE1 to RE2 of the Leeton Local Environmental Plan 2014 on Lot 742 DP 751745. This is based on advice from NSW Department of Planning in November 2019 in lieu of amending Schedule 1 to permit additional land uses. This amended Gateway Planning Proposal has been prepared in accordance with:

- *Planning Circular PS 16-005 dated 30 August 2016*
- *A Guide to Preparing Planning Proposals dated August 2016*

Section 1.3 of '*A Guide to Preparing a Planning Proposal dated August 2016*' states:

'A planning proposal which is submitted for a Gateway determination must provide enough information to determine whether there is merit in the proposed amendment proceeding to the next stage of the plan making process. The level of detail required in a planning proposal should be proportionate to the complexity of the proposed amendment.'

The planning proposal should contain enough information to identify relevant environmental, social, economic and other site-specific considerations. The scope for investigating any key issues should be identified in the initial planning proposal that is submitted for a Gateway determination. This would include listing what additional studies the RPA considers necessary to justify the suitability of the proposed LEP amendment. The actual information/investigation may be undertaken after a Gateway determination has been issued and if required by the Gateway determination.'

This amended proposal has also been prepared having regard to current updated planning practice associated with the development of the Local Environmental Plan (LEP) Standard Instrument. This Gateway Planning Proposal provides sufficient information to support the proposed amendment to the *Leeton Local Environmental Plan 2014*.

On the 13 January 2021 NSW Department of Planning, Industry and Environment issued Gateway determination PP_2019_LEETO_001_00 subject to conditions. This Planning Proposal has been subsequently amended to address Condition 1 relating to:

- include maps that correctly and clearly show the existing and proposed zoning;
- provide assessment against Section 9.1 Ministerial Direction 2.6 Remediation of Contaminated Land and 6.2 Reserving Land for Public Purposes;
- provide commentary against the Leeton Local Strategic Planning Statement.

This Gateway Planning Proposal has been amended providing the information.

3. Planning Proposal Context

The objective of the planning proposal is to rezone Lot 742 DP 751745 from RE1 Public Recreation to RE2 Private Recreation of the Leeton Local Environmental Plan 2014 to permit additional land uses.

3.1 Site location

Lot 742 DP 751745 is located on the southern side of Acacia Avenue and immediately adjoins the Leeton Golf course to the east and south. The site is opposite an existing residential area to the north and to the west the site adjoins the Leeton Showground. See **Figure 1**.

The site Lot 742 is vacant as seen in **Figure 2** and has an area of 4,325.08m².

Figure 3 is a copy of the Deposited Plan for Lot 742. A copy of a Title Search for Lot 742 DP 751745 is included in **Attachment 1**.

Figure 1: Site located adjoining Leeton Golf Course and Showground



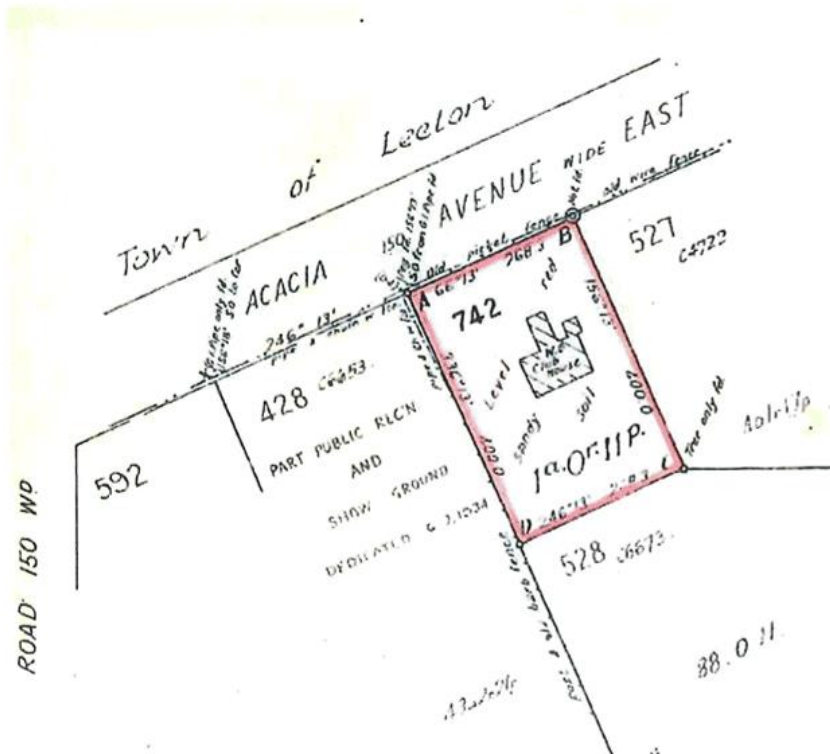
Source: Six Maps

Figure 2 Aerial photograph of Lot 742



Source: Google Maps 2018

Figure 3 Deposited Plan - Lot 742 DP 751745



Source: Leeton Shire Council

3.2 Site context

Lot 742 is located on the southern side of Acacia Avenue. The land is level and contains scattered trees.

Photograph 1 View of existing access to Lot 742 from Acacia Avenue looking north



Photograph 2 View of eastern boundary of Lot 742, DP 751745



Photograph 3 View of Lot 742 south from Acacia Ave



Photograph 4 View of western boundary of Lot 742 to Leeton Showground



Photograph 5 View of existing residential development opposite Lot 742



Photograph 6 View of existing residential development opposite Lot 742 DP751745



3.3 Zoning and site constraints

Lot 742 DP751745 is currently located within Zone RE1 Public Recreation. This zoning extends across the existing golf course to the east and south as identified in **Figure 4**.

3.4 Relationship to adjoining land

3.5 Classification of the land

Lot 742 DP751745 is classified as Operational Land under the *Local Government Act 1993*. Operational land has no special restrictions other than those that may ordinarily apply to any parcel of land.

3.6 Heritage

Lot 742 DP751745 adjoins the Leeton Showground which is identified as a local heritage item. This is identified in **Figure 5**.

4. Part 1- Statement of objectives and intended outcomes

The objective of the planning proposal is to rezone Lot 742 DP 751745 from RE1 Public Recreation to RE2 Private Recreation to permit additional land uses.

A copy of the Council report and resolution to support this amendment is included in **Attachment 2**.

5. Part 2- Explanation of provisions

The proposed outcome will be achieved by the following amendments to the *Leeton Local Environmental Plan 2014*:

- **Amend Land Zoning Maps: Sheet LZN_014F and Sheet LZN_014E** by altering the zoning to Lot 742 DP 751745 from RE1 Public Recreation to RE2 Private Recreation.

6. Part 3 - Justification

Section A – Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

The following provides strategic context and the rationale associated with the proposed changes under this Planning Proposal to rezone Lot 742 DP 751745 from RE1 Public Recreation to RE2 Private Recreation to permit additional land uses.

Leeton Golf Course future planning

Council was engaged in future planning for the development of the Leeton Golf Course for some time. The background to these deliberations is included as part of **Attachment 2** including the Council reports dated 26 September 2018 and 28 October 2020. An extract of the initial report is included below.

(ii) **98 Acacia Avenue East, Leeton**

This land is the site of the previous Leeton Golf Club Clubhouse facilities.

Council was granted ownership of this site by its previous owner, the Leeton Soldiers Club, following Council's agreement to manage and fund the operation of the golf course.

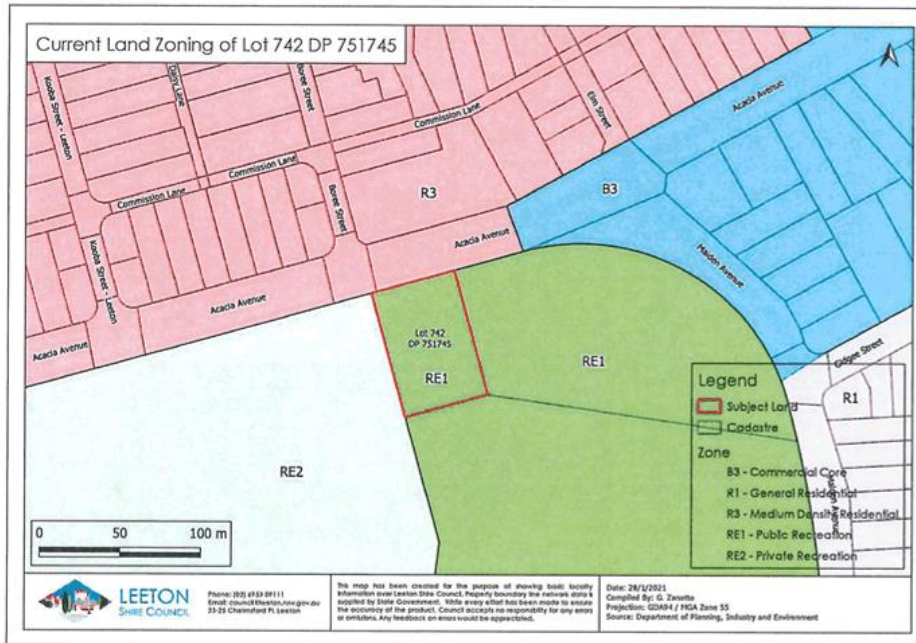
The clubhouse facilities previously contained a bar, restaurant and function rooms and were demolished several years ago.

