

Richmond
Valley
Council



AGENDA

Ordinary Council Meeting

I hereby give notice that an Ordinary Meeting of Council will be held on:

Date: Tuesday, 16 February 2021

Time: 5.00pm

**Location: Council Chambers
10 Graham Place, Casino**

**Vaughan Macdonald
General Manager**

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ORDER OF BUSINESS

1	ACKNOWLEDGEMENT OF COUNTRY	5
2	PRAYER	5
3	PUBLIC ACCESS AND QUESTION TIME	5
4	APOLOGIES	5
5	MAYORAL MINUTES	5
	Nil	
6	CONFIRMATION OF MINUTES	6
	6.1 Minutes Ordinary Meeting held on 15 December 2020.....	6
7	MATTERS ARISING OUT OF THE MINUTES	7
8	DECLARATION OF INTERESTS	7
9	PETITIONS	7
	Nil	
10	NOTICE OF MOTION	8
	10.1 Notice of Motion - Cr Stephen Morrissey - Centre Street, Casino Roundabout.....	8
11	MAYOR'S REPORT	9
	11.1 Mayoral Attendances 8 December 2020 - 8 February 2021	9
	11.2 Mayoral Minute - Regional Job Precinct for Richmond Valley.....	10
12	DELEGATES' REPORTS	11
	12.1 Delegates' Report Submitted to February 2021 Ordinary Meeting.....	11
13	MATTERS DETERMINED WITHOUT DEBATE	16
	13.1 Matters to be Determined Without Debate.....	16
14	GENERAL MANAGER'S REPORTS	17
	14.1 Delivery Program Progress Report (July 2020 - December 2020)	17
	14.2 Richmond Valley Council - Re-determination of Organisational Structure	19
	14.3 Bushfire and Drought Funding Grants Update.....	23
	14.4 Casino Memorial Olympic Pool Masterplan	27
	14.5 DA2021/0147 - Construction of a new building to prepare retail ready products in association with the existing livestock processing facility, signage and associated works - 10615 Summerland Way, Casino.....	34
	14.6 DA2021/0071 – Site amalgamation of Lot 3 and Lot 173, re-subdivision to create two lots being Lot 1 (464m ²) & Lot 2 (500.6m ²) and associated variation to clause 4.6 of RVLEP – 36 & 38 Mangrove Street, Evans Head.....	39
	14.7 Proposed Reclassification of Community Land.....	48
15	FINANCIAL REPORTS	51
	15.1 Quarterly Budget Review Statement for the quarter ended 31 December 2020.....	51
	15.2 Financial Analysis Report - December 2020 and January 2021	56
16	GENERAL BUSINESS	60
	16.1 Destination Management Plan 2021-2025.....	60

16.2	South Ballina Beach Closure.....	64
16.3	Acquisition of crown road for closure in compensation for widening of Manifold Road, Bentley	69
16.4	Classification of Council Land - Lot 8 in DP577269, 15 Reynolds Road Casino	71
16.5	Rural Residential Rezoning 75 Gregors Road Spring Grove (PP2018/02) - Post Exhibition and Consultation Report	73
16.6	Naming of Roads associated with Pacific Highway Project	84
17	MATTERS FOR INFORMATION	93
17.1	Northern Rivers Livestock Exchange Statistics and Financial Performance as at 31 December 2020.....	93
17.2	Customer Experience Report 1 October 2020 to 31 December 2020.....	99
17.3	Local Government NSW - 2020 Local Government NSW Annual Conference: Outstanding Business	106
17.4	Local Government NSW - Annual Report.....	111
17.5	Letter from Minister for Local Government - Towards a Fairer Rating System.....	115
17.6	Grant Application Information Report - December 2020 and January 2021	121
17.7	Development Applications determined under the Environmental Planning and Assessment Act for the period 1 December 2020 to 31 January 2021	130
17.8	Disclosure of Interest - Appointment of Designated Persons.....	138
17.9	Write-off of monies under delegation.....	139
18	QUESTIONS ON NOTICE	140
	Nil	
19	QUESTIONS FOR NEXT MEETING (IN WRITING).....	140
20	MATTERS REFERRED TO CLOSED COUNCIL	141
20.1	Sale of Land by Expression of Interest, 41 Cypress Street Evans Head.....	141
20.2	Tender - Electricity Reverse Auction - Contestable Sites and Street Lighting (Unmetered).....	141
20.3	Tender - Road Safety Barrier Systems.....	141
20.4	Tender - Traffic Control Services.....	141
20.5	Tender - Supply and Delivery of Bulk Fuels, Lubricants and Fuel Cards	141
20.6	Tender - Environmental Monitoring & Reporting Services	141
20.7	Tender - Construction Camira Creek Bridge, Mt Marsh Road.....	141
20.8	Interest Write Off	141
20.9	Write off Water Charges.....	142
21	RESOLUTIONS OF CLOSED COUNCIL	143

1 ACKNOWLEDGEMENT OF COUNTRY

The Mayor will provide an Acknowledgement of Country by reading the following statement on behalf of Council:

"Richmond Valley Council recognises the people of the Bundjalung Nations as Custodians and Traditional Owners of this land and we value and appreciate the continuing cultural connection to lands, their living culture and their unique role in the life of this region in the past, present and future."

2 PRAYER**3 PUBLIC ACCESS AND QUESTION TIME****4 APOLOGIES****5 MAYORAL MINUTES**

Nil

6 CONFIRMATION OF MINUTES

6.1 MINUTES ORDINARY MEETING HELD ON 15 DECEMBER 2020

Author: Vaughan Macdonald, General Manager

RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 15 December 2020.

ATTACHMENT(S)

- 1. Minutes Ordinary Meeting 15 December 2020 (under separate cover)**

7 MATTERS ARISING OUT OF THE MINUTES

8 DECLARATION OF INTERESTS

(Councillors to specify details of item and nature of interest)

9 PETITIONS

Nil

10 NOTICE OF MOTION**10.1 NOTICE OF MOTION - CR STEPHEN MORRISSEY - CENTRE STREET, CASINO ROUNDABOUT**

I, Councillor Stephen Morrissey, give notice that at the next Ordinary Meeting of Council to be held on 16 February 2021, I intend to move the following motion:

NOTICE OF MOTION

That Council writes to the Minister for Regional Transport and Roads the Hon. Paul Toole MP, State Member Chris Gulaptis MP and Federal Member Kevin Hogan MP to reiterate the community's serious concerns with traffic and pedestrian safety along Centre Street (Bruxner Highway) at the Richmond and Canterbury Street intersections, and request that roundabouts be provided at these two intersections, and a safer pedestrian crossing facility at the Centre/Barker Street intersection, as a matter of urgency.

RATIONALE

Council has long been aware of traffic incidents and pedestrian safety issues associated with the intersection of Canterbury and Centre streets in Casino and has repeatedly advocated to all levels of Government for this to be addressed, as recently as late last year.

As part of the Bruxner Highway, the intersection is the responsibility of Transport for NSW. Council coordinated a study of the intersection in 2012, funded by the then Roads and Maritime Services, which recommended the installation of a roundabout to solve the existing traffic issues. The study also finalised a concept design for the roundabout, costed at approximately \$2.1 million. In an effort to secure funding for the project, Council has made multiple applications to the Federal Government's Black Spot Program but has so far been unsuccessful.

Due to the predominantly low speed nature of traffic incidents which occur at the intersections, many are not reported to police or do not cause serious injuries. As a result, RVC's funding bids for the projects have not been competitive when compared to other sites across the state which record serious injuries and fatalities.

However, traffic numbers are substantial along Centre Street (more than 12,850 vehicles per day) and there is a high percentage of heavy vehicle use, including B-doubles. Both intersections are located close to community facilities, such as schools, shops and the memorial swimming pool and Council is concerned at the potential risk to pedestrians.

RVC has consistently raised the issue with Transport for NSW both informally and formally, as well as with our elected representatives.

I commend this Notice of Motion to Council.

ATTACHMENT(S)

Nil

11 MAYOR'S REPORT**11.1 MAYORAL ATTENDANCES 8 DECEMBER 2020 - 8 FEBRUARY 2021****Author: Robert Mustow, Mayor****RECOMMENDATION**

That Council receives and notes the Mayor's attendance report 8 December 2020 – 8 February 2021.

REPORT**December**

- 8th Chris Gulaptis MP presentation to community award recipients
- 8th Platypus RSL Day Club Christmas Party
- 8th Chris Gulaptis, Casino Ambulance Station
- 8th JLT Class Action briefing
- 9th Casino Red Cross Christmas luncheon
- 10th Red Cross Awards
- 10th Casino Golf Club Seafood and Wine night
- 11th Rappville School Presentation
- 11th Casino Christmas Festival
- 12th Casino & District Historical Society Christmas function
- 15th Richmond Valley Council Ordinary meeting
- 16th Rous County Council Ordinary meeting
- 17th Pacific Highway Upgrade Completion Ceremony

January

- 14th MR145 upgrade commencement media
- 14th Meeting onsite with constituent
- 20th Australia Day committee meeting
- 26th Australia Day Celebrations Coraki
- 29th St Mary's Catholic College sod turning ceremony

February

- 2nd St Mary's Primary School – refurbishment funding announcement with Chris Gulaptis MP
- 2nd Richmond Valley Council - Councillor Information Session
- 3rd NSW Deputy Premier John Barilaro – 20 Year Economic Vision for Regional NSW launch - Townsend
- 3rd Senior Citizens Evans Head Welcome 2021 BBQ
- 4th EPA Forum – Coffs Harbour

ATTACHMENT(S)**Nil**

11.2 MAYORAL MINUTE - REGIONAL JOB PRECINCT FOR RICHMOND VALLEY**Author: Robert Mustow, Mayor****RECOMMENDATION**

That Council writes to the Premier the Hon. Gladys Berejiklian MP, Deputy Premier the Hon. John Barilaro MP and local member Chris Gulaptis MP to thank them for including the Richmond Valley in the NSW Government's Job Precincts initiative.

REPORT

The Richmond Valley has been declared one of four Regional Job Precincts in NSW, providing a welcome boost for investment and employment opportunities in our local government area. The new Job Precincts are part of the NSW Government's 20-year Economic Vision for Regional NSW, launched by the Deputy Premier on 3 February 2021.

Job Precincts are designed to speed up planning approvals for significant projects in specially designated areas, to generate employment while ensuring that the local appeal of the area is maintained.

This announcement is positive news for our community and encouraging recognition of Council's hard work to raise the profile of the Richmond Valley as a great place to invest.

The initiative perfectly complements Council's current Casino Industries Activation project, which involves the construction of road, water, sewer and power services to develop 46ha of industrial land. For this project Council was fortunate to receive \$9,969,000 from the Bushfire Local Economic Recovery Fund, co-funded by the NSW and Australian governments, and an additional \$1.5 million from the Federal Government's Building Better Regions Fund (matched with a \$1.5 million Council co-contribution).

Work is already underway on the precinct and Council is confident it will attract new jobs and opportunities for the Richmond Valley.

Over the coming months, we will be working closely with Regional NSW to explore the benefits of the Job Precinct initiative for the Richmond Valley community and the wider Northern Rivers Region.

ATTACHMENT(S)**Nil**

12 DELEGATES' REPORTS**12.1 DELEGATES' REPORT SUBMITTED TO FEBRUARY 2021 ORDINARY MEETING**

Author: Robert Mustow, Mayor

RECOMMENDATION

That Council receives and notes the Delegates' Report for the month of December 2020.

REPORT

Council delegates are required to report on meetings/forums attended on Council's behalf. The following information has been provided regarding meetings/functions attended by Councillors.

Rous County Council

Cr Robert Mustow and Cr Sandra Humphrys have provided the following summary of the main items of business for the Rous County Council meeting held on 16 December 2020.

ATTACHMENT(S)

- 1. Rous County Council Meeting Summary 16 December 2020**



**Summary of main items of business for
Rous County Council meeting
16 December 2020**

1. Notice of Motion - Updating materials for the Northern Rivers Watershed Initiative (Cr Williams)

Council resolved to contribute \$5,000 sourced from within the existing ARC Linkage budget allocation towards a joint project with Whian Whian Landcare and Southern Cross University (SCU) to update natural flood mitigation materials and references used to support the Northern Rivers Watershed Initiative (NRWI).

2. Notice of Motion - Barriers to Rainwater Tank Installations (Cr Cadwallader)

Council resolved for staff to investigate and report back to Council the opportunities to maximize water savings associated with the residential rainwater tank rebate program. In particular: rebates for second water tanks with connections to toilets and washing machines, and also, connection to washing machines and toilets of existing tanks.

3. Rous Regional Water Supply - Integrated Water Cycle Management Strategy Adoption (Future Water Project 2060)

Following discussion and public forum presentations, Council resolved as follows:

1. Receive and note the public exhibition review document Rous County Council Future Water Project 2060 Public Exhibition Outcomes. Note that 90% of submissions opposed the Dunoon Dam and the receipt of the Traditional Owners statement of opposition. Note that submissions to the public exhibition process are available on the Rous County Council website.
2. Authorise the General Manager to cease all work on the Dunoon Dam and provide a report on the orderly exit from Dunoon Dam as an option in the future water project including revocation of zoning entitlements and disposal of land held for the purpose of the proposed Dunoon Dam.
3. Direct the General Manager to revise the draft Integrated Water Cycle Management (IWCM) to reflect the following preferred strategy:
 - a. Scenario 1 IWCM report – groundwater.
4. Schedule a special meeting of Council on Wednesday, 17 March 2021 to consider the revised draft IWCM Strategy for public exhibition for a period of eight (8) weeks.
5. Authorise the transfer \$200,000 from bulk water reserves for the 2020/21 financial year to progress the above.
6. Undertake the following actions as described in Section 4 of the report:
 - i) Immediate actions
 - a) Water Loss Management Plan.
 - b) Smart Metering.
 - c) Marom Creek WTP and Alstonville groundwater site.
 - d) Marom Creek WTP upgrade.
 - e) Alstonville groundwater site.
 - f) Woodburn groundwater coastal sand scheme.

Council meeting summary 16 December 2020

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- ii) Ongoing action
 - a) Enhanced demand management and water efficiency program.
 - iii) Innovative action
 - a) Progress Perradenya Estate pilot purified recycled water scheme and work with relevant stakeholders to design a long-term public education campaign to increase awareness and acceptance of indirect potable reuse (IPR) and direct potable reuse (DPR).
 - b) Investigate concurrently IPR and DPR schemes utilising effluent from Ballina, Lennox, south and east Lismore wastewater treatment plants (preferred options for water reuse identified in the CWT report).
7. Note that environmental, ecological, cultural heritage and economic impacts were identified during the development of the IWCM and were also raised as concerns during the public exhibition period and will remain key considerations going forward.
 8. Note the progress of discussions with Ballina Shire Council regarding the potential transfer or lease of Marom Creek WTP and that a further report will be provided.
 9. Authorise the General Manager to write to the constituent councils inviting participation in the Rous Smart Metering project commencing 1 July 2021.
 10. Seek a meeting with relevant State Government Ministers and Local MPs to expedite any regulatory and legislative or funding approvals required to implement IPR and DPR schemes.
- Voting against: Crs Cadwallader, Humphrys and Mustow.

4. Retail water customer account assistance

In accordance with section 356 (1) of the *Local Government Act 1993* and its 'Retail Water Customer Account Assistance' policy, Council approved financial assistance in the amount of \$6,046.38.

5. Interest on overdue water charges

Council approved the interest rate of 0.0% on overdue water charges for the period 1 January 2021 to 25 March 2021 to align with COVID-19 pandemic - recovery of unpaid rates covered under section 747AB of the *Local Government Act 1993*; and approved further extension of the 0.0% interest on overdue water charges should the NSW Office of Local Government further extend the prescribed period for COVID-19 pandemic - recovery of unpaid rates.

6. Deferral and refund of developer contributions – Friends of the Lismore Botanic Gardens

Council approved the deferral and refund of the Rous County Council developer contributions levied to Friends of the Lismore Botanic Gardens Inc. in relation to DA 5.2019.348.1.