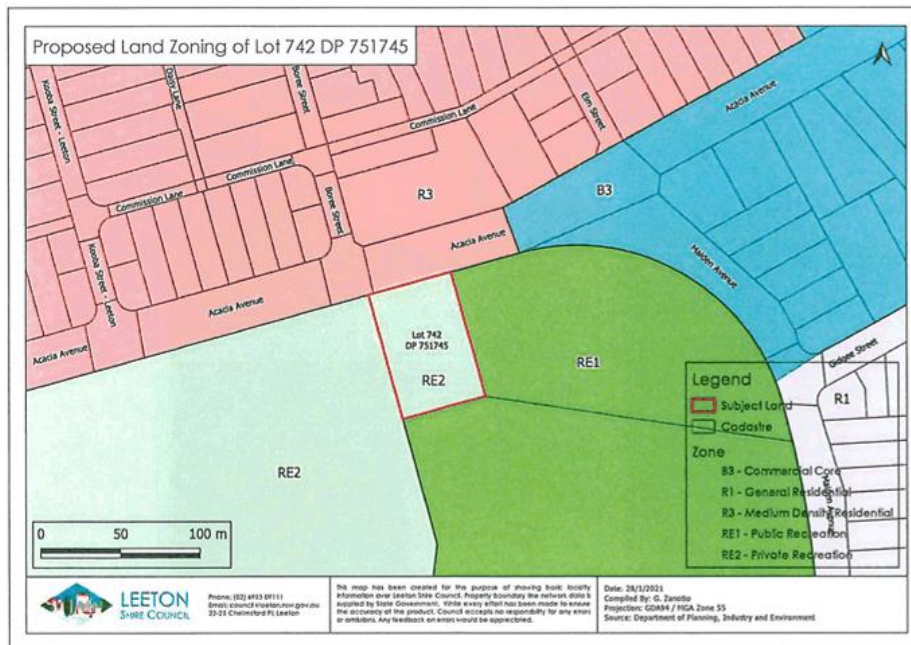
The site is currently zoned Public Recreation RE1 which permits the redevelopment as an entertainment facility, food and drink premises, function centre and recreation facility (indoor).

Consideration has recently been given to maximise the future potential of this site should clubhouse facilities again be established by adding flexibility by way of potential other land uses in order to increase the long term sustainability of the golf club and course.

Consistent with the objectives of this amended Planning Proposal the proposed rezoning of Lot 742 DP 751745 from RE1 Public Recreation to RE2 Private Recreation will build and provide sufficient options to maximise the potential use of the land.

Figure 4 Zoning Maps- Lot 742 DP 751745 – Current, Proposed and Comparison





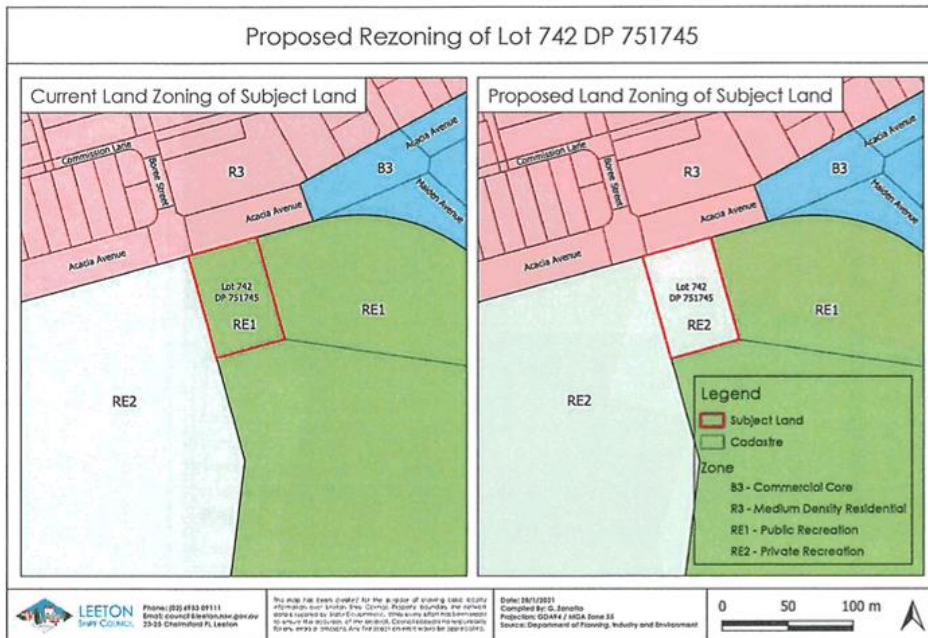
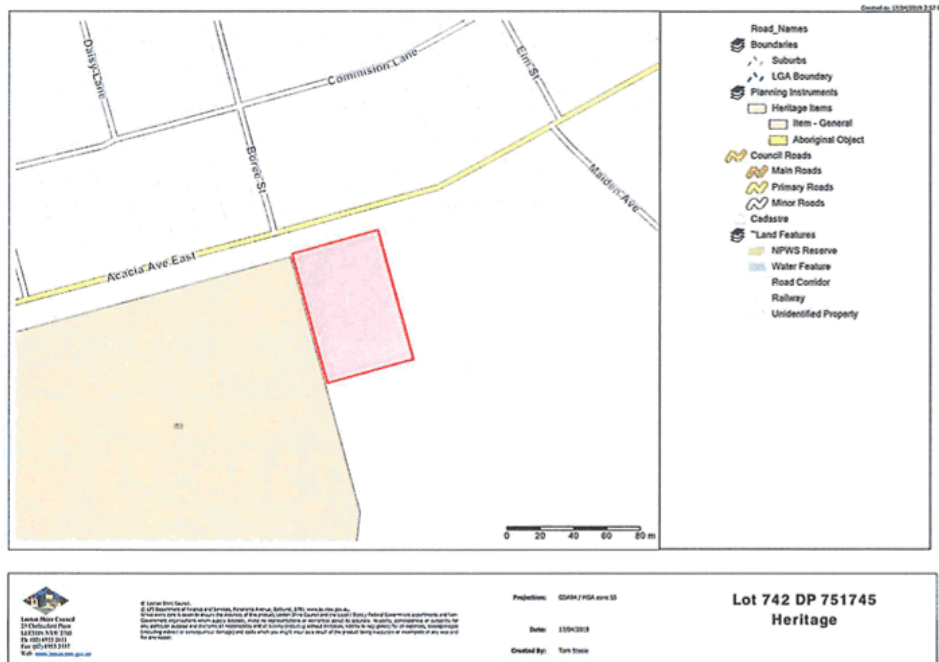


Figure 5 Heritage Map- Lot 742 DP 751745



Industry trends

Golf NSW released a report entitled "*Community Impact Study: Golf in NSW*" in November 2017.

This report examined the economic, social, health and charitable contributions that golf makes across the various regions and LGAs of NSW.

In the Riverina Murray Region the Leeton Golf Club was recorded as making an **economic contribution** to the LGA of \$2.3m. Of that \$2.3m in excess of \$300,000 comprised a contribution to local tourism.

The key **social benefits** associated with golf identified in this report for the Riverina Murray Region include:

- *Participation in golf provides regular and cross-generational social interaction across the lifespan.*
- *Golf provides a foundation to build a strong and connected community.*
- *The game of golf and golf courses provide a strong connection to the outdoors and natural environment.*
- *Golf teaches valuable life lessons and principles such as respect, honesty, etiquette and self-discipline.*
- *NSW golfers have a life satisfaction score of 8.0 compared to Australian population 7.3 and OECD countries 6.6.*
- *NSW golfers score 10 percentage points higher for social capital than Australian sport participants and 18 percentage points higher than non-sport participants.*

It is clear that from current regional industry trends golfing makes a substantial contribution to the local and regional community.

The challenge to continue the levels of economic contribution and continuing viability of golf clubs has been an ongoing issue.

The Victorian Golf Association examined these challenges in a report entitled "*Issues and Challenges for Golf Clubs in Victoria*" dated 2004. Amongst the challenges identified in this report were the redevelopment pressures of golf clubs for housing and accommodation.

Council has been engaged in exploring a number of options for Lot 742 to re-establish a golf clubhouse facility to support the ongoing use and development of the Leeton Golf Course.

The main drivers that Council has identified in this process are:

- to maintain the golf course as a viable enterprise while providing a local and regional facility benefiting the local community
- capitalising on the use of the existing site – Lot 742 – without affecting the current layout of the course, and

- utilising the advantages of the site in terms of topography, access, existing services etc.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This planning proposal is the best means of achieving the objectives and intended outcomes and is consistent with the advice provided from NSW Department of Planning on the 1 November 2019.

Section B – Relationship to strategic planning framework.

Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Riverina Murray Regional Plan 2036

The *Riverina Murray Regional Plan 2036* is a 20-year blueprint for the future of the Riverina Murray, approved by the Department of Planning and Environment in 2017. The Riverina Murray region consists of 20 local government areas: Albury, Berrigan, Bland, Carrathool, Coolamon, Cootamundra-Gundagai, Edward River, Federation, Greater Hume, Griffith, Hay, Junee, **Leeton**, Lockhart, Murray River, Murrumbidgee, Narrandera, Snowy Valleys, Temora and Wagga Wagga.

The *Riverina Murray Regional Plan 2036* identifies that the Riverina Murray region in 2036 will be a diversified economy founded on Australia's food bowl, iconic waterways, a strong network of vibrant and connected communities and with its population expected to increase by 11,150 people.

In terms of Leeton's contribution to this population increase for the Riverina Murray region, the 2016 census shows that Leeton's population to be 11,168, up 1.2% from 11,037 in 2011. Leeton Shire Council's Economic Development, Tourism and Events strategic plan titled '*Envisage 2024, Going for Growth*' indicates the population to reach 12,528 by 2036, an increase of 12.1% from 2016. It also forecasts the age structure in Leeton Shire up until 2026 will see an 11.7% increase in population under the working age and a 26.3% increase in population at retirement age.