7. St. Helena trunk main upgrade Stage 2 – Supply and Delivery of Pipes and Materials Contract

Council accepted the tender submitted by Steel Mains Pty Ltd, in the Recommended Tender Amount of \$758,810 (excluding GST) and approved an additional amount of \$113,822 (excluding GST) – being 15% of the contract amount, as an allowance for Schedule of Rate items and/or variation due to unforeseen circumstances.

8. Audit, Risk and Improvement Committee (ARIC) – meeting update: October and November 2020

Council received and noted the minutes as presented and approved the revised ARIC Charter.

9. Information reports

Council received and noted the following reports:

i). Investments: November 2020

- Total funds invested for November was \$32,144,887. This is a decrease of \$2,325,695 compared to the September 2020 figure and was primarily due to three semi-annual loan repayments.
- The weighted average return on funds invested for the month of November was 1.30%. This represents a decrease of 24 basis points compared to the September result (1.54%) and is 120 basis points above Council's benchmark (the average 90-day BBSW rate of 0.09%).
- Interest earned for November was \$33,141. Interest earned compared to the original budget is \$17,256 below the pro-rata budget.
- Cheque account balance as at 30 November 2020 was \$162,901.
- Ethical holdings represent 59.11% of the total portfolio. Current holdings in Ethical Financial Institutions equals \$19,000,000. The assessment of Ethical Financial Institutions is undertaken using www.marketforces.org.au which is an affiliate project of the Friends of the Earth Australia.

ii). Water production and usage / water fill stations: October 2020 and November 2020

- *Water usage October 2020*
Daily source usage for October 2020 averaged 33.957ML. This is an increase from the September 2020 daily average of 30.050ML. Rocky Creek Dam as of 31 October 2020 was at 92.9% full capacity.
- *Water fill stations October 2020*
Total water usage for the public water fill station network for October 2020 was 15,280kL, an increase from 8,340kL in September 2020.
- *Water usage November 2020*
Daily source usage for November 2020 averaged 36.254ML. This is an increase from the October 2020 daily average of 33.957ML. Rocky Creek Dam as of 30 November 2020 was at 89.6% full capacity.
- *Water fill stations November 2020*
Total water usage for the public water fill station network for November 2020 was 18,580kL, an increase from 15,280kL in October 2020.

Council meeting summary 16 December 2020

iii). Reports / Action Pending – Noted.

iv). Annual “Model Code of Conduct Complaints Statistics” Report

Council noted the results in ‘Model Code of Conduct Complaints Statistics’ report and the requirement to provide the report to the Office of Local Government.

v). Debt write-off information summary

Council received and noted the debt write-off information summary with debts written-off totalling \$4,242.97 for the period 1 July 2019 to 30 June 2020.

3. CONFIDENTIAL: St. Helena trunk main augmentation – Stage 2 construction contract

Council accepted the tender submitted by Ledonne Constructions Pty Ltd, in the Recommended Tender Amount of \$11,721,268.64 (excluding GST) with the inclusion of the Optional Additional Work for the Coopers Creek Crossing. They also accepted the cost saving of \$24,000.00 (excluding GST) offered by Ledonne Constructions Pty Ltd if the Letter of Award is issued prior to the completion of Stage 1 by Ledonne Constructions.

Council also approved an additional amount of \$1,758,190.00 (excluding GST) – being 15% of the contract amount, as contingency for additional Schedule of Rate items and/or variations due to latent conditions/unforeseen circumstances.

For a copy of the draft minutes for this meeting and the business paper please go to Council's website www.rous.nsw.gov.au

13 MATTERS DETERMINED WITHOUT DEBATE

Each Councillor is given the opportunity to indicate which items they wish to debate or question. Item numbers identified for debate or questioning will be read to the Meeting.

Following identification of the above items a motion will be moved in regard to the balance of items being determined without debate.

13.1 MATTERS TO BE DETERMINED WITHOUT DEBATE**RECOMMENDATION**

That items identified be determined without debate.

14 GENERAL MANAGER'S REPORTS

14.1 DELIVERY PROGRAM PROGRESS REPORT (JULY 2020 - DECEMBER 2020)

Author: Kate Allder-Conn, Governance Coordinator

EXECUTIVE SUMMARY

Council adopted the revised 2017/2021 Delivery Program in June 2020. In accordance with the *Local Government Act 1993* the General Manager must ensure that progress reports are provided to the Council reporting on the progress of all principal activities detailed in the Delivery Program at least every six months. This report relates to and provides information about the achievement of the targeted outcomes prescribed in the Delivery Program.

The report is presented in a traffic light indicator format and provides commentary on the progress of all Delivery Program actions and milestones and progress against the Community Strategic Plan (CSP) performance measures for each community objective within the four priority areas of the CSP. The report represents the results at the end of the first half of the 2020/2021 Delivery Program.

A dashboard has been provided to summarise Council's overall performance in meeting its targets. The percentage of on schedule and completed activities (93%) demonstrates a solid performance for the first six months of the fourth year of the five-year program (as extended by 12 months due to the delay in the local government election caused by the COVID-19 pandemic).

RECOMMENDATION

That Council receives and notes the Progress Report (July 2020 - December 2020) on the Delivery Program 2017/2021.

DELIVERY PROGRAM LINKS

Making Council Great

CS1 Leading and Advocating for our Community

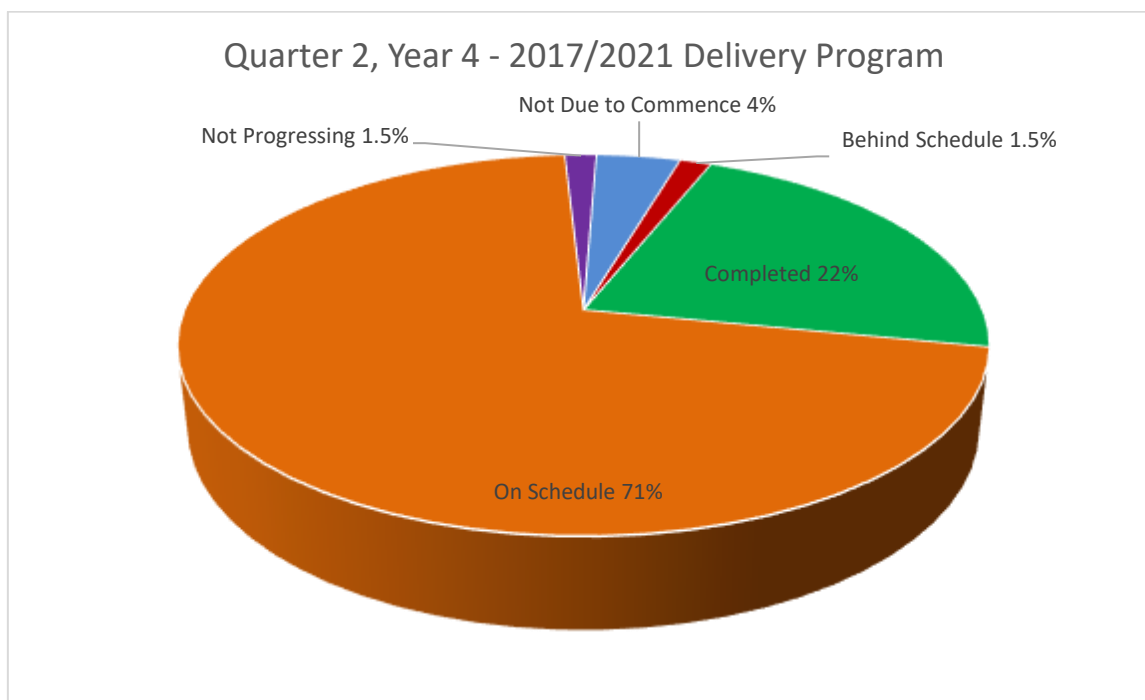
CS1.1 Improve decision making by engaging stakeholders and taking community input into account

BUDGET IMPLICATIONS

N/A

REPORT

The following graph represents Council's overall performance during the first 6 months of the fourth year of the Delivery Program 2017/2021 by providing a summary of the completion rate for each activity as reported in the accompanying table. The number of completed activities demonstrates that in the first half of year four of the five-year program, Council is making solid progress in achieving the outcomes identified in the Delivery Program. Of the 176 Delivery Program activities 163 or 93% are either completed or on schedule.



The Delivery Program report is presented in individual tables containing the progress towards completion of all Delivery Program activities and targets against the four priority areas in the Community Strategic Plan.

The status is defined as:

Green: The action or milestone has been completed.

Amber: The action or milestone is on schedule and is being actively managed.

Blue: The action or target is not due to commence in the reporting period.

Purple: The action is not progressing.

Red: The action or milestone is behind schedule.

The progress report relates to quarters one and two of the 2020/2021 financial year.

LEGAL

In accordance with *the Local Government Act 1993* the General Manager must ensure that progress reports are provided to Council with respect to the principal activities detailed in Council's Delivery Program, at least every six months. The report represents the period 1 July 2020 to 31 December 2020 which is in accordance with the requirements under the Act.

CONSULTATION

The progress report has been compiled in consultation with management and staff.

CONCLUSION

Council's Integrated Planning and Reporting framework consists of a range of plans and reports, including a four-year Delivery Program. This report provides a progress report to the Council with respect to the principal activities detailed in the Delivery Program in accordance with the provisions of the *Local Government Act*.

ATTACHMENT(S)

1. Delivery Program Progress Report Quarter 2 (under separate cover)

14.2 RICHMOND VALLEY COUNCIL - RE-DETERMINATION OF ORGANISATIONAL STRUCTURE

Author: Vaughan Macdonald, General Manager

EXECUTIVE SUMMARY

Section 333 of the *Local Government Act 1993* (the Act) provides for Council to re-determine its organisational structure from time to time.

RVC has been working hard to improve its performance as a customer-focused and progressive council. It is now time to set up our organisation for the next phase of growth and maturity in how we operate, make decisions and deliver services. A review of the organisation's performance, current projects and future opportunities has been undertaken by the General Manager with input from the Management Team.

The Richmond Valley has a lot to offer and this organisational review aims to ensure that everything is in place so that Council can continue to support the Valley to grow and prosper and deliver the lifestyle and opportunities our community deserves.

Importantly, the revised structure seeks to retain local employment and does not propose job losses through redundancy. It will strengthen our leadership and help us to operate as one positive and progressive RVC team. The proposed organisational structure is shown in Attachment 1.

RECOMMENDATION

That Council re-determines the organisational structure in accordance with Section 333 of the *Local Government Act 1993* and designates the position of Director Community Service Delivery as a Senior Staff position in accordance with the Organisational Structure Chart contained in this report.

DELIVERY PROGRAM LINKS

Making Council Great

CS1: Leading and Advocating for our Community

CS1.3: Ensure transparency and accountability in council's operations

BUDGET IMPLICATIONS

The proposed structure will be implemented to be salary budget neutral. Some roles will have increased remuneration; however, this will be balanced by a rationalisation of other roles through natural attrition.

REPORT

Council has delivered a very solid program of services and projects for the Richmond Valley community since the September 2016 elections. We have developed into a flexible and responsive team which focuses on making things happen and getting the job done.

During most of this period the Executive has consisted of the General Manager and the Director Infrastructure & Environment supported by a strong Management team.

It is now time to set up our organisation for the next phase of growth and maturity in how we operate, make decisions and deliver services.

To achieve this, a strengthened Executive is proposed with three key leadership roles to take more control of the day to day running of the business. This will allow Council to build on the progress we have made in recent years and enable the General Manager to be more strategic and externally focused with the support of the Leader Strategy.

The expanded Executive team will lead and deliver change for the benefit of the Richmond Valley community with the support of the Management and Coordinator teams.

It is timely, as we move into 2021, to review our resources and reorganise them where advantageous to maximise the opportunities over the coming years. Council needs to balance the demand for new infrastructure with the need to maintain and renew existing infrastructure and ensure critical assets and core services such as water and sewer, roads, bridges, drainage and waste management continue to be provided. There is also opportunity to capitalise on future grant funding opportunities, along with our current \$35M+ capital works program and the additional \$21M of bushfire recovery stimulus projects.

We will continue to take a business-like approach to our activities to deliver priority outcomes for our community, with the Executive team fully accountable for each area of our business with clear KPIs.

Section 332 of the Act requires:

Determination of structure

- (1) *A council must, after consulting the general manager, determine the following:*
- (a) *the senior staff positions within the organisation structure of the council,*
 - (b) *the roles and reporting lines (for other senior staff) of holders of senior staff positions,*
 - (c) *the resources to be allocated towards the employment of staff.*

The structure maintains two senior staff positions, being the General Manager and the Director Community Service Delivery, which will be Angela Jones the incumbent Director who is currently on a Senior Staff contract.

The two new Director roles will be recruited under the Local Government Award to ensure the most cost-effective outcome for the community. This will also enable internal recruitment as Council has a suitable pool of internal applicants amongst the fifteen strong Management team which has been performing well in recent years. This approach provides the opportunity for internal progression for members of the Management team and is an important succession planning opportunity. It will provide senior leadership opportunities for existing staff who have shown the skills, experience, passion and commitment required to be a successful Director in local government.

The responsible activity areas are set out under each Directorate in the attached organisation chart. When the new Directors are recruited and the new structure commences the Executive will review the arrangements in each Directorate and make any adjustments to roles and reporting lines within their area.

The proposed structure has been communicated to all staff and the unions as required under the Local Government award with the 28-day consultation phase underway.

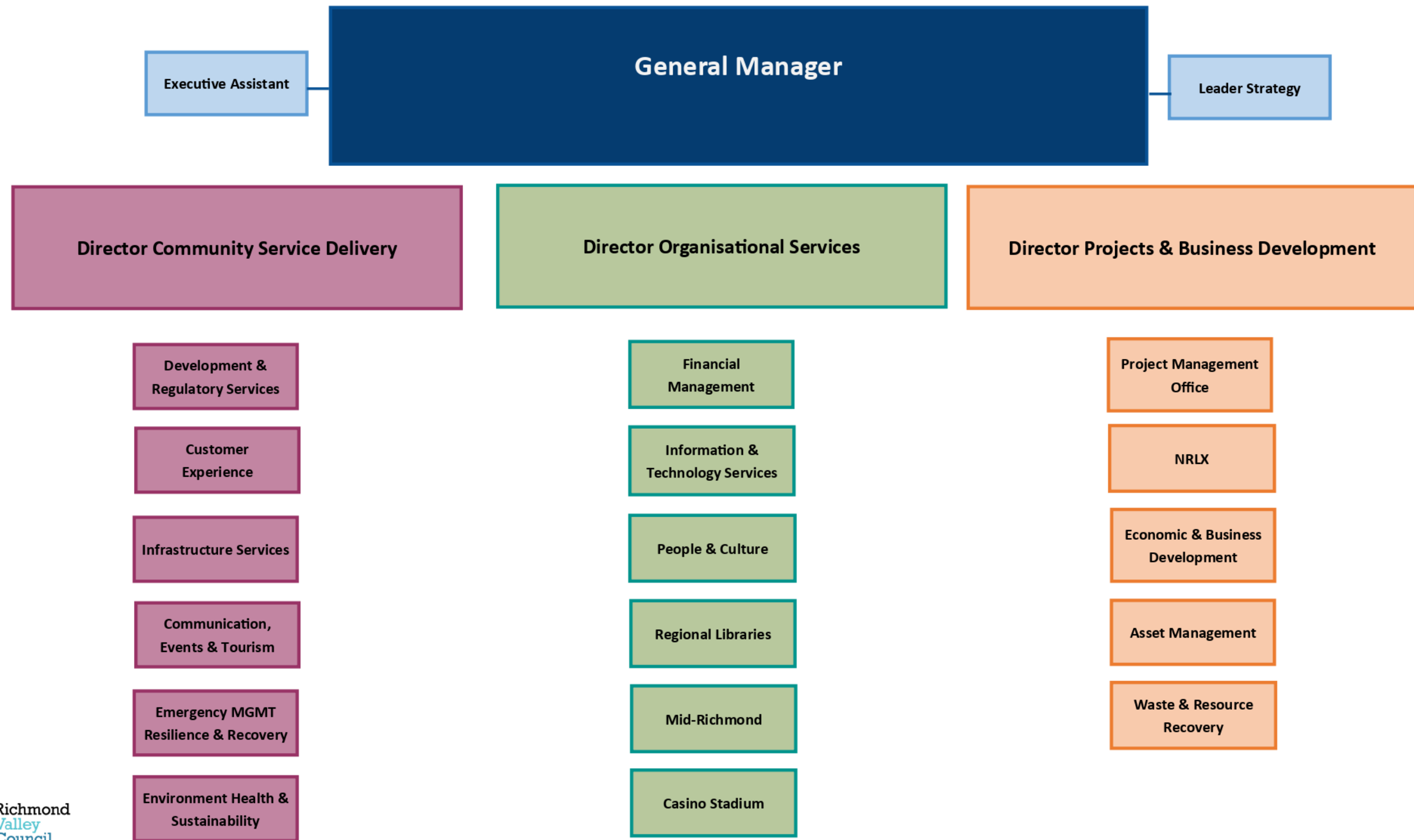
Feedback will be considered and a final decision on the structure made in early March with recruitment of the two Director roles to commence at that time. It is envisaged that the proposed three Directorate structure will not change as a result of the consultation process. Should any significant changes be proposed a report will be brought back to the March Council meeting. This approach enables the implementation of the new structure to progress in a manner which aims to minimise disruption within the organisation. The response from staff has been positive, with teams focussed on getting on with the job and delivering Council's busy agenda for the year.

The proposed Organisational Structure Chart follows:

ATTACHMENT(S)

- 1. RVC Proposed Structure**

Proposed Structure



14.3 BUSHFIRE AND DROUGHT FUNDING GRANTS UPDATE**Author: Kelly Moroney, Recovery Manager****EXECUTIVE SUMMARY**

In response to the devastating fires that impacted Australia in 2019-2020, the Federal Government provided funding under the Disaster Recovery Funding Arrangements (DFRA) to the most severely impacted local government areas. This funding is intended to support recovery efforts for councils and their communities. Richmond Valley Council received \$1,416,667 and resolved to allocate the funds to a number of projects at its ordinary meeting on 20 March 2020.

It has been 12 months since this funding was announced and an update is provided on the progress of the nominated projects. It should be noted that some of the funds have not been fully expended due to project savings and COVID-19 impacts, with events being unable to be held. This has resulted in \$109,139 of surplus funds. The report includes recommendations on additional projects that could be funded with the surplus. It also provides an update on other bushfire and drought communities program projects. It also provides an update on other bushfire funded projects and projects that are funded from the Department of Industry, Science, Energy and Resources \$1,000,000 Drought Communities Programme – extension.

RECOMMENDATION

That Council:

1. Notes the progress on bushfire and drought communities program projects; and
2. Approves the additional projects identified within this report to be funded with surplus bushfire recovery funding.

DELIVERY PROGRAM LINKS

Connecting People and Places

PP3: Working Together

PP3.1: Improve our Engagement/Consultation with the Community

BUDGET IMPLICATIONS

Nil.

REPORT

PROJECT	GRANT AMOUNT	PROVIDER OF FUNDING	AMOUNT EXPENDED	STATUS	EXPECTED COMPLETION DATE
Rappville Hall	\$1,596,000	Federal Govt – Bushfire Funding - \$500,000 Insurance claim funds - \$596,000 BCA – \$500,000 and in-kind support	\$26,302	Development approval was granted in November 2020. The BizRebuild team has provided an architect and structural engineer to provide detailed drawings package which is expected by February 2021. A construction certificate will be applied for in February 2021 and following, an advertised tender for the construction.	30 September 2021

PROJECT	GRANT AMOUNT	PROVIDER OF FUNDING	AMOUNT EXPENDED	STATUS	EXPECTED COMPLETION DATE
Rappville Pedestrian Pathway	\$230,000	Federal Govt – Bushfire Funding \$230,000	\$124,701	Contract was awarded via tender in October 2021. Construction commenced in late 2020. Section 2 (Post Office to Pub) to be completed by end of February 2021. Section 3 (Join Pub section to railway crossing) waiting on design approval from ARTC and once approval is received will be constructed by 30 June 2021.	30 June 2021
Rappville Sportsground	\$220,000	Federal Govt – Bushfire Funding \$220,000	\$194,412	Canteen and amenities upgrade are complete, and a new sewerage management system installed. The yards 90% complete with further works to be completed by 28 Feb 2021.	28 Feb 2021
Rappville Master Plan	\$50,000	Federal Govt – Bushfire Funding \$50,000	\$24,325	Completed, draft plan of management for Rappville reserve <i>\$25,675 not to be expended</i>	Completed April 2020
NRLEMC	\$10,000	Federal Govt – Bushfire Funding \$10,000	\$271	Emergency Operations Centre equipment purchased thus far	June 2021
Recovery Staff	\$110,000	Federal Govt – Bushfire Funding	\$102,386	Recovery Manager funded until 30 June 2020 and Recovery officer funded until October 2020, Remaining amount to cover the % difference for on-costs invoiced to NSW Govt for the Community Recovery Officer role	June 2021
New Italy Museum	\$100,000	Federal Govt – Bushfire Funding \$100,000	\$54,117	Vegetation works are complete, and tank installed, the kitchen works are expected to be complete by 28 Feb 2021.	28 Feb 2021
New Italy Bike Trails	\$50,000	Federal Govt – Bushfire Funding \$50,000	\$50,000	Works Complete and open to Dirty Wheels Mt Bike Club members only due to State Forestry closure of the access road to the general public.	August 2020
Portable Shower/Toilets	\$80,000	Federal Govt – Bushfire Funding \$80,000	\$55,704	Ablution blocks have been ordered and are currently being constructed with delivery expected March 2021 <i>\$24,296 not to be expended from this funding source</i>	March 2021
Music Event	\$60,000	Federal Govt – Bushfire Funding \$60,000	\$832	Due to COVID-19 plans for the event were cancelled. <i>\$59,168 not to be expended</i>	October 2020
Bushfire affected Coastal waterways Grant	\$160,000	NSW Govt – Coastal & Estuary Management Program	\$0	Rappville Town surrounds – restoration of burnt riparian areas within the Richmond River tributaries Expressions of Interest closed 17 Jan 2021, contract to be awarded mid Feb 2021.	30 March 2022

PROJECT	GRANT AMOUNT	PROVIDER OF FUNDING	AMOUNT EXPENDED	STATUS	EXPECTED COMPLETION DATE
Casino Showground Upgrades	\$420,000	Federal Govt – Drought Communities Program	\$3,226	Site Cleared, survey undertaken, consultation undertaken, quotes received, service relocation scheduled	30 June 2021
Community Halls Upgrades	\$100,000	Federal Govt – Drought Communities Program	\$100,003	Successful applicants advised and money has been granted, works to be completed by May 2021.	30 June 2021
Water Filling Stations	\$92,846	Federal Govt – Drought Communities Program	\$79,092	One of the two filling stations has been installed and all documentation for the card access system have been completed. Hardware is currently being programmed and will be installed by the end of Feb 2021, the second filling station will be installed by the end of February 2021.	31 March 2021
Paddock to Plate	\$95,000	Federal Govt – Drought Communities Program	\$47,500	Regionality Pty Ltd has been appointed to project manage and coordinate the Richmond Valley Made Paddock to Plate initiative. The first facilitated industry workshop will be held on the 24 Feb 2021.	30 June 2021
Tourism Facilities Road Access Improvement	\$285,000	Federal Govt – Drought Communities Program	\$209,160	Upgrade 2 kilometres of Swan Bay-New Italy Road and 700 metres of Forest Road. Pavement works have been completed with some final works scheduled for February with culverts to be installed.	30 June 2021
Bushfire Community Recovery & Resilience Fund	\$250,000	Joint Commonwealth-State Disaster Recovery Funding	\$0	Stream 1 involves allocation of funds for smaller scale, short-term community projects - \$250,000 including a council led community grants program, recovery resource will be recruited to administer the program	30 June 2022
NSW Premiers Grant	\$25,000	NSW Govt	\$0	Quotes for improvements to Rappville tennis court being obtained, works expected to commence March and completed in April 2021.	30 June 2021
NSW EPA Grant	\$10,000	NSW Govt	\$0	Funding agreement signed to complete a data assessment to assess and report on bushfire generated green waste	29 March 2021

Proposed additional projects

Council currently has \$109,139 of surplus disaster recovery funds, following project savings and limitations due to COVID-19. The following additional projects are recommended for the surplus funds, as they have been identified as being of benefit to the community and its recovery process:

- Rappville Community Bus Shed – \$30,000 - The Rappville Social Club has raised funds from local charity events and donations from a number of organisations to purchase a community bus for use by residents within the village and surrounds. A shed to house the bus has been suggested to be constructed on the sportsground site. This will ensure the bus is secure and various equipment necessary for the bus is able to be stored.

- Rappville Sportsground Camping dump point – \$10,000 – RV Camping is proposed for the grounds and appropriate waste disposal to offer a place for caravanners to dispose of grey and black water, as well as sewage waste.
- Rural Fire Service Fire Control Centre \$30,000 – Concrete area to increase the safety of refuelling aircraft undertaking firefighting activities and refilling rotations, current area becomes boggy due to the nature of the ground and a concrete surface will reduce this impact.
- Aerial photography layer for corporate geographic information system (GIS) – \$39,139 - Current layer is a tapestry of aerial imagery ranging in years from 2009 to 2018. Updated imagery is required to include newly built infrastructure, roads, houses, subdivisions and changes in vegetation. This will assist in pre-disaster mitigation planning, extracting information for forward and strategic planning.

CONSULTATION

Nil.

CONCLUSION

Grant funding has been provided to assist bushfire and drought impacted communities within our local government area and work is progressing well on recovery and resilience projects. Some grant funds have not yet been expended due to project savings, or COVID-19 restrictions. It is proposed to redirect these funds to other recovery projects.

ATTACHMENT(S)

Nil

14.4 CASINO MEMORIAL OLYMPIC POOL MASTERPLAN

Author: Michael Pontefract, Project Engineer

EXECUTIVE SUMMARY

Over the past two years, Council has been working on a vision to redevelop the Casino Memorial Olympic Pool into a state-of-the-art community facility. Following extensive community consultation, review and design, the final Masterplan for the upgrade has now been completed.

The final plan includes a \$13.9m redevelopment of the site in three-stages, providing a facility that will be operational 12 months of the year and improve the user experience for all ages and abilities.

Stage 1 predominately involves the reconstruction of the 50m and toddlers pool, the installation of state of the art and best practice water filtration systems and the refurbishment of the existing amenities. Council has already obtained \$3.2m in government funding towards this part of the project.

Stage 2 will eventually see the construction of an indoor 25m multi-purpose pool, new family friendly amenities, the modernisation of the centre entrance, kiosk, staff facilities and gymnasium and the construction of a new swimming club house, storage areas and a large twin flume water slide.

RECOMMENDATION

That Council

1. Notes the community consultation process undertaken to develop the final pool master plan and design;
2. Adopts the Casino Memorial Pool Upgrade – Final Masterplan and all the elements proposed within; and
3. Continues to seek grant funding opportunities to complete the redevelopment in its entirety.

DELIVERY PROGRAM LINKS

Looking after our Environment

EH2: Promoting the Protection of the Environment

EH2.1: Provide services and programs which protect and enhance our natural and built environment

BUDGET IMPLICATIONS

Cost estimates for the entire redevelopment of the Casino Memorial Pool are \$13.96 Million. This has been developed in consultation with Facilities Design Group, the architects who have developed the overall concept and Final Masterplan.

At present, Council has committed \$5.15 Million to design and construct Stage 1 of the project. This incorporates a \$3.2 Million grant from the Federal Government. Council will need to seek further grant funding of up to \$8.81 Million to deliver every component in the Master Plan.

REPORT

History of the project

In September 2018, Council resolved that;

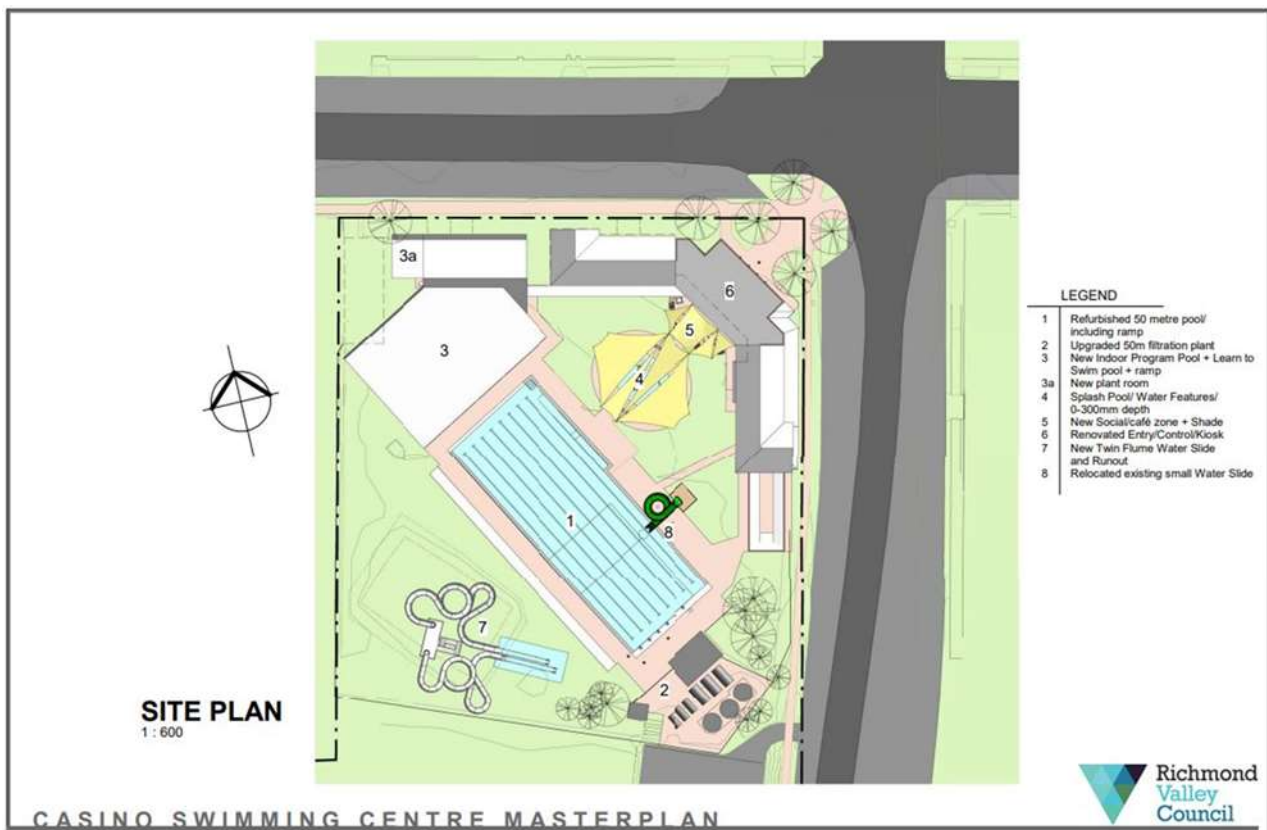
- *Council approve the Draft Casino Swimming Pool Masterplan and place it on public exhibition for a period of 40 days*
- *Feedback from the public exhibition period is considered in the preparation of a Final draft to be presented to Council in the future*



As resolved, Council placed the draft Masterplan (above) on public exhibition. Following the public exhibition period, Council also conducted an online survey seeking further community feedback on the draft plan, receiving 153 responses. Some 80% of those responses expressed strong satisfaction or satisfaction with the proposed plans. A community-led petition with 545 signatures, was also submitted to Council requesting the inclusion of a 25-metre indoor heated pool.

Following public input, the draft Masterplan was refined to include a 25m indoor multi-purpose heated pool instead of a warm water exercise pool. The positioning of the 25m pool involved

- Relocating the proposed learn to swim pool and combining it with the proposed splash park
- Changing the splash park from a zero-depth facility to a variable depth multi-purpose pool
- Demolition of the existing Swimming Club building



Council considered the refined Masterplan (above) before going to tender in July 2020 for the design of the entire swimming centre. Completing the detailed design would allow Council to finalise the Masterplan and prepare for the development phase of the project.