The *Riverina Murray Regional Plan 2036* identifies that:

'Agriculture is integral to the success of the economy and a major force in the State. The Riverina Murray makes the largest regional contribution to agricultural production in NSW (\$1.4 billion). Agricultural productivity, combined with the region's strategic locational advantages and value-added manufacturing capabilities, make for an exciting future for this region.'

Leeton plays an important role in the regions agricultural economic success. The plan's narrative for the Leeton local government area is as follows:

'Leeton's economy is primarily driven by agriculture, with citrus, rice, grapes and wheat important commodities. The shire is home to the Sunrice Headquarters, Berri Juices, Swift Beef Cattle Feedlot, Freedom Foods and Murrumbidgee Irrigation, and is an important education centre for the Riverina Murray region.'

The Plan has four (4) main goals for the region:

1. *A growing and diverse economy*
2. *A healthy environment with pristine waterways*
3. *Efficient transport and infrastructure networks*
4. *Strong, connected and healthy communities*

Goal 4 Strong, connected and healthy communities, is directly applicable to this planning proposal. Specifically, within goal 4; the proposal is consistent with the following direction and its applicable actions:

- *Direction 23 Build resilience in towns and villages*

Direction 23 states:

23. *Helping towns and villages to become more robust and dynamic places will increase their appeal for residents and contribute to their growth and prosperity.'*

Actions from this direction applicable to this planning proposal are:

- 23.2 *Work with councils to better understand the drivers of population change and implications for local communities..*

This Planning Proposal supports the objectives, actions, desired outcomes, economic drivers and future growth directions detailed in the *Riverina Murray Regional Plan 2036* across the Leeton LGA by:

- providing an opportunity to redevelop a key recreational facility and site to support the local community, and
- assist to sustain an existing recreational facility that has social, economic and health benefits that contribute directly to the prosperity of Leeton.

Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Relevant Local Strategies

Council has prepared a Strategic Community Plan entitled *Leeton on the Go, Our Community Strategic Plan – Toward 2030*.

The amended Planning Proposal is consistent with Leeton Shire Community Vision in that Plan being:

'To enjoy outstanding lifestyles and prosperous livelihoods within a caring and inclusive community and a healthy environment.'

Specifically, the Planning Proposal is considered to be consistent with the following key themes of that Plan:

- *Theme 1 - A Healthy and Caring Community* – Specifically its sub-theme - *A community that focuses on being healthy*. This sub-theme addresses the community's aspirations for a healthy community. The planning proposal is consistent with the 'How can we do this' actions of the theme which are:
 - *By taking more care about ourselves including healthy eating and exercising more*
- *Theme 2 – An Active and Enriched Community* – Specifically its sub-theme – *A community that participates and sport and active leisure*. This sub-theme addresses the community's aspirations for sport and active lifestyles. The planning proposal is consistent with the 'How can we do this' actions of the theme which are:
 - *By making more people aware that sport is good for our health and happiness*
 - *By making sport and leisure facilities and clubs as affordable as possible and welcoming for people of all ages and all walks of life*
 - *By making sure we take proper care of what we already have*
 - *By helping clubs remain strong and viable*
- *Theme 4 – A Thriving Economy With Good Jobs* – Specifically its sub-theme – *A community that has great attractions and events*. This sub-theme addresses the community's aspirations for Leeton as a destination. The planning proposal is consistent with the 'How can we do this' actions of the theme which are:
 - *By improving the range and quality of accommodation in town*
 - *By promoting what we have to offer in Leeton Shire*

The ongoing contribution of the Leeton Golf Club to these key outcomes is consistent with Council's community strategic planning.

Leeton Local Strategic Planning Statement

The Leeton Local Strategic Planning Statement was adopted by Council in 24 June 2020 and sets out Council's 20-year land use vision and ensures that other plans, studies and strategies such as LEP, Regional/District Plans as well as the Leeton Community Strategic Plan are consistent in how land is used to achieve the communities broad land use vision.

To achieve this 20-year vision, 37 planning priorities have been identified broken into eight themes to improve the social, environmental and economic development of Leeton Shire Council.

Specifically, the Planning Proposal is considered to be consistent with the following key themes of that Plan:

- *Priority Three – Tourism*
Promote tourism opportunities to draw visitors from the surrounding and wider regions

The proposed rezoning seeks to facilitate recreational and tourism-related facilities in a suitable location that will provide further opportunities to attract tourists.

- *Priority Six – Community*
This is to ensure the community has access to the liveable neighbourhoods and quality open space.

The proposal seeks to rezone land from RE1 to RE2 still maintains recreational use that is complementary to the surrounding uses and unlikely to result in adverse amenity impacts. The subject site was historically used as a clubhouse and is predominantly cleared so that it would not impact on any significant vegetation or ecological communities.

The proposed rezoning is considered consistent with the Leeton Local Strategic Planning Statement and will result in positive economic impacts without any adverse environmental impacts.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is generally consistent with all applicable SEPPs (**Refer Attachment 3**).

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal is generally consistent with Ministerial Directions under Section 117(2) (**Refer Attachment 3**).

Any variations to these Directions **are considered to be of minor significance.**

Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No critical habitat has been identified within the Leeton local government area. The proposed zoning change to Lot 742 DP 751745 from RE1 Public Recreation to RE2 Private Recreation will not impact on any critical habitat or ecological community.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are no other likely environmental effects as a result of the Planning Proposal.

Has the planning proposal adequately addressed any social and economic effects?

The planning proposal is considered to have a positive effect on the local community and economy. The planning proposal will maintain an important recreational facility and provide supporting infrastructure. The role of recreation as identified in this planning proposal has substantial social and economic effects in the local community.

The planning proposal will not result in a detrimental impact on the current levels of amenity enjoyed by residents of the Leeton Shire. Any future developments will be subject to merit-based assessment and the appropriate statutory process to ensure development occurs in a sustainable and appropriate manner, with due consideration to any possible land use conflict impacts.

The additional activity to be generated will result in positive economic impacts and consequently this will relate to increased economic benefits more broadly across the local government area.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

There are no significant public infrastructure impacts associated with the Planning Proposal. Notwithstanding, Council has contribution plan pursuant to the previous section 94A of the *Environmental Planning and Assessment Act 1979* and a contribution plan pursuant to Section 64 of the *Local Government Act 1993* to facilitate the recoupment of cost associated with any public infrastructure works or upgrades which may be required.

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Relevant State Government agencies will be consulted in accordance with requirements of any future Gateway determination issued by the Department of Planning and Environment. The Department of Planning and Environment were also consulted prior to the preparation of the resolution for Council to proceed with this Planning Proposal.

There are no Commonwealth public authorities considered to be directly impacted by the Planning Proposal.

7. Part 4 – Maps

The planning proposal will require alterations to the *Leeton Local Environmental Plan 2014* maps.

Attachment 4 contains the alterations to mapping from the *Leeton Local Environmental Plan 2014*

8. Part 5 – Community consultation

Wider community consultation will be commenced by giving notice of the public exhibition of the Planning Proposal:

- in a newspaper that circulates in the area affected by the Planning Proposal i.e. The Leeton Irrigator, and
- on the web-site of the Leeton Shire Council

The written notice will:

- give a brief description of the objectives or intended outcomes of the Planning Proposal
- indicate the land affected by the Planning Proposal
- state where and when the Planning Proposal can be inspected
- give the name and address of the RPA for the receipt of submissions
- indicate the closing date for submissions.

During the exhibition period, the following material will be made available for inspection:

- the Planning Proposal, in the form approved for community consultation by the Director General of Planning
- the Gateway Determination
- any studies relied upon by the Planning Proposal.

The initial gateway determination will confirm the public consultation that must be undertaken in relation to the Planning Proposal. If the gateway determination specifies different consultation requirement this part of the proposal will be revised to reflect the terms of the gateway determination.

In the interest of keeping communication open from the outset, key stakeholders will be identified and contacted directly to ensure that they are aware of the Planning Proposal and are given the opportunity to communicate their concerns and ideas in regard to the development.

9. Part 6 – Project Timeline

Table 1: Project Timeline

Task	Anticipated Timeframe
Commencement date (date of Gateway determination) for PP_2019_LEETO_001_00	13 January 2021
Completion of required technical information	1 week

Government agency consultation (pre and post exhibition as required by Gateway determination)	3 weeks
Commencement and completion dates for public exhibition period	4 weeks
Dates for public hearing (if required)	N/A
Consideration of submissions	2 weeks
Consideration of a proposal post exhibition	2 weeks
Date of submission to the Department to finalise the LEP	1 week
Anticipated date RPA will make the plan (if delegated)	TBD
Anticipated date RPA will forward to the Department for notification.	TBD

Attachment 1 Title search details – Lot 742 DP 751745



FOLIO: 742/751745

SEARCH DATE	TIME	EDITION NO	DATE
13/8/2018	3:18 PM	3	7/11/2014

LAND

LOT 742 IN DEPOSITED PLAN 751745
AT LEETON
LOCAL GOVERNMENT AREA LEETON
PARISH OF YARANGERY COUNTY OF COOPER
(FORMERLY KNOWN AS PORTION 742)
TITLE DIAGRAM CROWN PLAN 7103.1804

FIRST SCHEDULE

LEETON SHIRE COUNCIL (T AI701962)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Golf Club

PRINTED ON 13/8/2018

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 95(2) of the Real Property Act 1900.
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Attachment 2 Council report and resolution to prepare Planning Proposal

LEETON SHIRE COUNCIL
Ordinary Council Meeting - Wednesday 28 October 2020

OPERATIONAL MATTERS

Item 8.12 REZONING OF LAND - 26 LAKE PADDOCK DRIVE AND 98 ACACIA AVENUE EAST

20/162

Resolved

THAT Council resolves to:

1. Receive and note the progress on the rezoning of Lot 49 in DP 1114977, 26 Lake Paddock Drive, Leeton, from Public Recreation RE1 to Low Density Residential R2.
2. Note the advice received from the NSW Department of Planning, Industry and Environment regarding the rezoning of Lot 742 in DP 751745, 98 Acacia Avenue East, Leeton, from Public Recreation RE1 to Public Recreation RE2.
3. Prepare and submit an amended Planning Proposal to NSW Planning, Industry and Environment seeking a Gateway determination to amend the Leeton Local Environmental Plan 2014 by rezoning 98 Acacia Avenue East Leeton from Public Recreation RE1 to Public Recreation RE2.
4. Request authorisation from NSW Planning, Industry and Environment to exercise the functions of the Minister for Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979* in relation to the Planning Proposal.
5. Authorise the Mayor and General Manager to sign any and all necessary documents in relation to this matter.