When preparing the designs for the pool, Council asked the head architect to consider the following elements;

1. Upgrade of the existing 50m Pool and the Filtration System

- Upgrade to include the expansion to eight (8) swimming lanes as well as the inclusion of a mobility access ramp.
- The existing water slide is to be relocated.
- The pool is to be redesigned to be constructed as a wet deck pool with flush gutters.
- Renewal of the filtration system, and associated infrastructure to current best practice to ensure that water quality meets health standards.
- Heating the pool.

2. Creation of a Water Play Space

- Design of a play space which allows for safe and supervised water play for those not suited to the open water of the 50m pool.
- The design is to incorporate a shallow splash area as well as areas which make use of sprays, fountains, jets etc.

3. The area is to have shade structures protecting the play space users. Upgrade of Entrance, Kiosk, Office Space and First Aid Room

- Remodeling and upgrade of the facility entrance, kiosk and office area, making the best use of space including access to the gymnasium facility
- A fit for purpose first aid room and access for ambulance services.

4. Forecourt Area

- Development of a paved open area which links the main entrance and creates access to the water play space and the pool areas proper.
- The forecourt is to be under shade and allow for chairs and table spacing for the use of non-swimmers and cafeteria /kiosk patrons.

5. Change Room Facilities

- Upgrade to the existing change room facilities ensuring, current WHS and mobility access standards, non-slip flooring, showers and the internal/external access to pool area(s).

6. Construction of an Indoor Outdoor All Ability Heated Pool

- Construction of an indoor/outdoor pool which incorporates lap swimming, all age exercise and learn to swim.
- The pool is to have a 25 m length lap swimming component as well as variable depths and hobs to allow for infant swim classes and incorporate a mobility access ramp.
- The pool to be within a structure which allows for full enclosure during winter months

7. Gymnasium

- Remodelling of the building space within the north wing of the centre for the provision of gymnasium services with a split of 60:40 weights to cardio, including access to the change rooms and toilets.

8. Construction of a New Swimming Club House

- A new club house at the southern end of the south wing of the existing main building structure in the area previously utilised as the men's changeroom.

9. Construction of a large Water Slide

- Designs to include for the future development of a large-scale twin flume water slide facility and run out area.

Changes to access legislation has also required the indoor pool hall to be modified to allow for an adult change room.

The Final Masterplan with all the elements that meet the functional objectives has formed the basis for the overall Concept Plan.



Refining the proposal

Council convened a community working group comprised of representatives from the local schools, health care providers, the local swimming club, the current pool contractor and interested community members to review the proposal. This working group will continue to meet throughout the design and construction program.

Input from the working group requested consideration be given to

- A bench in the 25m multi-purpose pool for swimming lessons
- A family accessible change room
- A kitchen capable of preparing hot food
- 24-hour access to the gymnasium
- A swim squad room within the building housing the gymnasium
- Storage for the pool contractor
- Combination of solar heating and heat pumps like the setup at the Evans Head Aquatic Centre.

Everything other than the Solar / Heat Pump arrangement has been able to be incorporated into the overall Concept Plan. Further refinements have also been incorporated following extensive consultation between the Head Architect and Council's Project Management Office.

Critical to the final design has been to ensure that existing utility connections, particularly electricity, meet the needs of the fully operational swimming centre. This has required a significant electrical upgrade including a pad mount substation specifically for the swimming centre, to be factored into Stage 1 of the redevelopment, as well as dedicated pumps to ensure adequate water pressure throughout the facility for firefighting purposes.

Several concepts revolving around industry best practice, energy efficiency and sustainability opportunities have been included;

- Retention of the existing plant room building rather than demolishing and building a brand-new building.

- Hydronic concourse heating and automated louvers to create natural air flow to ventilate the 25m pool hall.
- Sodium bromide water treatment of the indoor pool to provide for softer water.
- Concrete hybrid gravity deep bed sand filter cells which are more cost effective to run and have a life span three times longer than traditional high-pressure fibre glass filter cells
- Use of state-of-the-art inverter heat pumps that are 60% more cost effective to run than traditional heating options.
- Elevated motorised pool blankets incorporated as part of the end of pool shade structures to eliminate the need to have them on wheels and to have a specific storage building for them.
- The installation of a 250 Kw solar farm to offset the daily electrical running costs of the Swimming Centre.

The overall concept has then driven the final design plans and specifications for the entire project including probable costs of each element and staging to meet available funding. As with all probable cost exercises, their accuracy will not be determined until the finalisation of the construction tender process.



Proposed development stages

Stage One is funded and will include construction of;

- A new 8 lane FINA compliant 50m heated pool with all ability access ramps and stairs
- A fully refurbished plant room including the installation of all new pumps, filtration and controller infrastructure
- Above ground concrete sand filter cells and underground concrete detention tank
- Reinstalling the existing single flume water slide
- Shade structures at each end of the 50m pool
- A new shaded multi-purpose splash pool and associated water park features including its own filtration plant.
- A centre specific electrical pad mount substation and new switch room

- Refurbished amenities
- Landscaping

Stage Two is not currently funded and will include construction of;

- A new steel framed pool hall incorporating the 25m heated multi-purpose pool, family change room, adult change room, and plant room
- Refurbishment of the facility entrance, control area, kiosk, administration, first aid and staff facilities
- Refurbishment of the gymnasium including the creation of a swim squad room
- A new swimming club building and contractor storage area
- Firefighting infrastructure
- 150Kw Solar Farm

Stage 3 is not currently funded and will include construction of;

- Carparking
- 12m high twin flume water slide
- New roof structure over the existing grandstand
- A 100Kw upgrade to the Solar Farm

Council recently made application through the Bushfire Local Economic Recovery Fund to complete this project in its entirety. The project is consistent and aligns with local, state and federal plans, policies and strategies including NSW Premier's priorities, Northern Rivers Regional Economic Development Strategy, Richmond Valley Council's Community Strategic Plan and the Bushfire Local Economic Recovery Fund.

CONSULTATION

Council placed the draft Master Plan on public exhibition in 2018. Following the public exhibition period, Council also conducted an online survey seeking further community feedback on the proposed Master Plan, receiving 153 responses. 80% of those responses expressed strong satisfaction or satisfaction with the proposed plans. A community-led petition with 545 signatures, was also submitted to Council requesting the inclusion of a 25-metre indoor heated pool.

The community working group will continue to provide input throughout the design and construction program.

CONCLUSION

The attached Casino Memorial Pool Upgrade – Final Masterplan has been developed following community consultation and input. It provides for full redevelopment of the site to provide a facility that will be operational 12 months of the year and improve the user experience for all ages and abilities.

Construction of Stage One of the project is funded and the design of the entire project will be fully completed to ensure the remaining stages of the development are shovel ready. The Final Masterplan, Concept Plans and design documentation are the basis for future funding opportunities such as the Bushfire Local Economic Recovery Fund to enable the completion of the entire project

ATTACHMENT(S)

1. **Casino Memorial Pool Upgrade - Master Plan (under separate cover)**

14.5 DA2021/0147 - CONSTRUCTION OF A NEW BUILDING TO PREPARE RETAIL READY PRODUCTS IN ASSOCIATION WITH THE EXISTING LIVESTOCK PROCESSING FACILITY, SIGNAGE AND ASSOCIATED WORKS - 10615 SUMMERLAND WAY, CASINO

Author: Pooja Chugh, Development Assessment Planner
Owner: Northern Co-operative Meat Co Ltd (now T/as The Casino Food Co-op)
Proposal: Construction of a new building to prepare retail ready products in association with the existing livestock processing facility, signage and associated works.
Location: Part Lot 3 DP 1164153 – 10615 Summerland Way, Casino

EXECUTIVE SUMMARY

A Development Application has been received for alterations and additions to an existing livestock processing facility consisting of a new building to be operated in conjunction with the Northern Cooperative Meat Company (The Casino Food Co-op).

The current application seeks to:

- Remove eight (8) established exotic trees and bitumen from the affected car park area.
- Relocate existing emergency shelter.
- Construct a new single storey building with a mezzanine level to prepare retail ready products.
- New signage and associated works including bulk earthworks, construction of new retaining walls, diversion of existing sewer and new trade waste drainage.

A variation to the Height of Buildings development standard under *Richmond Valley Local Environmental Plan (RVLEP) 2012* has been requested. The variation exceeds 10% and therefore the application is referred to Council for determination.

RECOMMENDATION

That:

1. Council grants, pursuant to Clause 4.6 of *Richmond Valley Local Environmental Plan 2012*, a variation in respect of Clause 4.3 Height of Buildings.
2. Development Application No. 2021/0147 be approved subject to the conditions contained in this report.

DELIVERY PROGRAM LINKS

Growing our Economy

EC1: Driving Economic Growth

EC1.8: Provide sustainable Urban Development Opportunities

BUDGET IMPLICATIONS

There are no budget implications for this matter.

REPORT

Development Application No. 2021/0147 has requested a variation to Clause 4.3 Height of Buildings of *RVLEP 2012*.

In accordance with NSW Department of Planning, Industry and Environment Circular PS 20-002, all Development Applications where there has been a variation greater than 10% in numerical standards under Clause 4.6 of the *RVLEP 2012*, shall be determined by full Council (rather than the General Manager or nominated staff member).

Applicant

Northern Cooperative Meat Company Ltd (now T/as The Casino Food Co-op)
PO Box 379
CASINO NSW 2470

Subject Property

Lot 3 DP 1164153
10615 Queensland Road
CASINO NSW 2470

Zoning

The subject site is zoned IN1 - General Industrial pursuant to the *RVLEP 2012*. The development is permissible with development consent.

Description of Development

A Development Application was lodged with Council on 25 November 2020 seeking consent for:

- Removal of eight (8) established exotic trees and bitumen from the affected car park area.
- Relocation of the existing emergency shelter.
- Construction of a new single storey building with a mezzanine level with a total floor area of approximately 1070m², to prepare retail ready products.
- New signage and associated works including bulk earthworks, construction of new retaining walls, diversion of existing sewer and new trade waste drainage.

The new Retail Ready Facility (RRF) will operate in conjunction with the existing livestock processing facility which processes predominantly bulk/large cuts of beef. The larger cuts are then sent offsite to be processed further. The facility will increase the capacity to process smaller cuts such as steak, mince, and the like, which can be directly delivered to retail outlets.

Currently, the existing facility produces approximately 20 tonnes per week of retail ready product. The proposed facility seeks to facilitate increase in the current quantity to approximately 100 tonnes per week. The proposal will enable NCMC to value add and consequently generate more revenue.

The proposal will not alter current hours of operations of the facility or the throughput of animals. The RRF is proposed to be situated over an existing car park, resulting in loss of fifty-eight (58) parking spaces. Furthermore, the RRF with additional floor area and twenty (20) new staff members, will generate further parking demand. A separate Development Application 2021/0201 has been submitted for a new car parking area.

The proposed works are considered to be alterations and additions to a development that is a Designated Development pursuant to Schedule 3 Part 2 Clause 35 and 36 of the *Environmental Planning and Assessment Regulations 2000*. The Statement of Environmental Effects demonstrates that the proposed development will have a minimal additional environmental impact

and will not increase capacity of the facility. Council staff are therefore satisfied that the proposed works will not trigger Designated Development requirements.

The proposal is an Integrated Development under Section 4.46 of the *Environmental Planning and Assessment Act (EP&A Act) 1979, (as amended)*. The existing facility is classified as a *Livestock Processing Activity* which is a scheduled activity under the *Protection of the Environment Operation Act 1997*. The proposal has therefore been referred to the Environment Protection Authority (EPA). The proposal is considered acceptable subject to the General Terms of Approval issued by the EPA.

The application involves a Clause 4.6 variation under *RVLEP 2012*. The requested variation is to vary the 8.5 metre building height limit set by Clause 4.3 of the *RVLEP 2012* as the maximum height of building and associated equipment is approximately 10.57 metres. The requested variation is greater than 10% therefore determination by Council is required.

Exhibition Period

The subject proposal was advertised for an extended period (holiday period) for 42 days being from 8 December 2020 to 25 January 2021. Notification to adjoining landowners within a radius of 250 metres was undertaken. The Architectural Plans, Statement of Environmental Effects and supporting documents were available on Council's website and at the office of Richmond Valley Council at Casino.

Council has received one (1) submission in response to the public notification of the proposal. The main issues of concern include impacts on the drinking water catchment; native flora and fauna; biodiversity; eco systems and local environment. The submission also contends that the proposal is a Designated Development. In this regard, as noted above, the proposal does not increase the total processing capacity of the existing facility or has additional environmental impacts. Accordingly, Council staff are satisfied that the proposal remains as alterations and additions to a development that is a Designated Development. A copy of the public submission and officer's response is provided in **Attachments 3 and 6** respectively. The current proposal is not considered to have additional impacts and therefore considered acceptable on merit.

External Referrals

The proposal was referred to the Environment Protection Authority (EPA). The proposal is considered acceptable subject to the General Terms of Approval issued by the EPA.

Internal Referrals

Department	Comments
Development Engineering	Acceptable subject to Conditions
Building Certification	Acceptable subject to Conditions
Environmental Health	Acceptable subject to Conditions

Environmental Planning Considerations

A full assessment under Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979 (as amended)* has been undertaken. The submitted Statement of Environmental Effects and Clause 4.6 Variation request address requirements of the applicable legislation.

Detailed assessment against the relevant legislation, planning instruments and policies is provided in **Attachment 4**.

Key Issues with the Application

The main issues of concern relate to the building height exceedance, traffic and parking and loss of mature trees. These issues are discussed below:

Building Height

The application proposes a variation to the building height limit of 8.5 metres set by Clause 4.3 of the *RVLEP 2012*. The application proposes a maximum height of approximately 10.57 metres.

Clause 4.6 of the *RVLEP 2012* permits a variation of the development standard provided there is sufficient justification demonstrated by the applicant. The revised variation request submitted by the applicant demonstrates that the additional height is required to meet the design and operational requirements of the building and the existing operation.

The purpose of the Height of Buildings development standard is to ensure the building compliments the streetscape and character of the area and minimises visual impacts, disruption of views, loss of privacy and loss of solar access to existing development.

Existing adjoining buildings within the facility are similar in height or higher (14.83 metres) than the proposed works. The Height of Buildings development standard has been abandoned previously on the circumstances of the case.

The proposed building is consistent in bulk and scale to the surrounding buildings within the facility. The proposal will generate additional employment opportunities and enable development to support the existing processing facility which is consistent with the relevant objectives of the IN1 General Industrial zone. The proposal is sufficiently separated from Summerland Way and residential uses.

The Cause 4.6 Variation request in relation to Clause 4.3 Height of Buildings development standard is well founded and demonstrates that compliance with the development standard is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

The proposal is considered to meet the intent and objectives of the development standard and relevant objectives of the IN1 General Industrial zone. Details of the Clause 4.6 variation request submitted, and assessment of the Clause 4.6 are provided in **Attachments 1 and 2** respectively.

Traffic and Parking

The proposal is situated over an existing car park, resulting in loss of fifty-eight (58) car parking spaces. Furthermore, the RRF with additional floor area and twenty (20) new staff members, will generate further parking demand. It is also estimated that average daily truck movements will increase from twenty-one (21) to twenty-three (23).

In accordance with *Richmond Valley Development Control Plan (RVDCP) 2015*, the RRF with a total floor area of approximately 1070m² generates a parking demand for twenty-one (21) car parking spaces. A separate Development Application 2021/0201 has been submitted for the car parking area. The subject application proposes a total of one hundred and eighty-six (186) parking spaces. As this application is yet to be assessed, a Condition is recommended to provide a temporary parking area until such time as the new car parking has been constructed.

In respect to the traffic impacts, the existing road network is considered sufficient to accommodate the additional truck movements. Furthermore, the existing loading/unloading arrangement is considered acceptable.

Trees:

The proposal includes removal of eight (8) mature trees to facilitate the proposed development. This issue was raised with the applicant. The revised plans now include planting of eight (8) new native trees. The revised proposal is considered to be acceptable.

CONCLUSION

It is considered that the proposal for construction of a new building to prepare retail ready products in association with the existing livestock processing facility, signage and associated works will have acceptable impacts on the surrounding uses. The proposal, subject to the recommended Conditions, is considered worthy of approval.