(Moved Cr Ciccio, seconded Cr Kidd)

LEETON SHIRE COUNCIL
Ordinary Council Meeting - Wednesday 28 October 2020

ITEM 8.12 REZONING OF LAND - 26 LAKE PADDOCK DRIVE AND 98 ACACIA AVENUE EAST

RECORD NUMBER	20/344
RELATED FILE NUMBER	EF11/103
AUTHOR/S	Manager Planning, Building and Health
APPROVER/S	Director Operations

SUMMARY/PURPOSE

The purpose of this report is to provide Council with an update on the rezoning applications at 26 Lake Paddock Drive and 98 Acacia Avenue East and seek a Council resolution to amend the planning process for 98 Acacia Avenue East (Golf Course), in accordance with NSW Department of Planning, Industry and Environment advice, to rezone from Public Recreation RE1 to Private Recreation RE2.

RECOMMENDATION

THAT Council resolves to:

1. Receive and note the progress on the rezoning of Lot 49 in DP 1114977, 26 Lake Paddock Drive, Leeton, from Public Recreation RE1 to Low Density Residential R2.
 2. Note the advice received from the NSW Department of Planning, Industry and Environment regarding the rezoning of Lot 742 in DP 751745, 98 Acacia Avenue East, Leeton, from Public Recreation RE1 to Public Recreation RE2.
 3. Prepare and submit an amended Planning Proposal to NSW Planning, Industry and Environment seeking a Gateway determination to amend the Leeton Local Environmental Plan 2014 by rezoning 98 Acacia Avenue East Leeton from Public Recreation RE1 to Public Recreation RE2.
 4. Request authorisation from NSW Planning, Industry and Environment to exercise the functions of the Minister for Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979* in relation to the Planning Proposal.
 5. Authorise the Mayor and General Manager to sign any and all necessary documents in relation to this matter.
-

LEETON SHIRE COUNCIL
Ordinary Council Meeting - Wednesday 28 October 2020

REPORT

(a) Background

(i) 26 Lake Paddock Drive Leeton

On 26 September 2018 Council resolved to rezone Lot 49 in DP 1114977, 26 Lake Paddock Drive, Leeton, from Public Recreation RE1 to Low Density Residential R2.

Council determined that this land was not needed for recreational or any other purpose and resolved to re-classify this land from community to operational land in accordance with the *Local Government Act 1993*. This provided Council with an opportunity to sell the land as a residential lot, with the proceeds from the sale to be allocated to the development of a new recreational area adjacent to this site.

A planning proposal report was prepared and submitted to the NSW Department of Planning for consideration as per Council's resolution.

The Department of Planning advised that further justification and information regarding the proposed rezoning was required. The information requested includes housing and growth targets, addressing property restrictions and further information on compliance with new SEPPs.

(ii) 98 Acacia Avenue East, Leeton

This land is the site of the previous Leeton Golf Club Clubhouse building, which was demolished several years ago.

Council was granted ownership of this site by the previous owner, the Leeton Soldiers Club, following Council's agreement to manage and fund the operation of the golf course. The clubhouse building had contained a bar, restaurant and function rooms.

The site is currently zoned Public Recreation RE1 which permits the redevelopment as an entertainment facility, food and drink premises, function centre and recreation facility (indoor). Consideration has recently been given to maximising the future potential of this site by rezoning to allow additional land uses. This would increase the long-term sustainability of the golf club and course.

Council resolved on 26 September 2018 to amend schedule 1 of the RE1 Public Recreation to permit additional land uses: *tourist and visitor accommodation* and *registered club*.

A planning proposal report, as per Council's resolution, was prepared and submitted to the NSW Department of Planning, Industry and Environment for consideration. The Department advised in November 2019 that the amendment to the Schedule, while technically possible, was not preferred and that a rezoning of the land from RE1 Public Recreation to RE2 Private Recreation would be the preferred strategy.

LEETON SHIRE COUNCIL
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(b) Discussion

The NSW Department of Planning, Industry and Environment has assessed the proposed re-zonings and provided feedback to Council.

Regarding 26 Lake Paddock Drive Leeton additional information on housing targets and title restrictions are being researched and information prepared to amend the planning proposal and progress the matter.

In terms of 98 Acacia Avenue East (Golf Club), Council's previous resolution dated 26 September 2018 seeking to add additional uses to Schedule 1 of the RE1 Public Recreation requires amendment in line with the Departmental advice that a rezoning of the land from RE1 Public Recreation to RE2 Private Recreation would be the preferred option.

The proposed RE2 Private Recreation zone allows the provision of open space for recreation purposes for both public and private. The list of permitted uses includes *tourist and visitor accommodation* and *registered clubs*, which is consistent with the original Council resolution of the 26 September 2018 to provide for these land uses.

Should Council resolve to act on the advice provided by the Department, an amended planning proposal report will need to be prepared and submitted to the Department to enable it to make a gateway determination.

(c) Options

1. In relation to Lot 742 in DP 751745, 98 Acacia Avenue East, Leeton:
 - a. Approve the amendment of the original planning proposal to rezone Lot 742 in DP 751745 from RE 1 to RE2. **This is the preferred option**
 - b. Resolve not to rezone to RE2 and utilise Lot 742 in DP 751745 for a new Golf Club clubhouse only (which is permitted under the current zoning).
2. No options are available for 26 Lake Paddock Drive – the information is for noting only.

IMPLICATIONS TO BE ADDRESSED

(a) Financial

The resources required to prepare the initial planning proposal for the rezoning of Lots 49 and 742 were added to Council's 2018/19 Operational Plan when the item was reported to Council on 26 September 2018. Further work is required to satisfy the NSW Department of Planning, Industry and Environment. The appointment of an external planning service can be funded from the Town Planning Budget for 2020/21.

(b) Policy

In accordance with the Execution of Documents Matrix.

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(c) Legislative/Statutory

Council is required to comply with the NSW Department of Planning, Industry and Environment guidelines on the preparation of planning proposals.

(d) Risk

The NSW Department of Planning, Industry Environment have advised that there appear to be no issues with either of the re-zonings, subject to the amendment of the proposals. Notwithstanding this advice, there is a low risk that the NSW Department of Planning, Industry and Environment may not grant approval for the planning proposal. To minimise this risk, the planning proposal will need to fully demonstrate the strategic merits of the proposed re-zonings.

CONSULTATION

(a) External

Nil at this stage. Council will be required to consult the community about the planning proposals that are the subject of this report if the recommendation is adopted. Pursuant to Council's Community Participation Plan, planning proposals for Local Environmental Plans subject to a gateway determination must be exhibited for a minimum of 28 days. The methods to be used are Council's website, the *Have your say* on-line consultation hub, the Council Noticeboard and *The Irrigator*.

(b) Internal

General Manager
Director Operations

LINK/S TO THE DELIVERY PROGRAM/OPERATIONAL PLAN (DPOP)

Under the Key Priority Area THEME 5 - "A QUALITY BUILT ENVIRONMENT" within Council's adopted Delivery Program/Operational Plan – 17 - A community that enjoys attractive towns and parks - 17a is to "Provide open spaces for active and passive leisure - Maintain and improve Council's park network in accordance with Leeton Shire Council's "Parks and Playgrounds Inspection Plan" and "Playground Strategy".

ATTACHMENTS

There are no attachments for this report.

Attachment 3 Consistency with SEPPs and S117 Directions

Attachment 3: Request for initial gateway determination - State Environmental Planning Policy (SEPP) Checklist

<i>SEPP Title</i>	<i>Summary of SEPP</i>	<i>Applicable to Planning Proposal</i>	<i>Consistency</i>
State Environmental Planning Policy No. 1 - Development Standards	Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.	N/A	N/A
State Environmental Planning Policy No. 19 - Bushland in Urban Areas	Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.	N/A	N/A
State Environmental Planning Policy No. 21 - Caravan Parks	Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years	N/A	N/A

SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
State Environmental Planning Policy No. 33 - Hazardous & Offensive Industry	Provides new definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the <i>Environmental Planning and Assessment Act 1979</i> .	N/A	N/A
State Environmental Planning Policy No. 36 - Manufactured Home Estate	Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy	N/A	N/A
State Environmental Planning Policy No. 44 - Koala Habitat Protection	Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations	N/A	Whilst not directly applicable to this planning proposal, any future development of the site will be assessed

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SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
	will be maintained over their present range.		on its merits against the provisions of this policy. The planning proposal is subsequently considered to be consistent with the aims and objectives of the SEPP.
State Environmental Planning Policy No. 47 - Moore Park Showground	Enables the redevelopment of the Moore Park Showground for film and television studios and film-related entertainment facilities in a manner that is consistent with the Showground's status as an area important to the State and for regional planning.	N/A	N/A
State Environmental Planning Policy No. 50 - Canal Estate Development	Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments	N/A	N/A
State Environmental Planning Policy No. 55 - Remediation of Land	Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines	Yes	The site contained a former clubhouse that was demolished and cleared in accordance with EPA and Workover requirements. The proposed site is considered suitable for the intended use as it was historically used for recreation purposes and the former structure and use was removed in accordance with EPA and Workover requirements. Any future development proposals will be assessed individually on their merits against the provisions of this policy. The land use itself is also not considered to be a contaminating use. The planning proposal is subsequently considered to be consistent with the aims and objectives of the SEPP and suitable for the

SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency to permitted uses.
State Environmental Planning Policy No. 64 – Advertising & Signage	Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors).	N/A	N/A
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development	Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to Councils on the merit of residential flat development. The accompanying regulation requires the involvement of a qualified designer throughout the design, approval and construction stages	N/A	N/A
State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)	Extends the life of affordable housing provisions relating to: Sydney Regional Environmental Plan No. 26 - City West, Willoughby Local Environmental Plan 1995, South Sydney Local Environmental Plan 1998. Schemes such as these are helping to provide affordable housing in areas undergoing significant redevelopment	N/A	N/A
State Environmental Planning Policy (Aboriginal Land) 2019	The policy has been made to ensure the consideration of 'development delivery plans' ('DDPs') for land owned by Local Aboriginal Land Councils ('LALCs') which must be considered when determining development applications and the	N/A	At present the SEPP only applies to certain land owned by Darkinjung Local Aboriginal Land Council in the Central Coast Council local government area.

SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
	preparing planning proposals.		
State Environmental Planning Policy (Affordable Rental Housing) 2009	Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.	N/A	N/A
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW.	N/A	N/A
State Environmental Planning Policy (Coastal Management) 2018	This SEPP applies to coastal management areas identified in the Act and requires consideration of the assessment criteria that have been tailored for each coastal management areas. Councils and other consent authorities are required to apply these criteria when assessing proposals for development that fall within one or more of the mapped areas.	N/A	N/A
State Environmental Planning Policy (Concurrences) 2018	The Concurrence SEPP allows the Planning Secretary to elect to be the concurrence authority for certain development that required concurrence under nominated State environmental planning policies including the Infrastructure SEPP and the Growth Centres SEPP.	N/A	N/A

<i>SEPP Title</i>	<i>Summary of SEPP</i>	<i>Applicable to Consistency Planning Proposal</i>	
State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 contains provisions that make it easier for child-care providers, schools, TAFEs and universities to build new facilities and improve existing ones by streamlining approval processes to save time and money and deliver greater consistency across NSW. The SEPP balances the need to deliver additional educational infrastructure with a focus on good design.	N/A	N/A
State Environmental Planning Policy (Exempt & Complying Development Codes) 2008	Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the <i>Environmental Planning and Assessment Act 1979</i> .	N/A	N/A
State Environmental Planning Policy (Gosford City Centre) 2018	Promote the economic and social revitalisation of Gosford City Centre with the introduction of planning controls and zoning to support this.	N/A	N/A
State Environmental Planning Policy (Housing for Seniors & People with a	Encourage the development of highquality accommodation for our ageing population and for people who have disabilities - housing that is in	N/A	N/A

SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
Disability) 2004	keeping with the local neighbourhood. Note the name of this policy was changed from SEPP (Seniors Living) 2004 to SEPP (Housing for Seniors or People with a Disability) 2004 effective 12.10.07		
State Environmental Planning Policy (Infrastructure) 2007	Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.	N/A	N/A
State Environmental Planning Policy (Integration and Repeals) 2016	This SEPP serves to repeal the following environmental planning instruments: <ul style="list-style-type: none"> • <i>Hunter Regional Environmental Plan 1989 (Heritage)</i>, • <i>Illawarra Regional Environmental Plan No 1</i>, • <i>Illawarra Regional Environmental Plan No 2—Jamberoo Valley</i>, • <i>Jervis Bay Regional Environmental Plan 1996</i>, • <i>Lower South Coast Regional Environmental Plan (No 2)</i>, • <i>North Coast Regional Environmental Plan</i>, • <i>Orana Regional Environmental Plan No 1—Siding Spring</i>, • <i>Riverina Regional Environmental Plan No 1</i>, 	N/A	N/A

SEPP Title	Summary of SEPP	Applicable to Consistency Planning Proposal	
	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy No 15—Rural Landsharing Communities,</i> • <i>State Environmental Planning Policy No 29—Western Sydney Recreation Area,</i> • <i>State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land),</i> • <i>State Environmental Planning Policy No 39—Spit Island Bird Habitat,</i> • <i>State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential,</i> • <i>State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011,</i> • <i>Sydney Regional Environmental Plan No 18—Public Transport Corridors,</i> • <i>Sydney Regional Environmental Plan No 19—Rouse Hill Development Area.</i> 		
State Environmental Planning Policy (Kosciuszko National Park - Alpine Resorts) 2007	The aim of this policy is to strengthen the assessment framework for development within the alpine resorts and to reinforce environmentally sustainable development and recreational activities within these resorts. The Policy also facilitates the protection of the natural and cultural setting of the alpine resorts in Kosciuszko National Park	N/A	N/A

<i>SEPP Title</i>	<i>Summary of SEPP</i>	<i>Applicable to Planning Proposal</i>	<i>Consistency</i>
State Environmental Planning Policy (Kurnell Peninsula) 1989	This Policy applies only to the land within the Shire of Sutherland, known as Kurnell Peninsula, and adjacent waterways.	N/A	N/A
State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007	This Policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.	N/A	N/A
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	This policy provides that the erection of temporary structures is permissible with consent across the State, whilst also ensuring safety and environmental factors are considered. It also provides that development comprising the subdivision of land, the erection of a building or the demolition of a building, to the extent to which it does not already require development consent under another environmental planning instrument, cannot be carried out except with development consent.	N/A	N/A
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	This SEPP provides a development control process that ensures that environmental and technical matters are considered in the implementation of the Penrith Lakes Scheme	N/A	N/A
State Environmental Planning Policy (Rural Lands) 2008	The aim of this policy is to facilitate the orderly and economic use and development of rural lands for rural and related purposes. The policy applies to local government areas that are not listed in clause 4	N/A	N/A

<i>SEPP Title</i>	<i>Summary of SEPP</i>	<i>Applicable to Planning Proposal</i>	<i>Consistency</i>
State Environmental Planning Policy (State and Regional Development) 2011	This SEPP identifies development and infrastructure that is of State significance and also confers functions on joint regional planning panels to determine development applications.	N/A	N/A
State Environmental Planning Policy (State Significant Precincts) 2005	The aims of this SEPP is to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State.	N/A	N/A
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	The aims of this Policy are to <ul style="list-style-type: none"> • provide for healthy water catchments that will deliver high quality water while permitting development that is compatible with that goal, and • to provide that a consent authority must not grant consent to a proposed development unless it is satisfied that the proposed development will have a neutral or beneficial effect on water quality, and • to support the maintenance or achievement of the water quality objectives for the Sydney drinking water catchment. 	N/A	N/A
State Environmental Planning Policy (Sydney Region Growth Centres)	Provides for the coordinated release of land for residential, employment and other urban development in the North West and South West	N/A	N/A

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SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
2006	growth centres of the Sydney Region (in conjunction with Environmental Planning and Assessment Regulation relating to precinct planning).		
State Environmental Planning Policy (Three Ports) 2013	This SEPP provides a consistent planning regime for the development and delivery of infrastructure on land in Port Botany, Port Kembla and the Port of Newcastle.	N/A	N/A
State Environmental Planning Policy (Urban Renewal) 2010	The aims of this Policy are as follows: <ul style="list-style-type: none"> to establish the process for assessing and identifying sites as urban renewal precincts, to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts, to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport. 	N/A	N/A
State Environmental Planning Policy (Vegetation in non-rural areas) 2017	This policy applies to non-rural areas of the state. It seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, along with preserving the amenity of non-rural areas of the State through the preservation of trees and other vegetation.	N/A	Whilst not directly applicable to this planning proposal, any future development proposals for the site will be assessed on its merits against the provisions of this policy. The land use would not prohibit protecting biodiversity however the site is cleared with minimal vegetation. The planning proposal is considered to be consistent with the aims and objectives of the SEPP.

<i>SEPP Title</i>	<i>Summary of SEPP</i>	<i>Applicable to Planning Proposal</i>	<i>Consistency</i>
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Promotes economic development and the creation of employment in the Western Sydney Employment Area by providing for development, including major warehousing, distribution, freight transport, industrial, high technology and research facilities. The policy provides for coordinated planning, development and rezoning of land for employment or environmental conservation purposes.	N/A	N/A
State Environmental Planning Policy (Western Sydney Parklands) 2009	The aim of the policy is to put in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into multi-use urban parkland for the region of western Sydney.	N/A	N/A
Murray REP No. 2 – Riverine Land	Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinating planning along the Murray River and the implementation of planning-related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.	N/A	N/A
Willandra Lakes REP No 1 - World Heritage Property	Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.	N/A	N/A

Attachment 3: Request for initial gateway determination - s.9.1 Ministerial Directions Checklist

No.	Title	Applicable to Planning Proposal	Consistency
1. Employment and Resources (effective 1 July 2009, except for new Direction 1.2 effective 14 April 2016 and 1.1 effective 1 May 2017)			
1.1	<p><i>Business and Industrial Zones</i></p> <p>A planning proposal must:</p> <ul style="list-style-type: none"> • give effect to the objectives of this direction, • retain the areas and locations of existing business and industrial zones, • not reduce the total potential floor space area for employment uses and related public services in business zones, • not reduce the total potential floor space area for industrial uses in industrial zones, and • ensure that proposed new employment areas are in accordance with a strategy that is approved by the Secretary of the Department of Planning and Environment. 	N/A	N/A
1.2	<p><i>Rural Zones</i></p> <p>A planning proposal must:</p> <ul style="list-style-type: none"> • not rezone land from a rural zone to a residential, business, industrial, village or tourist zone • not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village). 	N/A	N/A
1.3	<i>Mining Petroleum Production and Extractive Industries</i>	N/A	N/A