The written request for variation to the height of buildings development standard submitted under Clause 4.6 is considered satisfactory and demonstrates that, despite the numerical non-compliance, the proposed development meets the objectives of the development standard and of the IN1 General Industrial zone.

The Development Application 2021/0174 has been assessed in accordance with the Heads of Consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, *Richmond Valley Local Environmental Plan 201*, *Richmond Valley Development Control Plan 2015*, and other relevant codes and policies. Appropriate Conditions have been recommended to ensure requirements of the planning instruments are met and potential environmental impacts will be mitigated. Council's Development Assessment Panel has considered and endorsed the recommended consent conditions.

The proposal is considered acceptable on merit and is in the public interest.

ATTACHMENT(S)

1. **Attachment 1 - Applicant's Clause 4.6 (height of building) (under separate cover)**
 2. **Attachment 2 - Officer's Clause 4.6 Assessment (under separate cover)**
 3. **Attachment 3 - Officer's Assessment of Submission Issues (under separate cover)**
 4. **Attachment 4 - Officer's Assessment Report (under separate cover)**
 5. **Attachment 5 - Schedule of recommended conditions (under separate cover)**
 6. **Attachment 6 - Public Submission (under separate cover)**
 7. **Attachment 7 - Architectural plans (under separate cover)**
-

14.6 DA2021/0071 – SITE AMALGAMATION OF LOT 3 AND LOT 173, RE-SUBDIVISION TO CREATE TWO LOTS BEING LOT 1 (464M2) & LOT 2 (500.6M2) AND ASSOCIATED VARIATION TO CLAUSE 4.6 OF RVLEP – 36 & 38 MANGROVE STREET, EVANS HEAD

Author: Megan Yates, Development Assessment Planner

Owner: Mr E De Re & Mr J K Stuart

Proposal: Site amalgamation of Lot 3 and Lot 173, re-subdivision to create two lots being Lot 1 (464m2) & Lot 2 (500.6m2) and associated variation to Clause 4.6 of RVLEP

Location: Lot 3 DP 24288 & 173 DP 1156971 – 36 & 38 Mangrove Street, Evans Head

EXECUTIVE SUMMARY

A Development Application has been received for the site amalgamation of Lot 3 and Lot 173, re-subdivision to create two lots being proposed Lot 1 (464m²) and proposed Lot 2 (500.6m²) and associated variation to the minimum subdivision lot size development standard pursuant to Clause 4.6 of the *Richmond Valley Local Environmental Plan 2012 (RVLEP)* at 36 and 38 Mangrove Street, Evans Head. The existing site at 38 Mangrove Street (Lot 3) provides an approved single dwelling and is currently below minimum lot size. The adjoining site at 36 Mangrove Street (Lot 173) meets the minimum lot size and is currently vacant.

The site is zoned R1 – General Residential. Clause 4.1 of the *RVLEP* stipulates a minimum lot size of 600m² for the locality. The proposed subdivision will result in both lots being below the prescribed minimum lot size development standard. Proposed Lot 1 being 464m² and proposed Lot 2 being 500.6m².

The applicant has requested, pursuant to clause 4.6 of the LEP a variation to the minimum lot size to permit the creation of both lots. The variation is in excess of 10% of the development standard and therefore must be determined by the Council in accordance with Secretary of the Department of Planning and Environment's notification of assumed concurrence.

RECOMMENDATION

That:

1. Pursuant to clause 4.6 of Richmond Valley Local Environmental Plan 2012 a variation in respect of clause 4.1 Minimum subdivision lot size be refused.
2. Development application number DA2021/0071 be refused in accordance with the reasons for refusal contained within Appendix A.

DELIVERY PROGRAM LINKS

Growing our Economy

EC1: Driving Economic Growth

EC1.8: Provide sustainable Urban Development Opportunities

BUDGET IMPLICATIONS

There are no budget implications for this matter.

REPORT

Development application number DA2021/0071 seeks consent to create two lots below the required minimum lot size prescribed by RVLEP. The application is submitted to Council for determination in order to comply with the assumed concurrence notification of the Secretary of the Department of Planning and Environment. The assumed concurrence notification requires a variation in excess of 10% of a numerical standard be determined by full Council rather than individual Council Officers.

Applicant

Newton Denny Chapelle
PO Box 1138
LISMORE NSW 2480

Subject Property

Lot 3 DP 24288 and Lot 173 DP 1156971
36 and 38 Mangrove Street, Evans Head

Zoning

The subject site is zoned R1 General Residential pursuant to the *Richmond Valley Local Environmental Plan (LEP) 2012*.

Description of Development

The application seeks consent to create two lots both below the minimum lot size of 600m². The proposal involves the site amalgamation of two existing lots, Lot 3 being below minimum lot size and Lot 173 being above minimum lot size and re-subdivision of two existing lots. There is an approved existing dwelling located wholly within Lot 3 as shown in Figure 1 below. Lot 173 is currently vacant.

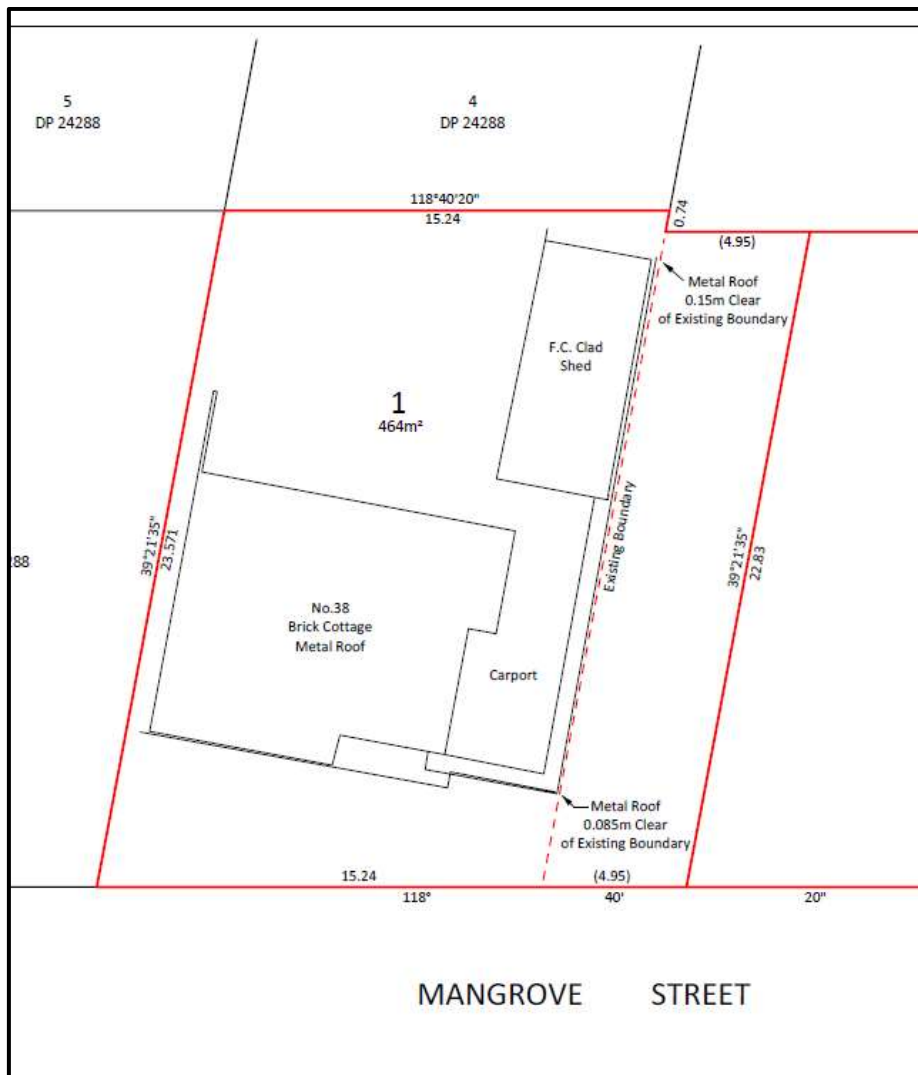


Figure 1 – Survey plan showing no encroachments on the boundary
 (Source: Newton Denny Chapelle)

The proposed subdivision involves a reduction of approximately 110.4m² of the total area of Lot 173 and consequential increase in the total area of Lot 3 in the following manner:

Site Address	Current Lot	Existing Area	Proposed Area
36 Mangrove Street	Lot 173	611m ²	500.6m ²
38 Mangrove Street	Lot 3	347.8m ²	464m ²

The proposed lot arrangement including the proposed new boundary location, lot areas and dwelling is shown in Figure 2 below.



Figure 2 – Proposed Development (Source: Newton Denny Chapelle)

Reason for Determination of the application/Variation Request by Council

Development Application No. DA 2021/0071 has requested a variation to Clause 4.1 Minimum Subdivision Lot Size of *Richmond Valley Local Environment Plan 2012 (RVLEP)*.

The application proposes the creation of two lots, both of which contravene the minimum subdivision lot size development standard by greater than 10%.

In accordance with NSW Department of Planning, Industry and Environment Circular *PS 20-002 Variations to Development Standards (Circular)*, issued on 5 May 2020, a development application which contravenes a numerical development standard by greater than 10% must be determined by the full Council (rather than the General Manager or nominated staff member).

Clause 4.6 Request to vary the Minimum Subdivision Lot Size Development Standard

DA2021.0071 is accompanied by a request to vary the required 600m² minimum lot size development standard prescribed within clause 4.1 of the *RVLEP*. The applicant's written request is contained within Attachment 2 of this report.

Clause 4.6 sets out strict criteria which are to be met to enable such a variation to be considered and approved. The consent authority must consider and be satisfied with the matters prescribed under clause 4.6 as detailed below.

The proposed development fails to comply with the development standard for minimum lot size. Clause 4.1(3) of *RVLEP 2012* stipulates a minimum lot size of 600m² for this site. The proposed development creates two lots below minimum lot size being Lot 1 (464m²) and Lot 2 (500.6m²). The variation represents a variation 22.6% for proposed Lot 1 and 16.5% for proposed Lot 2.

Site Address	Current Lot	Existing Area	Proposed Area	Percentage of Variation
36 Mangrove Street	Lot 173	611m ²	500.6m ²	16.5%
38 Mangrove Street	Lot 3	347.8m ²	464m ²	22.6%

The objectives of the minimum lot size development standard set out in clause 4.1(1) of RVLEP 2012 are as follows:

(a) *to ensure that lot sizes have a practical and efficient layout to meet their intended use, and*

Applicants reasons:

- *Each of the proposed lots have sufficient area and dimensions for their intended use being the erection of a dwelling;*
- *The proposal will increase Lot 3 DP 24288 to be over 400m² which will enable an attached dual occupancy to be built on the land if desired in the future in accordance with A2.3 of the DCP. This will increase housing opportunities and densities within the zone which is a direct objective of both the zone objectives and minimum lot size objective*

The proposed development is inconsistent with the objectives of the development standard for the reasons outlined below:

- The applicant's written request fails to demonstrate that creating two lots below the minimum subdivision lot size will result in a practical and efficient layout to meet the future intended use of these lots.
- The proposed development aims to provide compliance with *the Richmond Valley Development Control Plan 2015 (RVDCP)* controls for the existing dwelling on Lot 3. However, compliance with RVDCP is not required as the dwelling is existing and was approved under previous legislation, standards and policies. There is no requirement for existing approved developments to comply with any current Development Control Plan or other Environmental Planning Instrument, and there is no work proposed to the building that would require it to comply with the current provisions.
- While the proposal might enable the construction of an attached dual occupancy on Lot 3, reducing the size of Lot 173 significantly reduces the development potential of that lot. Both lots are within the M2 High-Medium Density area pursuant the RVDCP, which allows for higher density developments above single dwelling houses and dual occupancies. At 600m², Lot 173 currently has the ability to provide a variety of higher density developments subject to design and approval, including residential flat buildings, multi dwelling housing, manor houses and the like. By reducing the size of Lot 173 to be below the minimum lot size, the ability to provide a more diverse range of housing opportunities and densities is significantly reduced.

The proposed development is located within zone R1 General Residential. The objectives of this zone are as follows:

- To provide for the housing needs of the community.*
- To provide for a variety of housing types and densities.*
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To ensure that housing densities are generally concentrated in locations accessible to public transport, employment, services and facilities.*
- To minimise conflict between land uses within the zone and land uses within adjoining zones.*

Applicants Justification:

- *The proposal will increase Lot 3 DP 24288 to be over 400m² which will enable an attached dual occupancy to be built on the land if desired in the future in accordance with A2.3 of the DCP. This will increase housing opportunities and densities within the zone which is a direct objective of both the zone objectives and minimum lot size objective*
- *It is noted that each of the resulting lots still meet the objectives of the R1 zone in that they both:*
 - *Provide for the housing needs of the community*
 - *Provide for a variety of housing types and densities*
 - *The lots are within walking distance to public transport, employment, services and facilities; and*
 - *The setback to the existing dwelling is proposed to be increased thus minimising any potential land use conflict.*

The proposed development is considered inconsistent with the objectives of the zone for the reasons outlined below:

- The proposed development is permissible in the R1 General Residential zone. However, the creation of two lots below minimum lot size significantly reduces the ability to provide a variety of housing types and densities and reduces the ability to provide a range of housing to meet the needs of the community.
- While increasing the size of existing Lot 3 may provide the ability to seek consent for an attached dual occupancy, decreasing the size of existing Lot 173 significantly reduces the development potential of the allotment. Existing Lot 3 is already substantially developed and approved as a single dwelling house.
- Both lots are within the M2 High-Medium Density area pursuant the RVDCP which allows for higher density developments above single dwelling houses and dual occupancies. At 600m² Lot 173 currently has the ability to provide a variety of higher density developments subject to design and approval, including residential flat buildings, multi dwelling housing, manor houses and the like. By reducing the size of Lot 173 below the minimum lot size, the ability to provide a more diverse range of housing opportunities and densities is significantly reduced.
- The proposed reduction in the minimum lot size adversely impacts upon the ability to provide a variety of residential accommodation and other facilities and services permitted in the R1 General Residential zone.

Under Clause 4.6, the applicant's written request must demonstrate why compliance with the minimum subdivision lot standard is unreasonable and unnecessary in the circumstance of the case and that there are sufficient environmental planning grounds to justify the proposed development.

However, the submitted variation request does not adequately address either of these matters for the reasons outlined below:

- As outlined previously, the proposed development does not achieve the minimum subdivision lot size objectives.
- Lot 173 is currently above the minimum lot size with an area of 611m². The proposed subdivision will result in two lots being below the minimum lot size. No compelling planning reason has been provided to increase the size of Lot 3 nor decrease the size of Lot 173.
- The applicant seeks to justify the request based on the lot patterns referred to in Plate 1 of the variation request. However, these lots are the result of historical subdivision patterns dating back to 1951-1952 created under the Local Government Act. The most recent subdivision approved in this locality is DA2009/0232, under which Lot 173 was created. All four lots

created by this development consent complied with the minimum lot size standards. Given this subdivision is the most recent subdivision in the area and was assessed under more relevant standards than a 1951-1952 subdivision, the proposed subdivision is not in keeping with the existing or desired character of the locality.

- The variation request states Clause 4.1C of the RVLEP allows the subdivision of land to create allotments of a minimum of 350m². However, this clause is not relevant to the development application, as Clause 4.1C of the RVLEP relates to the subdivision of land where there is an existing approved dual occupancy on the land. There is no approved dual occupancy on either allotments, and the proposal does not involve the subdivision of an existing approved dual occupancy.
- The request also seeks to use the noncompliance of the dwelling on Lot 3 with the setback, building height plane and parking requirements of RVDCP to justify the requested variation. However, this is not considered to provide sufficient environmental planning grounds to justify the variation, as the dwelling has been constructed in accordance with the latest approved plans (DA2002/0333), which permitted the dwelling to be located on a 400mm setback from the side boundary. It is also noted a Final Occupation Certificate has been issued for this consent dated 17 June 2003. Therefore, there is no requirement for the lot boundaries to be relocated to enable the dwelling to comply with the current planning controls.
- Further, while the minimum setback required for a dwelling in accordance with Richmond Valley Development Control Plan (RVDCP) 2015 is 900mm, the proposal seeks to move the boundary by 4.95 metres. A setback of 4.95 metres is considered excessive and unnecessary for a single dwelling.
- It is also noted that the survey plan submitted on 23 November 2020 shows the existing carport and storage shed are located clear of the property boundary and that no part of any building encroaches on the common boundary with lot 173. If required, alternative options, such as an easement for maintenance that could be created over Lot 173 to provide access to the existing building on Lot 3. The maintenance of the buildings on the site does not justify a variation to the minimum subdivision lot size development standard.

In conclusion, the applicant's written requestw has failed to adequately demonstrate that compliance with the minimum lot size standard is unreasonable or unnecessary in the circumstances of the case. It also fails to demonstrate sufficient environmental planning grounds to justify varying this development standard. Therefore, clause 4.6(4)(a)(i) of the RVLEP does not permit development consent to be granted for the proposed development.

Clause 4.6(4) also requires the consent authority to be satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

For the reasons outlined previously, the proposal is not consistent with the objectives of the minimum subdivision lot size development standard or the Zone R1 General Residential objectives. Therefore, the proposed development cannot be considered to be in the public interest and development consent cannot be granted.

In addition, to assume the concurrence of the Planning Secretary, Council must consider

- a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
- b) the public benefit of maintaining the development standard, and
- c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.

Contravention of the development standard does not raise any matter of significance for State or regional environmental planning. However, there is a public benefit in maintaining the development standard as there is insufficient justification for varying the standard in the

circumstances of this case and granting such a variation would have the potential to undermine Council's Minimum Subdivision Lot Size development standard by setting an undesirable precedent.

In conclusion, the variation to the minimum lot size development standard fails to satisfy all relevant parts of clause 4.6 and therefore the variation cannot be supported.

The applicant's written submission fails to demonstrate that compliance with the minimum lot size standard is unreasonable or unnecessary in the circumstances of the case. It also fails to demonstrate sufficient environmental planning grounds to justify varying this development standard.

The proposed development is not in the public interest as the proposal fails to comply with the objectives for both Clause 4.1 and the R1 zone. In addition, there is no public benefit to non-compliance with the minimum lot size development standard in the circumstances of this case.

Exhibition Period

The development application was placed on public exhibition from 21 September 2020 to 6 October 2020 in accordance with Richmond Valley Council Community Participation Plan 2020. No submissions were received.

External Referrals

No external referrals apply to the proposal.

Internal Referrals

Department	Comment
Development Engineer	Brian Eggins, Senior Administration Officer – Acceptable
Building Certifier	Andrew Clark, Coordinator Building Services – Acceptable

Environmental Planning Considerations

A full assessment under Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979* has been undertaken. The submitted Statement of Environmental Effects and Clause 4.6 Development Standard Variation Report address requirements of the applicable legislation.

The following legislation, planning instruments and policies are relevant to the proposal and their requirements have been considered as part of the assessment process:

- *Environmental Planning & Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2000*
- *State Environmental Planning Policy (Coastal Management) 2018*
- *State Environmental Planning Policy No. 55 – Remediation of land*
- *Richmond Valley Local Environmental Plan 2012*
- *Richmond Valley Development Control Plan 2015*
- Planning Circular PS 20-002 Variations to Development Standards

Key Issues with the Application

The proposed development relates to the re-subdivision of two existing lots only and does not have any environmental impacts. There are no building works, new lots or dwellings. The proposed re-subdivision aims to provide an increased setback to the existing dwelling on Lot 3.

The matter of significance with the application is that it proposes two lots both being below the minimum lot size standard as required by clause 4.1 of Richmond Valley Local Environmental Plan

2012. The proposed variation exceeds 10% and therefore the application must be determined by Council. This has been addressed and considered by way of the above clause 4.6 variation request and this report.

Detailed assessment report is provided in Attachment 3.

CONCLUSION

DA2021/0071 seeks consent to create two lots both below the minimum lot size of 600m². The proposal involves site amalgamation of two existing lots, Lot 3 being below minimum lot size and Lot 173 being above minimum lot size and re-subdivision of two existing lots. There is an approved existing dwelling located wholly within Lot 3. Lot 173 is currently vacant.

A detailed assessment has been carried out having regard to the Heads of Consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The proposal fails to comply with the *RVLEP 2012* minimum lot size control of 600m².

The applicant's written Clause 4.6 variation request fails to demonstrate that compliance with the minimum lot size standard is unreasonable or unnecessary in the circumstances of the case. It also fails to demonstrate sufficient environmental planning grounds to justify varying this development standard. The proposed development is not in the public interest.

The Development Assessment Panel endorsed the draft report and officer's recommendation to refuse the development application at its meeting of 4 February 2021.

ATTACHMENT(S)

1. **Proposed plan of subdivision (under separate cover)**
2. **Applicant's request for variation to a development standard (under separate cover)**
3. **Assessment Report (under separate cover)**
4. **Draft Determination Report (under separate cover)**

14.7 PROPOSED RECLASSIFICATION OF COMMUNITY LAND

Author: Mike Perkins, Manager Property & Economic Projects

EXECUTIVE SUMMARY

Richmond Valley Council manages approximately 351 ha of greenspace, including sporting fields, parks, playgrounds, streetscapes and environmental reserves. The expense associated with the maintenance of these areas is a significant cost for Council. There is high demand for residential land in Casino and an opportunity to use any funds from sale of surplus community land to invest in upgrading facilities that have high community usage.

A Facilities Needs Review was previously conducted by Council to consider the use, operation and management of these facilities. The review identified ten parcels of community land that were identified as surplus to community needs and recommended that these sites be further investigated for potential disposal. Any community land considered for disposal would first need to be reclassified to operational land.

The ten sites identified in the Facilities Needs Review report have recently been reviewed and five of the sites have now been short listed as land proposed to be considered for reclassification and potential disposal.

The reclassification process is a statutory process under the *Local Government Act 1993* (LG Act) which includes consultation with the community. It is proposed that Council commence the process to consider the reclassification of these five sites.

RECOMMENDATION

That Council commences the statutory process, which includes community consultation, to consider the reclassification from community land to operational land for the following public land: RSM Park, Dan Phelan Park, Sunnyside Park, Melaleuca Park and Russell Park.

DELIVERY PROGRAM LINKS

Growing our Economy

EC2: Building on our strengths

EC2.4: Acquisition, management and disposal of Council land to realise commercial opportunities

BUDGET IMPLICATIONS

If the reclassification of these sites proceeds it will generate a reduction in annual maintenance costs of approximately \$11,000 and a net return from sales of approximately \$600,000.

REPORT

Council manages some 351 ha of greenspace, including sporting fields, parks, playgrounds, environmental reserves and streetscapes. The ongoing maintenance of these areas represents a significant cost for the community.

Council, in consultation with users, has previously undertaken a facility needs review to consider the use, operation and management of public land.

Facility Needs Review

In 2009 Council undertook a review of all public land and ranked the properties from 1 (best) to 123 (worst) in terms of value for financial costs, community use, potential use and intrinsic values (including heritage, environmental etc). The review included community surveys and engagement on use and future requirements.

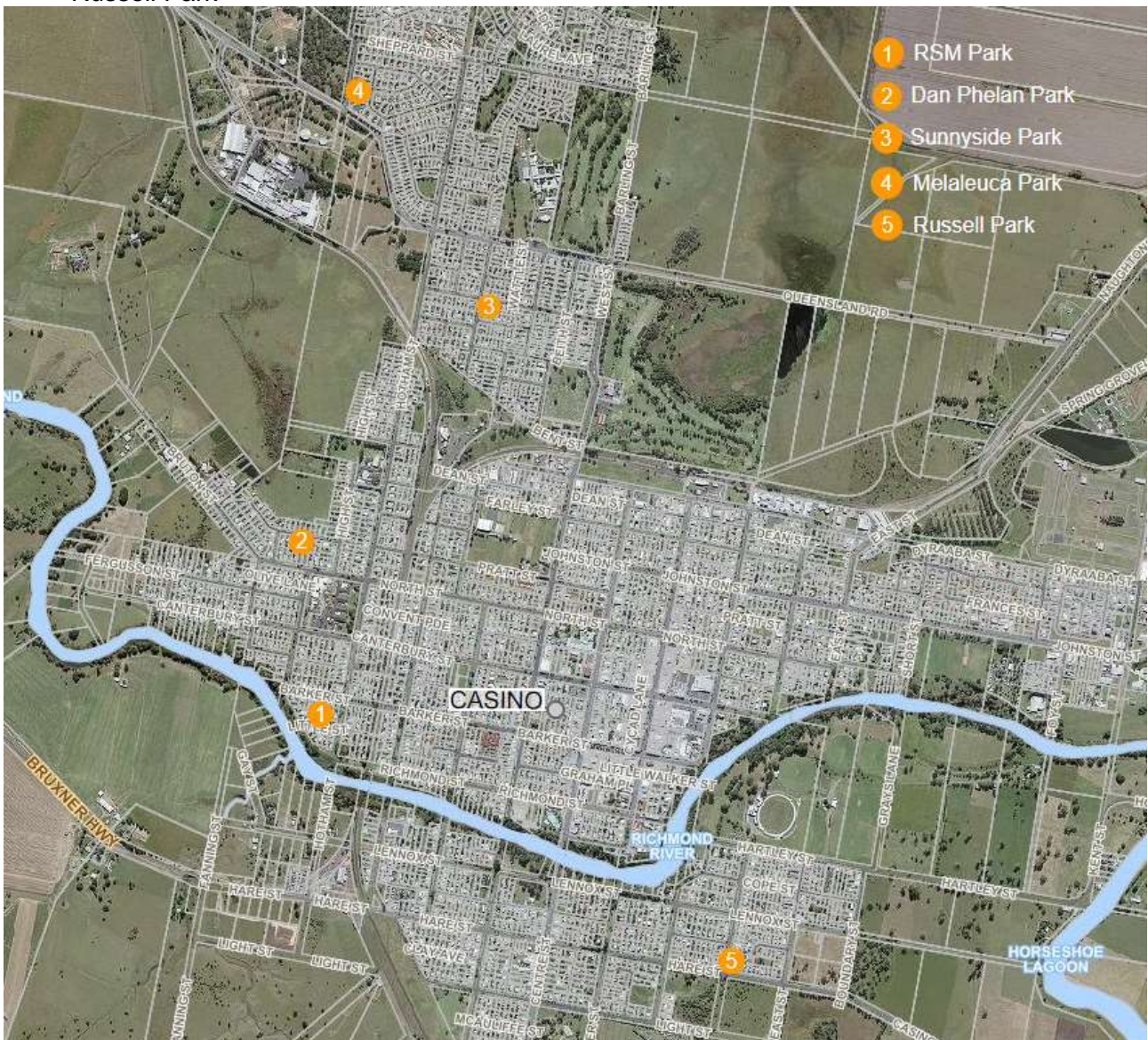
It identified twelve sites that were thought to be surplus to community needs and recommended that these sites be further investigated for potential disposal. Ten of the sites identified as surplus are classified as community land. These ten sites have subsequently been reviewed and reduced to five.

The suitability assessment for possible disposal included:

- Current and proposed future use of the site
- Environmental and social impacts
- Likelihood of community acceptance
- Financial impacts

The following five sites located in Casino have been identified as possibly being surplus to community needs and suitable for assessment for potential to be reclassified and sold:

- RSM Park
- Dan Phelan Park
- Sunnyside Park
- Melaleuca Park
- Russell Park



All sites are currently zoned residential and no changes to zonings are proposed. Each site has services such as water, sewer and road in proximity, but some works, or easements would be required prior to disposal.

In total, the sites currently cost council approximately \$11,000 per annum in mowing and maintenance expenses.

It is proposed that the proceeds from any sales would be invested into upgrades and embellishment of better utilised community parks within Casino. It is estimated that the sale of the lots created would net approximately \$100,000 each once costs are deducted. From the five parcels proposed to be reclassified six residential lots could be created, netting a total of approximately \$600,000 once costs are deducted.

The identified sites are classified community land and would be required to be reclassified to operational land, in accordance with the requirements of the LG Act, prior to being considered for disposal.

The process for reclassification

Under the LG Act, a Council can reclassify land by Local Environment Plan (LEP) amendment. The process takes some time to complete and includes the following steps:

- Public notice of a proposed resolution to reclassify public land (s.34) - with 28 days allowed for submissions.
- A report to Council to resolve to reclassify the land and prepare a Planning Proposal to explain the intended effect of the draft LEP amendment.
- Preparation of a Planning Proposal to reclassify land, which is then forwarded to the Planning Minister for a Gateway Determination (s.3.34).
- Following review by the Department of Planning Industry and Environment, requirements for the proposal and consultation are conditioned in a Gateway Determination.
- Further public consultation (as required by the Gateway Determination generally a minimum of 28 days), including a public hearing to be chaired by an independent person (21 days' notice must be given before conducting a public hearing).
- When the consultation is completed, the submissions and a report of the public hearing are then considered.
- If Council resolves to proceed with the proposal, Parliamentary Counsel is requested to prepare the LEP amendment.
- The Minister determines the LEP amendment – after approval by the Governor General to discharge public interests.
- After the LEP Amendment is notified on the NSW Legislation website, the land is identified as operational land in Schedule 4 of the *Richmond Valley LEP 2012*.

The first step in this process is to issue the public notice seeking public submissions on Council's proposed resolution to reclassify public land. This report recommends that this process be commenced.

CONSULTATION

As outlined in the summary of the process to reclassify land, there are statutory guidelines and requirements around required consultation to reclassify land. This report is to obtain a resolution to begin this consultative process.

CONCLUSION

Council has previously undertaken a review of existing facilities to identify future needs and surplus assets. This review generated a list of properties that were considered surplus to the community's needs and recommended consideration of disposing of these properties.

This list of properties has subsequently been reviewed and reduced to five properties. This report proposes that Council begins the statutory process to consult on the possible reclassification of these sites from community land to operational land. The proposed reclassification would facilitate the future disposal of these properties.

15 FINANCIAL REPORTS**15.1 QUARTERLY BUDGET REVIEW STATEMENT FOR THE QUARTER ENDED 31 DECEMBER 2020**

Author: Hayley Martin, Business Development Accountant

EXECUTIVE SUMMARY

This report outlines the proposed adjustments for the 2020/2021 budget for the quarter ended 31 December 2020. These adjustments exclude all previously adopted Monthly Budget Adjustments.

The proposed changes see Council's projected operating surplus from continuing operations for 2020/2021 increase to \$8,360,854, from the 30 September 2020 revised budget surplus of \$2,973,215. The operating result before capital grants and contributions has also improved to a projected loss of \$4,839,820.

Income from continuing operations has increased by \$6,596,951, to a projected total of \$77,936,623. This is largely due to budgeted natural disaster funding from the 2019 bushfires and February 2020 flood event. Expenses from continuing operations have increased by \$1,209,312, to a projected total of \$69,575,769.

Council's capital works program has been reviewed, resulting in an increase of \$2,024,284, to a projected total of \$34,476,635. This is one of Council's largest capital works programs. The increase is largely due to natural disaster funding.

A detailed Quarterly Budget Review Statement for the second quarter of the 2020/2021 year has been circulated separately to each Councillor. These changes are disclosed by Priority Areas on pages 2-8 of the Quarterly Budget Review Statement and detailed explanations are provided on pages 9-15.

RECOMMENDATION

That Council adopts the Quarterly Budget Review Statement as at 31 December 2020 and approves the recommended variations.

DELIVERY PROGRAM LINKS

Making Council Great

CS1: Leading and Advocating for our Community

CS1.4: Provide high level financial and business analysis advice to monitor performance

BUDGET IMPLICATIONS

As detailed in the report.

REPORT

The budget review for the second quarter of the 2020/2021 financial year has seen Council's operating result from continuing operations improve to a projected surplus of \$8,360,854. This is an increase of \$5,387,639 from the revised surplus as at 30 September 2020 of \$2,973,215. Council's projected operating result before capital grants and contributions is a loss of \$4,839,820.

Council's estimated budget result (unrestricted cash result) has improved slightly from \$318,869 as at 30 September 2020 to \$328,869 at 31 December 2020.

In overall cash terms, there is a decrease in the estimated funding from reserves of \$2,694,298, with an estimated total transfer from reserves of \$8,545,305 for the 2020/2021 financial year.