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No.	Title	Applicable to Planning Proposal	Consistency
	This direction applies when a relevant planning authority prepares a planning proposal that would have the effect of: <ul style="list-style-type: none"> • prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or • restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development. 		
1.4	<i>Oyster Aquaculture</i> This direction applies when a relevant planning authority prepares any planning proposal that proposes a change in land use which could result in: <ul style="list-style-type: none"> • adverse impacts on a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate"; or • incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate" and other land uses. 	N/A	N/A
1.5	<i>Rural Lands</i> This direction applies when: <ul style="list-style-type: none"> • a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or • a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a 	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	rural or environment protection zone.		
2. Environment and Heritage (effective 1 July 2009 Except for new Direction 2.5 effective 2 March 2016, Direction 2.1, 2.2 and 2.4 effective 14 April 2016)			
2.1	<p><i>Environment Protection Zones</i></p> <p>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".</p>	N/A	N/A
2.2	<p><i>Coastal Protection</i></p> <p>A planning proposal must include provisions that give effect to and are consistent with:</p> <ul style="list-style-type: none"> the NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997, and the Coastal Design Guidelines 2003, and the manual relating to the management of the coastline for the purposes of section 733 of the Local Government Act 1993 (the NSW Coastline Management Manual 1990). 	N/A	N/A
2.3	<p><i>Heritage Conservation</i></p> <p>A planning proposal must contain provisions that facilitate the conservation of:</p> <ul style="list-style-type: none"> items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, 	N/A	Whilst not directly applicable to this planning proposal, any future development proposals for the site will be assessed on its merits against the provisions of this policy. The land use would not prohibit identification and

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No.	Title	Applicable to Planning Proposal	Consistency
	<p>in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</p> <ul style="list-style-type: none"> • Aboriginal objects or Aboriginal places that are protected under the <i>National Parks and Wildlife Act 1974</i>, and • Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people. 		reporting of relics however this is very unlikely due to the recent use and activity of the site.
2.4	<p><i>Recreation Vehicle Areas</i></p> <p>A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983):</p> <ul style="list-style-type: none"> • where the land is within an environmental protection zone, • where the land comprises a beach or a dune adjacent to or adjoining a beach, • where the land is not within an area or zone referred to in paragraphs (4)(a) or (4)(b) unless the relevant planning authority has taken into consideration: <ul style="list-style-type: none"> ➢ the provisions of the guidelines entitled Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and ➢ the provisions of the guidelines entitled Recreation 	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	Vehicles Act, 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985.		
2.5	<p><i>Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</i></p> <p>The objective of this direction is to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast. This direction applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed only.</p>	N/A	N/A
2.6	<p><i>Remediation of Contaminated Land</i></p> <p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	Yes	<p>The site is not listed or within an investigation area within the meaning of the Contaminated Land Management Act 1997.</p> <p>The site contained a former clubhouse that was demolished and cleared in accordance with EPA and Workover requirements. The proposed site is considered suitable for the intended use as it was historically used for recreation purposes and the former structure and use was removed in accordance with EPA and Workover requirements.</p> <p>Any future development proposals will be assessed individually on their merits against the provisions of this policy. The land use itself is also not considered to be a contaminating use.</p>

No.	Title	Applicable to Planning Proposal	Consistency
			The planning proposal is subsequently considered to be consistent with the objectives of Local Planning Direction 2.6.
3. Housing Infrastructure and Urban Development (effective 1 July 2009 - except for new Direction 3.6 effective 16 February 2011, Direction 3.1, 3.2, 3.4 and 3.5 effective 14 April 2016)			
3.1	<p><i>Residential Zones</i></p> <p>This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:</p> <ul style="list-style-type: none"> • an existing or proposed residential zone (including the alteration of any existing residential zone boundary) • any other zone in which significant residential development is permitted or proposed to be permitted. <p>A planning proposal must include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none"> • broaden the choice of building types and locations available in the housing market, and • make more efficient use of existing infrastructure and services, and • reduce the consumption of land for housing and associated urban development on the urban fringe, and • be of good design. <p>A planning proposal must, in relation to land to which this direction applies:</p> <ul style="list-style-type: none"> • contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have 	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	been made to service it), and <ul style="list-style-type: none"> not contain provisions which will reduce the permissible residential density of land. 		
3.2	<p><i>Caravan Parks and Manufactured Home Estates</i></p> <p>This direction applies when a relevant planning authority prepares a planning proposal.</p> <p>In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:</p> <ul style="list-style-type: none"> retain provisions that permit development for the purposes of a caravan park to be carried out on land, and retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park. <p>In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</p> <ul style="list-style-type: none"> take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located, take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent. 	N/A	N/A
3.3	<i>Home Occupations</i>	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	This direction applies when a relevant planning authority prepares a planning proposal. Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.		
3.4	<p><i>Integrating Land Use and Transport</i></p> This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: <ul style="list-style-type: none"> • Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and • The Right Place for Business and Services – Planning Policy (DUAP 2001). 	N/A	N/A
3.5	<p><i>Development Near Licensed Aerodromes</i></p> This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.	N/A	N/A
3.6	<p><i>Shooting Ranges</i></p> This direction applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range. A planning proposal must not seek to rezone land adjacent to and/ or adjoining an existing shooting range that has the effect of:	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	<ul style="list-style-type: none"> • permitting more intensive land uses than those which are permitted under the existing zone; or • permitting land uses that are incompatible with the noise emitted by the existing shooting range. 		
3.7	<p><i>Reduction in non-hosted short term rental accommodation period</i></p> <p>This direction distinguishes between STRA and traditional accommodation uses and allows temporary use dwellings as STRA for visitors based on a set criteria including maximum length of stay.</p>	N/A	N/A
4. Hazard and Risk (effective 1 July 2009 – except for new Direction 4.2 effective 12 April 2016)			
4.1	<p><i>Acid Sulfate Soils</i></p> <p>This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.</p>	N/A	N/A
4.2	<p><i>Mine Subsidence and Unstable Land</i></p> <p>This direction applies to land that is within a Mine Subsidence District proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961, or has been identified as unstable land.</p>	N/A	N/A
4.3	<p><i>Flood Prone Land</i></p> <p>This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p> <p>A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).</p>	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	<p>A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.</p> <p>A planning proposal must not contain provisions that apply to the flood planning areas which:</p> <ul style="list-style-type: none"> • permit development in floodway areas • permit development that will result in significant flood impacts to other properties • permit a significant increase in the development of that land • are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or • permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development. <p>A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).</p> <p>For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas) unless a relevant planning authority provides adequate justification for the proposed</p>		

Gateway Planning Proposal – Rezoning at Lot 742 DP751745
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No.	Title	Applicable to Planning Proposal	Consistency
	departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).		
4.4	<p><i>Planning for Bushfire Protection</i></p> <p>This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.</p> <p>In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made,</p> <p>A planning proposal must:</p> <ul style="list-style-type: none"> • have regard to Planning for Bushfire Protection 2006, • introduce controls that avoid placing inappropriate developments in hazardous areas, and • ensure that bushfire hazard reduction is not prohibited within the APZ. • A planning proposal must, where development is proposed, comply with the following provisions, as appropriate: • provide an Asset Protection Zone (APZ) incorporating at a minimum: <ol style="list-style-type: none"> (i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, 	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	<ul style="list-style-type: none"> • for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with, • contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks, • contain provisions for adequate water supply for fire fighting purposes, • minimise the perimeter of the area of land interfacing the hazard which may be developed, • introduce controls on the placement of combustible materials in the Inner Protection Area. 		
5. Regional Planning (effective 1 July 2009 - except for new Direction 5.2 effective 3 March 2011, Direction 5.9 effective 30 September 2013, Direction 5.4 effective 21 August 2015, Direction 5.8 and 5.10 effective 14 April 2016, Direction 5.1 and 5.3 effective 1 May 2017)			
5.1	<i>Implementation of Regional Strategies (Revoked 17 October 2017).</i>	N/A	N/A
5.2	Sydney Drinking Water Catchments This Direction applies to the Sydney drinking water catchment in the following local government areas: <ul style="list-style-type: none"> • Blue Mountains • Campbelltown • Cooma Monaro • Eurobodalla 	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	<ul style="list-style-type: none"> • Goulburn Mulwaree • Kiama • Lithgow • Oberon • Palerang • Shoalhaven Sutherland • Upper Lachlan • Wingecarribee • Wollondilly • Wollongong, 		
5.3	<p><i>Farmland of State and Regional Significance on the NSW Far North Coast</i></p> <p>This direction applies to:</p> <ul style="list-style-type: none"> • Ballina Shire Council, • Byron Shire Council, • Kyogle Shire Council, • Lismore City Council, • Richmond Valley Council, and • Tweed Shire Council 	N/A	N/A
5.4	<p><i>Commercial and Retail Development along the Pacific Highway, North Coast</i></p> <p>This Direction applies to those council areas on the North Coast that the Pacific Highway traverses, being those council areas between Port Stephens Shire Council and Tweed Shire Council, inclusive</p>	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010).	N/A	N/A
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008).	N/A	N/A
5.7	Central Coast (Revoked 10 July 2008).	N/A	N/A
5.8	Second Sydney Airport: Badgerys Creek This direction applies to land shown within the boundaries of the proposed airport site and within the 20 ANEF contour as shown on the map entitled "Badgerys Creek–Australian Noise Exposure Forecast–Proposed Alignment–Worst Case Assumptions", this being found in Appendix U of the Second Sydney Airport Site Selection Program Draft Environmental Impact Statement within Fairfield City Council, Liverpool City Council, Penrith City Council and Wollondilly Shire Council local government areas.	N/A	N/A
5.9	North West Rail Link Corridor Strategy The objectives of this direction are to: <ul style="list-style-type: none"> • promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) • ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans. This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council only.	N/A	N/A
5.10	Implementation of Regional Plans The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Yes	Consistent – planning proposal consistent with the Riverina Murray Regional Plan 2036.