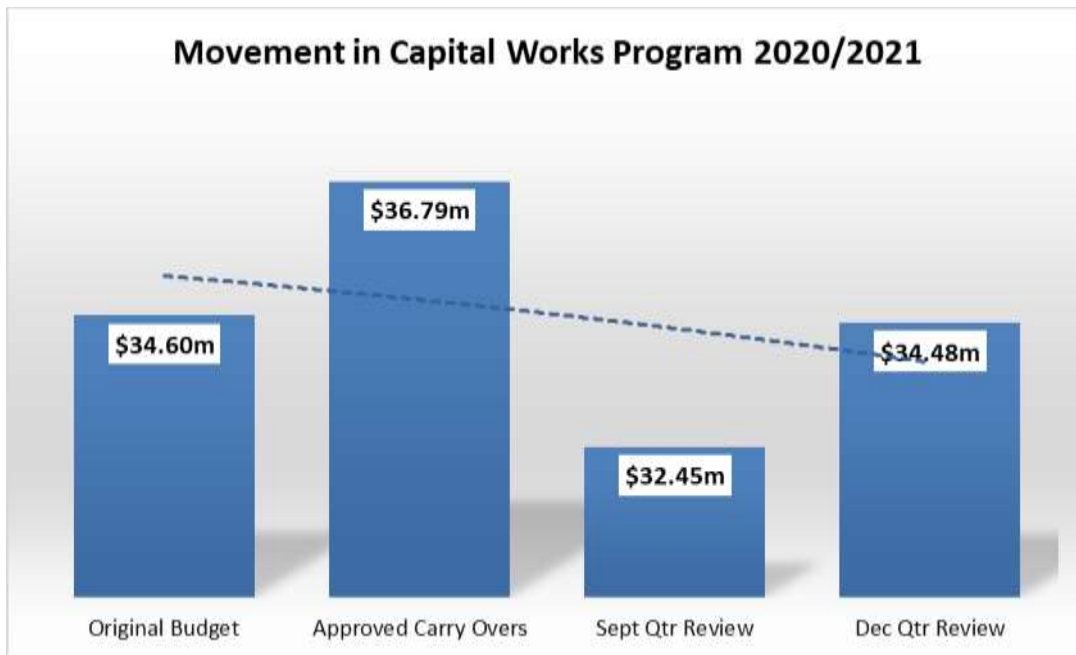
Income from continuing operations has increased by \$6,596,951, with total income now projected to be \$77,936,623. Largely contributing to this increase is \$4,435,395 in natural disaster funding for

the works performed for the 2019 bushfires and February 2020 flood event. Council has also been successful in a number of grants programs, including \$487,993 under the Active Transport Program for a footpath along Hare Street (Bruxner Highway), \$250,000 under the Bushfire Community Resilience and Economic Recovery Fund (BCRERF) for a resilience officer (project delivery) and disaster preparedness and community grants program, along with \$450,000 in approved capital works for the NSW Rural Fire Service to construct a brigade shed at Rappville. Additionally, \$250,000 has been granted under the Local Roads and Community Infrastructure Fund towards Casino Drill Hall Walk and Razorback Lookout in Evans Head. The NRLX income budget has been increased by \$260,000 for the sale of biosolids and an additional \$132,582 has been added to the private works budget in line with actual works being completed this financial year. All recommended changes for Council resolution of \$6,596,951 are disclosed by Priority Area on page 4 of the Quarterly Budget Review Statement and detailed explanations are provided on pages 9-15.

Expenses from continuing operations have increased by \$1,209,312 to a projected total of \$69,575,769. This is largely due to natural disaster funding of \$396,848 for repairs and maintenance works, \$250,000 in grant funding from the BCRERF, as mentioned above, along with \$220,000 for the processing of biosolids waste at the NRLX ready for sale. Budgeted expenditure for private works has also been increased by \$132,582 in line with the works being performed this financial year. All recommended changes for Council resolution of \$1,209,312 are disclosed by Priority Area on page 5 of the Quarterly Budget Review Statement and detailed explanations are provided on pages 9-15.

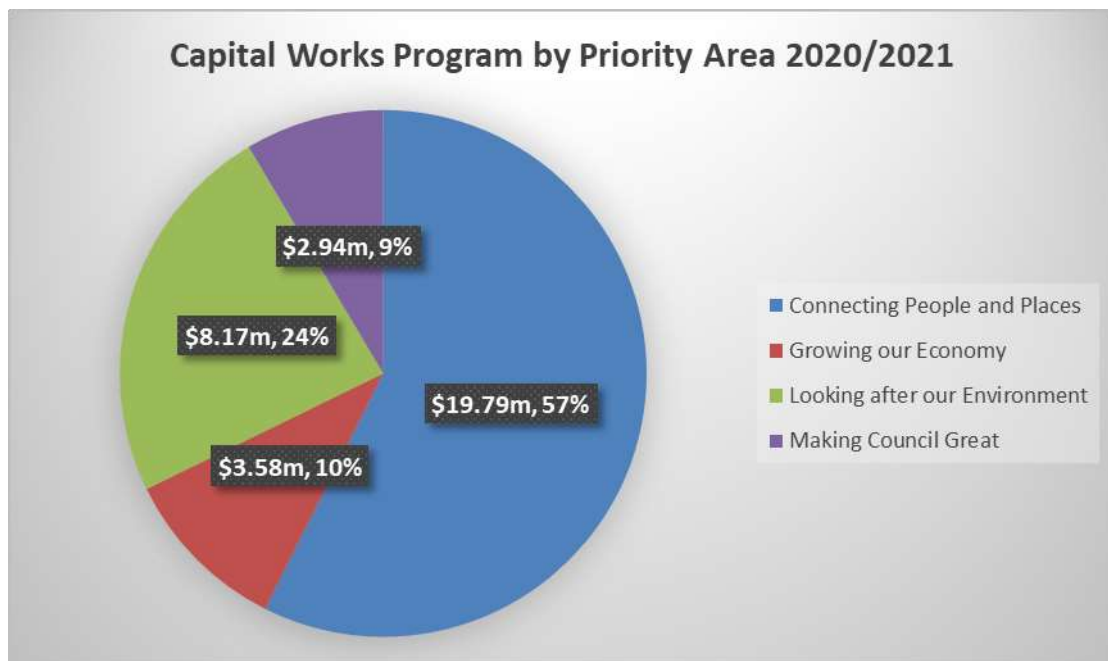
Council's capital works budget has increased by \$2,024,284. The projected capital works program now totals \$34,476,635, which is in line with Council's original budget and is one of Council's largest capital works programs. The increase is predominantly the result of natural disaster funding for the 2019 bushfires and February 2020 flood of \$3,786,100 as well as additional grant funded projects, including \$487,993 for Hare Street Footpath and \$450,000 for the Rappville Fire Station. These increases have been offset by the removal of \$1,500,000 in waste capital works for the construction of cell 6 at Nammoona. The design process is nearing completion however the construction phase will be coupled with cell 1-4 capping project and being a major project is likely to continue into next financial year. In addition, \$700,000 is proposed to be moved into next financial year for the Rappville Common with design and approval taking longer than expected. A review of the sewerage services capital works program has resulted in some projects being reprioritised and others carrying into 2021/2022. This has resulted in a reduction of \$709,736 in capital works for the current year. All recommended changes to the Capital Works Program are disclosed by Priority Area on page 6 of Council's Quarterly Budget Review Statement and detailed explanations are provided on pages 9-15.

The following graph tracks the movement in the capital works program for 2020/2021 from the original budget, after the adoption of approved carry over works and other approved monthly adjustments up to the December Quarterly Budget Review.



Council’s capital works program will need to be closely monitored and further reviewed throughout the remainder of the year to ensure all projects are able to be delivered.

The following graph provides a summary of the capital works program by Priority Area:



Council’s projected budget position and recommended changes for Council resolution are summarised in the table below:

Quarterly Budget Review Statement for the quarter ended 31 December 2020	Revised Budget 30-Sep-20	Recommended Changes for Council Resolution	Projected Year End Result 2020/2021
Income from Continuing Operations	71,339,672	6,596,951	77,936,623
Expenses from Continuing Operations	68,366,457	1,209,312	69,575,769
Operating Result from Continuing Operations	2,973,215	5,387,639	8,360,854
Operating Result before Capital Income	(5,226,505)	386,685	(4,839,820)
Add: Non-Cash Expenses	18,173,276	0	18,173,276
Add: Non-Operating Funds Employed	2,985,193	(659,057)	2,326,136
Less: Capital Expenditure	32,452,351	2,024,284	34,476,635
Less: Loan Repayments	2,600,067	0	2,600,067
Estimated Funding Result – Surplus/(Deficit)	(10,920,734)	2,704,298	(8,216,436)
Restricted Funds – Increase/(Decrease)	(11,239,603)	2,694,298	(8,545,305)
Unrestricted Funds – Increase/(Decrease)	318,869	10,000	328,869

Pages 9 to 15 of the attached Quarterly Budget Review Statement contain the detailed budget variation explanations. A summary of the main contributing factors within each Priority Area is as follows:

Connecting People & Places

- Increase in capital grants and contributions and capital expenditure for building and maintaining roads with over \$4.5 million in natural disaster works from the 2019 fires and February 2020 flood event.
- Increase in capital grants and contributions and capital expenditure for emergency management with \$250,000 being granted under the Bushfire Community Resilience and Economic Recovery Fund towards a resilience officer and disaster preparedness and community grants program, along with \$450,000 in approved capital works for the Rural Fire Service for the construction of a Brigade Station at Rappville.
- An increase in capital grants and contributions for sports grounds, parks and reserves with \$250,000 being granted under the Local Roads and Community Infrastructure Fund towards the Drill Hall Walk and Razorback Lookout, along with a \$25,000 Premier's Grant for re-surfacing the community tennis courts in Rappville.

Growing our Economy

- An increase in operating income (\$260,000) and operating expenditure (\$220,000) for the Northern Rivers Livestock Exchange due to the processing and sale of biosolids.
- An increase in operating income and expenditure for private works to bring the budget in line with actual works being completed this year.
- A reduction in asset sales of \$764,000 as proposed sales of industrial land currently under construction are unlikely to occur this financial year.

Looking after our Environment

- A reduction in capital works for waste management of \$1,500,000 for the construction of cell 6 at Nammoona. The design process is nearing completion however the construction phase will be coupled with the cell 1-4 capping project and being a major project, will continue into next financial year.
- Decrease in Sewerage Services capital works of \$709,736 following a review of the capital works program identifying a number of projects that are no longer a priority or will continue into next financial year.

Making Council Great

- Increase in operating revenue under work, health and safety as Council received \$73,592 from State Cover in work, health and safety incentives.

CONCLUSION

As at the end of the second quarter, Council's operating result from continuing operations is a projected surplus of \$8,360,854, with a projected loss before capital grants and contributions of \$4,839,820. Council's capital works budget has increased to \$34,476,635 and this will be closely monitored to ensure all projects can be delivered. Council's estimated budget result (unrestricted cash result) has improved to a projected surplus of \$328,869 and overall, Council's projected financial position at year end remains satisfactory.

ATTACHMENT(S)

1. **Quarterly Budget Review Statement for the quarter ended 31 December 2020 (under separate cover)**

15.2 FINANCIAL ANALYSIS REPORT - DECEMBER 2020 AND JANUARY 2021**Author: Jono Patino, Financial Accountant****EXECUTIVE SUMMARY**

The purpose of this report is to inform Council on the status and performance of its investment portfolio in accordance with the *Local Government Act 1993* s.625, Local Government (General) Regulation 2005 cl.212, Australian Accounting Standard (AASB 9) and Council's Investment Policy.

The value of Council's Investment Portfolio as at 31 December 2020 and 31 January 2021 is shown below.

Month	Bank Accounts	Term Deposits	Floating Rate Notes	TCorp IM Funds	Total
December 2020	\$15,819,127	\$21,000,000	\$750,000	\$20,111,833	\$57,680,960
January 2021	\$13,972,893	\$21,000,000	\$750,000	\$20,089,605	\$55,812,498

The weighted average rate of return on Council's investments for December 2020 was 1.06% which was above the Bloomberg AusBond Bank Bill Index for December of 0.01%, which is Council's benchmark.

The weighted average rate of return on Council's investments for January 2021 was 0.02% which was also above the benchmark.

RECOMMENDATION

That Council adopts the Financial Analysis Report detailing investment performance for the months of December 2020 and January 2021.

DELIVERY PROGRAM LINKS

Making Council Great

CS1: Leading and Advocating for our Community

CS1.4: Provide high level financial and business analysis advice to monitor performance

BUDGET IMPLICATIONS

As at 31 December 2020, Council had earned \$274,495 in interest and \$441,515 in fair value gains for total investment revenue of \$716,010 against an annual budget of \$1,003,025 (which equates to 71.39%). Council currently receives a return of 0.45% on its Macquarie CMA Account and Council's financial advisors receive a commission of 0.05%. Commissions for the 2020/21 financial year to 31 December 2020 total \$1,704.

As at 31 January 2021, Council had earned \$276,102 in interest and \$419,287 in fair value gains for total investment revenue of \$695,389 against an annual budget of \$1,003,025 (which equates to 69.33%). Council's commissions on its Macquarie CMA Account for the 2020/21 financial year to 31 January 2021 total \$2,091.

Future fair value gains or losses will continue to be monitored and reported to Council.

REPORT**Reserve Bank of Australia (RBA) Cash Rate Update**

The RBA maintained the cash rate at 0.10% per annum at its December 2020 meeting and did not meet during January 2021.

Rate of Return

The weighted average rate of return on investments in December 2020 was 1.06%, a decrease of 551 basis points from the previous month. The rate of return is 105 basis points above the Bloomberg AusBond Bank Bill Index of 0.01% which is Council's benchmark.

Council's NSW Treasury Corporation IM Funds returned net gains of \$32,695 during December 2020, bringing the total gains for the 2020/21 financial year to 31 December 2020 to \$441,515.

The weighted average rate of return on investments in January 2021 was 0.02%, a decrease of 104 basis points from the previous month. The rate of return is 1 basis point above the Bloomberg AusBond Bank Bill Index of 0.01% which is Council's benchmark.

Council's NSW Treasury Corporation IM Funds returned net losses of (\$22,228) during January 2021, reducing the total gains for the 2020/21 financial year to 31 December 2020 to \$419,287.

It is important to recognise that these are long term investments that are subject to market fluctuations.

Council's Investment Portfolio

The Investment Portfolio balance at 31 December 2020 of \$57,680,960 is made up of Council's Business Online Saver Account (\$9,120,000), Macquarie Cash Management Account (\$5,752,435), Term Deposits (\$21,000,000), Floating Rate Notes (\$750,000), NSW Treasury Corporation Investments (\$20,111,833) and Other Bank Accounts (\$946,692).

Council's investment portfolio had maturity dates ranging from same day up to 1,096 days. Term deposits and floating rate notes of \$21,750,000 represented 37.71% of the total portfolio as at 31 December 2020.

Council made the following new investments during December 2020.

Banking Institution	Investment Type	Environmentally Sustainable Investment	Amount Invested	Investment Term
Judo Bank	Term Deposit	Y	\$1,000,000	6 months
Bank of Sydney	Term Deposit	Y	\$1,000,000	3 months
AMP Ltd	Term Deposit	N	\$1,000,000	1 year
Judo Bank	Term Deposit	Y	\$1,000,000	6 months
Judo Bank	Term Deposit	Y	\$1,000,000	6 months
Greater Bank	Term Deposit	Y	\$1,000,000	1 year
Bank of Sydney	Term Deposit	Y	\$1,000,000	6 months
Bank of Sydney	Term Deposit	Y	\$1,000,000	6 months
Total			\$8,000,000	

Council had the following investment maturities during the month of December 2020.