No.	Title	Applicable to Planning Proposal	Consistency
	Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.		See commentary in <i>Part 3 Justification, Section B'</i> of the planning proposal.
5.11	<p><i>Development of Aboriginal Land</i></p> <p>The Ministerial Direction requires any relevant 'development delivery plans' ('DDPs') to be considered when a planning proposal authority is preparing a planning proposal for land to which the SEPP relates.</p> <p>The DDP only needs to be considered in preparing the planning proposal. There is no requirement for the planning proposal to give effect to or be consistent with the DDP.</p>	N/A	N/A
6. Local Plan Making (effective 1 July 2009)			
6.1	<p><i>Approval and Referral Requirements</i></p> <p>This direction applies when a relevant planning authority prepares a planning proposal.</p> <p>A planning proposal must:</p> <ul style="list-style-type: none"> • minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and • not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: <ol style="list-style-type: none"> (i) the appropriate Minister or public authority, and (ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and • not identify development as designated development unless the relevant planning authority: 	Yes	Consistent – no provisions are included in the Planning proposal for approval or referrals.

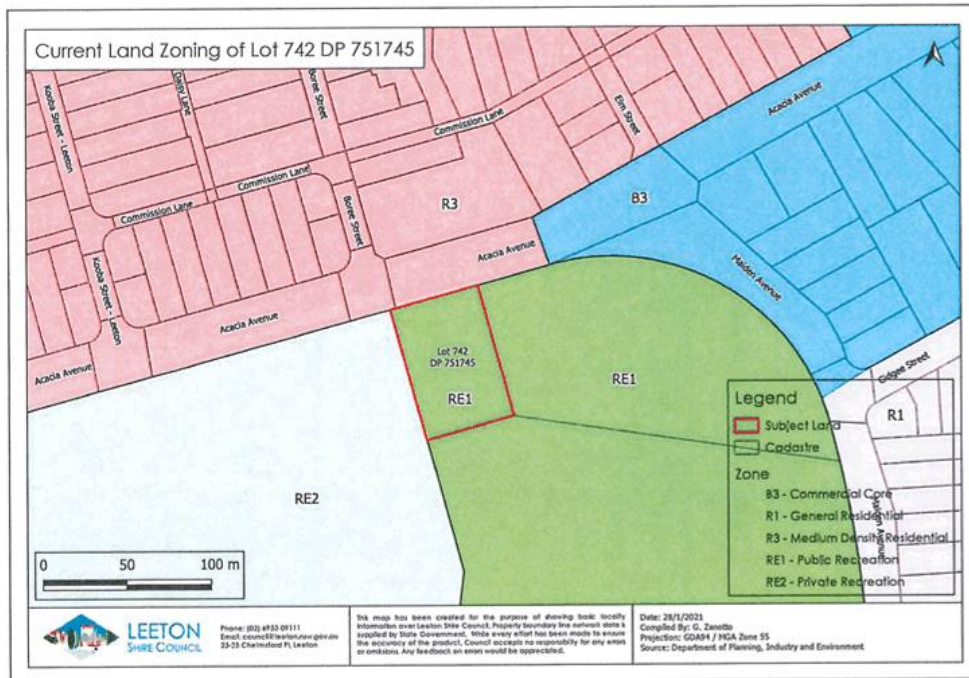
No.	Title	Applicable to Planning Proposal	Consistency
	(i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and (ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.		
6.2	<p><i>Reserving Land for Public Purposes</i></p> <p>This direction applies when a relevant planning authority prepares a planning proposal.</p> <p>A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).</p> <p>When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</p> <ul style="list-style-type: none"> • reserve the land in accordance with the request, and • include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and • identify the relevant acquiring authority for the land. <p>When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the</p>	Yes	<p>The Direction applies as the proposal seeks to rezone public open space RE1 into private open space RE2.</p> <p>The planning proposal is considered inconsistent with the Direction as it proposes to alter or reduce existing zonings or reservations of land for public purposes.</p> <p>The proposed loss of the public open space land is justified as historically was a clubhouse on operational land that has not been formally reserved for public purposes.</p> <p>The proposed zone RE2 Private Recreation applies to privately owned land used for recreational activities. The intention of the zone is to provide for a range of recreational facilities compatible with enhancing and protecting the natural environment.</p>

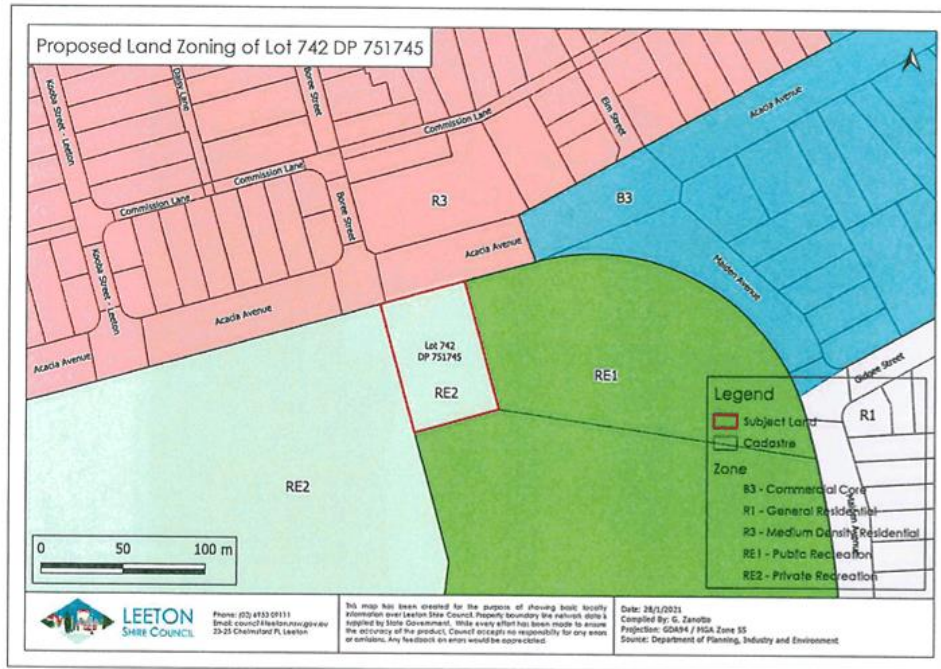
No.	Title	Applicable to Planning Proposal	Consistency
	<p>use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</p> <ul style="list-style-type: none"> • include the requested provisions, or • take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired. <p>When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</p>		<p>Furthermore, the proposal will facilitate the development of a key recreational facility to support the functioning of the surrounding public recreation precinct.</p> <p>Therefore, the inconsistency with the Direction is considered minor in significance for the reasons listed above and therefore acceptable in terms of Direction 6.2 (8).</p>
6.3	<p><i>Site Specific Provisions</i></p> <p>This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out. A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</p> <ul style="list-style-type: none"> • allow that land use to be carried out in the zone the land is situated on, or • rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or • allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning 	Yes	<p>Consistent</p> <p>See commentary in 'Part 3 Justification, Section A' of the planning proposal.</p>

No.	Title	Applicable to Planning Proposal	Consistency
	instrument being amended. A planning proposal must not contain or refer to drawings that show details of the development proposal.		
7. Metropolitan Planning 14 January 2015 (Except for Direction 7.2 effective 22 September 2015, Direction 7.3 effective 19 December 2016, Direction 7.4 effective 15 May 2017, Direction 7.5 effective 25 July 2017 and Direction 7.6 effective 5 August 2017)			
7.1	<i>Implementation of A Plan for Growing Sydney</i> The objective of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney. It does not apply to the Leeton Shire Council Local Government Area.	N/A	N/A
7.2	<i>Implementation of Greater Macarthur Land Release Investigation</i> The objective of this direction is to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan (the Preliminary Strategy). This direction applies to Campbelltown City Council and Wollondilly Shire Council only.	N/A	N/A
7.3	<i>Parramatta Road Corridor Urban Transformation Strategy</i> The objectives of this Direction are to: <ul style="list-style-type: none"> • facilitate development within the Parramatta Road Corridor that is consistent with the <i>Parramatta Road Corridor Urban Transformation Strategy (November, 2016)</i> and the <i>Parramatta Road Corridor Implementation Tool Kit</i>, • provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community, and • guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure. Does not apply to Leeton Shire Council Local Government Area.	N/A	N/A
7.4	<i>Implementation of North West Priority Growth Area Land Use and</i>	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	<p><i>Infrastructure Implementation Plan</i></p> <p>The objective of this direction is to ensure development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy (the Strategy). It does not apply to the Leeton Shire Council Local Government Area.</p>		
7.5	<p><i>Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</i></p> <p>The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the interim Plan). It does not apply to the Leeton Shire Council Local Government Area.</p>	N/A	N/A
7.6	<p><i>Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</i></p> <p>The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis. It does not apply to the Leeton Shire Council Local Government Area.</p>	N/A	N/A
7.7	<i>Implementation of Glenfield to Macarthur Urban Renewal Corridor</i>	N/A	N/A
7.8	<i>Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</i>	N/A	N/A
7.9	<i>Implementation of Bayside West Precincts 2036 Plan</i>	N/A	N/A
7.10	<i>Implementation of Planning Principles for the Cooks Cove Precinct</i>	N/A	N/A

Attachment 4 *Leeton Local Environmental Plan 2014 Maps*







**ITEM 8.7 MINUTES OF THE LEETON TREE ADVISORY COMMITTEE MEETING - 24
 MARCH 2021**

RECORD NUMBER	21/139
RELATED FILE NUMBER	EF10/572
AUTHOR/S	Manager Open Space and Recreation
APPROVER/S	Acting Group Manager Operations

SUMMARY/PURPOSE

The purpose of this report is to provide Council with the Minutes of the March 2021 meeting of the Leeton Tree Advisory Committee.

RECOMMENDATION

THAT Council endorses the Minutes of the Leeton Tree Advisory Committee's March 2021 meeting.

REPORT

(a) Background

The Leeton Tree Advisory Committee met most recently on 24 March 2021 and the Minutes of the meeting are provided for Council's information.

(b) Discussion

The major discussion points from the meeting were as follows:

1. A plan for the staged replacement of the Desert Ash trees in Currawang Avenue was discussed. The initial stage will involve planting in existing gaps and the removal and replacement of trees in very poor health. The following stages will focus on sections where severe pruning of trees under powerlines has occurred.
 2. The large Sugar Gum trees from Brobenah Road to the Myall Street intersection in Palm Avenue (bike path side) were discussed. The committee agreed that the trees are in poor health and need to be replaced. There are 30 trees in total, and it is recommended that they be removed and replaced in sections of approximately 10 each year over three years. Residents will be formally notified prior to any works commencing.
 3. The Manager Roads and Drainage presented a request to remove 15 Sugar Gum trees in Palm Avenue from the TAFE to the Muntenpen Street intersection. There are 15 trees in total. The road and kerb and gutter are scheduled for replacement works and the trees have significantly impacted the kerb and gutter. The Committee recommends the removal and replacement of the trees
-

and that a media release providing details of the project be written and distributed prior to the removal.

(c) Options

1. Endorse the Minutes of the Tree Advisory Committee meeting held on 24 March 2021. **This is the recommended option.**
2. Do not endorse the Minutes of the Tree Advisory Committee meeting held on 24 March 2021.

IMPLICATIONS TO BE ADDRESSED

(a) Financial

All activities described above are as per the adopted budget.

(b) Policy

Leeton Shire Council Tree Management Policy

(c) Legislative/Statutory

There are no legislative implications from this report.

(d) Risk

Public safety risks due to tree limb loss will be mitigated by ongoing inspection and management.

CONSULTATION

(a) External

Essential Energy

(b) Internal

Acting Group Manager Operations
Mayor Paul Maytom
Cr Peter Davidson

LINK/S TO THE DELIVERY PROGRAM/OPERATIONAL PLAN (DPOP)

Under the Key Priority Area Outcome Six: STRONG LEADERSHIP within Council's adopted Delivery Program/Operational Plan – 19 - A community that speaks up and gets involved - 19 c - Provide a framework for inclusive decision-making - Support and report on Council Advisory and Action Groups".

ATTACHMENTS

- 1 Leeton Tree Advisory Committee Meeting Minutes - 24 March 2021

**MINUTES OF THE LEETON TREE ADVISORY COMMITTEE HELD ON WEDNESDAY
24 March 2021 COMMENCING AT 9.00 AM AT LEETON SHIRE COUNCIL BOARD
ROOM**

Present: Mayor Paul Maytom, Cr Peter Davidson, Josh Clyne, Tom Steele, Chris Lashbrook.

Apologies: NIL

BUSINESS ARISING

1. Murrumbidgee Irrigation MR80 Trees – Recent information from MI indicates that the tree removal program between Leeton and Yanco has been delayed. Tom Steele to seek further information from MI.

TREE REMOVALS

1. A plan for the staged replacement of the Desert Ash trees in Currawang Ave was discussed by the committee. The initial stage will involve the planting in existing gaps and the removal and replacement of trees in very poor health. Following stages will focus on sections where severe pruning of trees under powerlines has occurred.
2. The large Sugar Gum trees from Brobenah Rd to the Myall Street intersection in Palm Avenue (bike path side) were discussed. The committee agreed that the trees are in poor health and need replacing. There are 30 trees in total and it is recommended that they be removed and replaced in sections of approximately 10 each year over three years. Formal notification to residents will be provided prior to any works commencing.
3. The Manager Roads and Drainage presented a request to remove 15 Sugar Gum trees in Palm Avenue from the TAFE to the Muntenpen Street intersection. There are 15 trees in total. The road and kerb and gutter is scheduled replacement works and the trees have significantly impacted the kerb and gutter. The Committee recommends the removal and replacement of the trees and that a media release be completed detailing the project prior to commencement.
4. The Manager Roads and Drainage presented some information regarding the entry/exit to Woolworths's from Palm Avenue. The two palms either side of the driveway entrance may present a site hazard for vehicles and pedestrians. The Committee deferred a decision on the matter until the next meeting so the issue could be further investigated.
5. The Manager Roads and Drainage requested permission to remove a single Gum Tree that will impede the placement of the proposed pedestrian bridge across the drain and supply channel at the intersection of Palm Avenue and Brobenah Rd opposite the TAFE. The committee agreed the tree should be removed when the project proceeds.

GENERAL BUSINESS

1. The Mayor raised concerns about the trees on Council road reserve at the Euroley Boat Ramp. The Manager Open Space and Recreation and Manager Roads and Drainage will inspect the trees and initiate action where required.
2. The Mayor raised an issue of trees falling into an orange orchard on Henry Lawson Drive. A CRM has been raised to deal with the issue with ownership of the trees to be determined.

**MINUTES OF THE LEETON TREE ADVISORY COMMITTEE HELD ON WEDNESDAY
24 March 2021 COMMENCING AT 9.00 AM AT LEETON SHIRE COUNCIL BOARD
ROOM**

3. The Mayor enquired about the planting of trees in the gaps between Leeton and Yanco. Manager Open Space and Recreation stated this would be undertaken during Council's next tree planting period.

There being no further business the meeting closed at 9.55am.

Date of next meeting – TBC

COUNCILLOR ACTIVITY REPORTS

ITEM 1 COUNCILLOR ACTIVITY REPORT

RECORD NUMBER	21/136
RELATED FILE NUMBER	EF10/130
AUTHOR	Executive Assistant to the General Manager and Mayor

RECOMMENDATION

THAT Council notes the Councillor Activity Reports for the period 25 March 2021 to 28 April 2021.

Cr Paul Maytom

25 March 2021	Southern Cross Care Living Residential Aged Care Meeting
26 March 2021	Murrumbidgee Environmental Water Advisory Group Chair Assessment Panel
27 March 2021	Meeting with WaterNSW
28 March 2021	Harmony Day Celebrations
9 April 2021	Meeting with The Hon. Damien Tudehope MLC Minister for Finance and Small Business and Media Event at SunRice Specialty Foods Plant
12 April 2021	Councillor site visit to Back Yanco Road and Research Road intersection and Gogeldrie Weir Committee Meeting with Integrated Site Design
14 April 2021	Gogeldrie Weir Onsite Meeting with Integrated Site Design and Henry Lawson Cottage Committee Meeting
15 April 2021	Leeton LHAC Meeting and Leeton Connect Board Meeting
19 April 2021	Murray Darling Association Board Meeting and Rombola Road Water Connection Meeting
21 April 2021	Welcoming Cities Symposium Opening Reception Sydney
22 April 2021	Welcoming Cities Symposium
23 April 2021	Assumption Villa ANZAC Day Service
24 April 2021	Henry V Performance
25 April 2021	ANZAC Day Service
27 April 2021	ACCC Murray-Darling Basin Water Markets Inquiry Results Session Griffith, Councillor Governance Training and FRRR Dinner

Cr George Weston

27 March 2021	Meeting with WaterNSW
28 March 2021	Harmony Day Celebrations
30 March 2021	Henry Lawson Cottage Inspection
31 March 2021	Opening of Widgelli /Wumbulgal RFS Station
12 April 2021	Councillor site visit to Back Yanco Road and Research Road intersection and Gogeldrie Weir Committee Meeting with Integrated Site Design
14 April 2021	Gogeldrie Weir Onsite Meeting with Integrated Site Design and Henry Lawson Cottage Committee Meeting
15 April 2021	Heritage Committee Meeting
21 April 2021	Meeting with The Hon. Troy Grant Interim Inspector-General of Water Compliance, RAMJO Delegates and Local Industry Leaders
1 April 2021	Opening of Penny Paniz Acquisitive Arts Competition and Exhibition

Cr Paul Smith

31 March 2021	Opening of Widgelli /Wumbulgal RFS Station
12 April 2021	Gogeldrie Weir Committee Meeting with Integrated Site Design
14 April 2021	Gogeldrie Weir Onsite Meeting with Integrated Site Design
25 April 2021	ANZAC Day Service

Cr Tony Ciccio

12 April 2021	Councillor site visit to Back Yanco Road and Research Road intersection
14 April 2021	Henry Lawson Cottage Committee Meeting
15 April 2021	Heritage Committee Meeting
19 April 2021	Rombola Road Water Connection Meeting

Cr Tracey Morris

28 March 2021	Henry V Meeting
1 April 2021	Opening of Penny Paniz Acquisitive Arts Competition and Exhibition
11 April 2021	Trial Parkrun Leeton
17 April 2021	Leeton Parkrun Meeting
18 April 2021	Henry V Meeting
19 – 24 April 2021	Henry V Production
24 April 2021	Launch Parkrun Leeton

Cr Tony Reneker

31 March 2021	FRRR Networking Breakfast
7 April 2021	Sporting Walk of Fame Meeting
8 April 2021	Leeton Connect Meeting
15 April 2021	Leeton Connect Board Meeting