Banking Institution	Investment Type	Environmentally Sustainable Investment	Amount Invested	Interest Earned
Judo Bank	Term Deposit	Y	\$1,000,000	\$21,000
Bank of Sydney	Term Deposit	Y	\$1,000,000	\$7,721
Members Equity Bank	Term Deposit	Y	\$1,000,000	\$5,264
AMP Ltd	Term Deposit	N	\$1,000,000	\$8,678
Bank of Sydney	Term Deposit	Y	\$1,000,000	\$2,244
Bank of Queensland	Term Deposit	N	\$1,000,000	\$5,264
Judo Bank	Term Deposit	Y	\$1,000,000	\$8,022
Greater Bank	Term Deposit	Y	\$1,000,000	\$5,955
Total			\$8,000,000	\$64,148

Council had \$20,111,833 in longer term investments being the Cash Facility Trust and Medium-Term Growth Fund with NSW Treasury Corporation as at 31 December 2020. The investment values are shown below.

Investment Holding	Fair Value 31-Dec-2020	Fair Value Gain/(Loss) Dec 2020	Fair Value Gain/(Loss) YTD
Cash Facility Trust	\$10,248,657	\$1,698	\$30,831
Medium Term Growth Fund	\$9,863,176	\$30,997	\$410,684
Total	\$20,111,833	\$32,695	\$441,515

The Investment Portfolio balance at 31 January 2021 of \$55,812,498 is made up of Council's Business Online Saver Account (\$3,505,000), Macquarie Cash Management Account (\$9,753,867), Term Deposits (\$21,000,000), Floating Rate Notes (\$750,000), NSW Treasury Corporation Investments (\$20,089,605) and Other Bank Accounts (\$714,026).

Council's investment portfolio had maturity dates ranging from same day up to 1,096 days. Term deposits and floating rate notes of \$21,750,000 represented 38.97% of the total portfolio as at 31 January 2021.

Council did not make any new investments or have any investment maturities during January 2021.

Council had \$20,089,605 in longer term investments being the Cash Facility Trust and Medium-Term Growth Fund with NSW Treasury Corporation as at 31 January 2021. The investment values are shown below.

Investment Holding	Fair Value 31-Jan-2021	Fair Value Gain/(Loss) Jan 2021	Fair Value Gain/(Loss) YTD
Cash Facility Trust	\$10,249,411	\$754	\$31,585
Medium Term Growth Fund	\$9,840,194	(\$22,982)	\$387,702
Total	\$20,089,605	(\$22,228)	\$419,287

Future Investment Options

Due to reduced investment returns in the current market Council staff have been exploring alternative options particularly with NSW Treasury Corporation. Council's financial advisors Laminar Capital are researching these investments prior to issuing Council with formal advice and are currently waiting on detailed information from NSW Treasury Corporation on specific investment products.

Minor adjustments have been made to the methodology used to prepare this report based on advice from Council's financial advisors regarding total investment values and interest revenue.

Refinancing Options

Council staff recently investigated refinancing existing loans which have significantly higher interest rates than is currently being offered in the market to potentially reduce repayments and interest expenditure. A similar process was carried out with great effect in November 2017 on three Council loans which resulted in savings of \$536,334 over the life of these loans. Unfortunately, the costs to refinance the current fixed loans are too high at present. Estimated break costs of \$1,090,000 mean that the overall cost to Council would increase by at least \$573,000.

Environmentally Sustainable Investments (ESIs)

Council's portfolio of \$57,680,960 at 31 December 2020 includes \$35,861,833 or 62.2% with no direct investment in the fossil fuel industry.

Council's portfolio of \$55,812,498 at 31 January 2021 includes \$35,839,605 or 64.2% with no direct investment in the fossil fuel industry.

These include Council's investments with NSW Treasury Corporation.

NSW Treasury Corporation has a stewardship approach to ESIs which focuses on managing environmental, social and governance (ESG) risks and opportunities, particularly climate change which is expected to impact portfolios over the long term.

CONCLUSION

During the months of December 2020 and January 2021 Council's investments have been made in accordance with the Act, the Regulations and Council's Investment Policy.

As at 31 December 2020 Council's investments totalled \$57,680,960 with \$15,819,127 of this being funds held in bank accounts. The weighted average rate of return was 1.06% for the month of December and total investment revenue equals 71.39% of budgeted revenue for the year to 31 December 2020.

As at 31 January 2021 Council's investments totalled \$55,812,498 with \$13,972,893 of this being funds held in bank accounts. The weighted average rate of return was 0.02% for the month of January and total investment revenue equals 69.33% of budgeted revenue for the year to 31 January 2021.

ATTACHMENT(S)

- 1. Investment Report Pack - December 2020 (under separate cover)**
- 2. Investment Report Pack - January 2021 (under separate cover)**

16 GENERAL BUSINESS**16.1 DESTINATION MANAGEMENT PLAN 2021-2025**

Author: Sharon Davidson, Manager Communications, Events and Tourism

EXECUTIVE SUMMARY

Richmond Valley Council has an important leadership role in strategic destination management across the local government area. This includes funding support and coordination of destination marketing initiatives, events and visitor information services, as well as strategic planning, and infrastructure development to support sustainable tourism development. Council also works with other tourism bodies on the Northern Rivers and are a founding member of the Northern Rivers NSW brand initiative.

The Richmond Valley Destination Management Plan 2021-2025 was prepared to support further growth of the local visitor economy and encourage tourism business investment to the area.

Public consultation provided the opportunity for tourism-related businesses to have input into the final plan.

RECOMMENDATION

That Council adopts the Richmond Valley Destination Management Plan 2021 to 2025.

DELIVERY PROGRAM LINKS

Growing our Economy

EC1: Driving Economic Growth

EC1.3: Align tourism, economic development and events to deliver economic outcomes for the Region

BUDGET IMPLICATIONS

Nil

REPORT

The Richmond Valley Destination Management Plan (DMP) 2021 to 2025 was developed to create a roadmap to guide the collaborative work of Council and local stakeholders to stimulate the sustainable growth and development of the Richmond Valley visitor economy as an appealing and competitive tourism region on the North Coast of NSW.

Funding was received from the Australian Government's Building Better Regions Fund (community stream) for the development of this plan.

The DMP builds on the outcomes of the previous Richmond Valley Tourism Development Plan (2017) and proposes innovative and realistic strategies to assist in developing, managing and marketing the Richmond Valley visitor economy over the next five years.

Richmond Valley comprises the main coastal destination of Evans Head and inland destination Casino, as well as the villages of Broadwater, Coraki, New Italy, Rappville and Woodburn. There are a wide variety of experiences on offer across the Richmond Valley.

In line with other North Coast local government areas, the Richmond Valley visitor economy has been growing incrementally over the past five years. Tourism is estimated to contribute \$78 million direct visitor expenditure to the Richmond Valley visitor economy per year. Domestic daytrips account for 59 percent of visitors to the region and domestic overnight visitors account for 40 percent of visitors.

Increasing direct visitor expenditure and overnight visitation is, therefore, important to growing the area's visitor economy.

Council and local stakeholder organisations agree the time is right to kick start new ways to sustainably develop and grow the Richmond Valley visitor economy, so it can be better positioned as an appealing tourism destination on the North Coast of NSW.

Two catalyst infrastructure projects will help to drive visitor economy growth to the area: the upgrade of the Pacific Highway, which will make Woodburn, Evans Head and nearby villages more accessible; and the recent NSW Government approval for the development of the Casino to Bentley section of the Northern Rivers Rail Trail.

The Richmond Valley Destination Management Plan 2021 to 2025 is an important outcome of comprehensive research, analysis and stakeholder engagement processes, and was prepared to integrate and leverage with other stakeholder strategic plans across local, regional and State levels.

CONSULTATION

The Richmond Valley Destination Management Plan 2021 to 2025 was placed on public exhibition from Wednesday 16 December for 40 days. Council received one submission from the Campervans and Motorhome Club of Australia (CMCA), supporting the overall strategies and goals of the DMP, as well as indicating its willingness to continue working with Council to establish RV-Friendly Town status for Casino and Woodburn.

Future workshops with tourism industry stakeholders to explain the intent and key strategies of the DMP are being considered.

CONCLUSION

Council has planned and initiated major infrastructure developments in recent years to establish the Richmond Valley and its towns and villages as attractive places to live and visit. This has included establishing the Casino Drill Hall Precinct, upgrading the Woodburn and Coraki riverfront precincts, the Broadwater Memorial Park, and securing funding for the Razorback Lookout and Casino Showground and Racecourse upgrades.

The recent upgrade of the Pacific Highway and the proposed development of the Northern Rivers Rail Trail are significant catalyst infrastructure development projects which will help to drive visitor economy growth.

To take advantage of these opportunities, there is a need to adopt a strategic and whole-of-destination approach to continue to enhance Evans Head as an appealing year-round coastal destination and to activate Casino as an appealing inland destination while also encouraging visitation to our other towns and villages.

The Destination Management Plan 2021-2025 outlines key considerations to inform future strategic planning and infrastructure development for all Richmond Valley destinations.

ATTACHMENT(S)

- 1. CMCA Submission**
- 2. Destination Management Plan (under separate cover)**



Wednesday 21 January 2021

Submission to Draft Richmond Valley DMP 2021-2025

Via email: council@richmondvalley.nsw.gov.au

The Campervan & Motorhome Club of Australia (CMCA) supports the overall goals and strategies of the RVDMP. As an overarching document it provides a strategic direction for council and the visitor economy as a whole.

The following points within the plan are noted:

- The over 55 travellers are an important market segment for the region moving forward and should not be ignored or forgotten when planning in the visitor economy.
 - Although this may not be the highest yield market for accommodation investors, they are large in numbers and keen to immerse themselves in the local communities when travelling. Given the lower yield of this demographic, it may be difficult to encourage investment into accommodation that suits this segment.
 - This is an affluent demographic that is growing in numbers, but they are looking for different experiences than the family market. In terms of travel, if retired they can spend longer time on the road, however they are more prudent about their travel budget because of this fact. They are also seeking out options for accommodation that suit their lifestyle and budget.
 - Surveys of CMCA members have shown that they travel on average 105 days per year and cover over 10,000km. Their preference for accommodation is low cost with minimal facilities or free camping. A proportion will mix commercial caravan parks into their accommodation needs when travelling.
- Action 2.8: "Identify suitable sites for free camping, develop RV parking facilities near towns and villages, and to continue to work with the CMCA to gain accreditation for Casino and Woodburn as RV friendly destinations".
 - CMCA obviously supports the continued discussions with Richmond Valley Council to achieve RV Friendly Town (not RV Friendly Destination as this is specific to a venue) status for Casino and Woodburn. With public dump points already in these towns, it is about identifying short term parking for long vehicles and low cost camping.
 - It should be noted that CMCA supports low-cost camping options for travellers with self-contained RVs, rather than "free camping". There is a cost to either the public or

Campervan & Motorhome Club of Australia

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www.cmca.net.au



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private sector in establishing and maintaining camping grounds which, should be considered when these are investigated. Many councils now operate successful low-cost camping grounds where there is not private investment.

- o CMCA is willing to work with council to identify a suitable site to establish a CMCA RV Park on, that is established and run at no cost to council.
- o There is an opportunity to collaborate with local community organisations of sporting groups to operate a low cost camping ground in smaller towns. Travellers are generally willing to pay a small fee for access to camping grounds that are close to or in town. Another option is to consider vacant land adjacent to hotels or clubs that could support those businesses whilst providing overnight camping attached to the business.
- o The provision of low cost camping close to retail centres encourages extended stays and increased spend from those who would otherwise stay at free camps out of town or at other towns that provide this option. Overnight camping does not achieve the outcome of extended stays or increased spend and imposes a compliance cost to the council.
- o Non self-contained vehicles should be staying at camping grounds that provide amenities rather than overnight or short term camping areas that do not have these facilities.

The DMP also identifies the potential for agritourism. This is something that most rural communities are looking to develop, so although not a unique selling proposition, it is an area of interest for many of our CMCA members. Our club demographic has mostly retirees who like to immerse themselves in a community, experience authentic activities such as farm based production and they also enjoy volunteering.

A CMCA RV park would provide the opportunity to link with this demographic and support any potential agribusinesses enterprises or volunteering activities. Providing such opportunities increases the likelihood of extending visitor length of stay and expenditure within the local community.

If you would like to discuss any of the above issues further, please contact me at seanconstable@cmca.net.au or 0439 046 772.

Regards



Sean Constable
Business Development Officer

16.2 SOUTH BALLINA BEACH CLOSURE

Author: Andy Edwards, Manager Development and Environment

EXECUTIVE SUMMARY

Ballina Shire Council has made a decision to close the South Ballina beaches to vehicles as of 1 March 2021. During a stakeholder meeting which was held on 22 December 2020, it was highlighted that the closure of this area would likely lead to heavier traffic on Richmond Valley Council beaches. The decision by Ballina Shire Council to close the beaches was due to poor driver behaviour and environmental impacts.

RECOMMENDATION

That Council:

1. Commences closure of the Boundary Creek access point and restricts driving on Airforce and Broadwater beaches to a point south of the Coffee Rocks (approximately 100m). This process to involve liaison with DPIE, NPWS, indigenous groups, emergency services and commercial fishers.
2. Develops a communications strategy to ensure community members are informed of the new access arrangements.
3. Continues to monitor enforcement activities at the beach and receives a further report detailing the type and number of penalty infringement notices issued and the revenue raised from these fines.

DELIVERY PROGRAM LINKS

Looking after our Environment

EH2: Promoting the Protection of the Environment

EH2.4: Develop programs in consultation with the community and stakeholders to minimise environmental harm through Council's own environmental practices

BUDGET IMPLICATIONS

There will be a cost associated with closing the Boundary Creek beach access point. These costs are likely to include the installation of a lockable gate and barriers, key distribution to required users and new signage including a sign south of the coffee rock.

REPORT

A stakeholder meeting was held on 22 December 2020 to discuss potential impacts of the beaches closure. The meeting was attended by Richmond Valley Council, Ballina Shire Council, Department Planning and Environment (DPIE) and National Parks and Wildlife Services (NPWS).

The meeting discussed a range of issues including:

- Hard barriers and new signage to be in place by 1 March 2021 on entrances to South Ballina beaches.
- The need for a communications strategy to support the closure - involving contact with all relevant parties such as indigenous groups, commercial fishers and emergency services.
- The strategy will explain the closures are occurring because of poor driving behaviour and environmental damage from four-wheel drive vehicles and horses.
- Emergency vehicle access - potentially two entrances will be considered being Patches Beach and the nature reserve.

- Crown Lands to undertake compliance inspections.

Those attending the meeting were concerned that the closure of the South Ballina beaches would result in increased vehicular movements on Richmond Valley Council beaches and a potential increase in poor driving behaviour.

NPWS officers requested that the Boundary Creek access be closed, and four-wheel drives only allowed to enter Airforce Beach and drive to a point south of Salty Creek lagoon. This request is intended to protect the inlet to Salty Creek lagoon as well as threatened species nesting areas (i.e. pied oyster catchers) and Aboriginal cultural sites. It would result in four-wheel drives having access to approximately 3 kilometres of beach.

However, there are a number of other options that Council may wish to consider in response to the Ballina Beach closures:

1. Maintain the status quo and monitor the impacts.
2. Close the Boundary Creek entrance (refer to Figure 1) and allow four-wheel drives along the beach to a point approximately 100 metres from the Coffee Rock at Broadwater (refer to Figure 2). This would allow vehicles to use approximately 7.5 kilometres of beach.
3. Close Boundary Creek entrance and allow four-wheel drives along the beach to a point in line with the southern area of Salty Creek Lagoon, potentially 100 metres south of where the lagoon at times enters the ocean (refer to Figure 2). This would allow vehicles to use approximately 3 kilometres of beach.
4. Close Broadwater and Airforce beaches to all vehicles.

Regarding Option 1, it is expected that the closure of the South Ballina beaches may lead to increased vehicle movements on Richmond Valley beaches and a potential increase in problem behaviours. Council has increased its enforcement activities at the beach during the summer season and rangers are reporting some improvement in driver behaviour as a result of the campaign. During peak holiday times, there is considerable traffic on the beach (up to 400 vehicles on Australia Day).

Rangers carried out enforcement activities on the weekend before Australia Day and on the actual public holiday. The results were:

- Direct engagement with some 420 customers over the three days
- A total of 50 PINS and 12 warnings issued. This included offences such as exceeding the speed limit, failing to give way to pedestrians or slow for shorebirds, parking on the footpath and having dogs in a prohibited area.

With the change in Ballina's beach access, Council may wish to consider continuing the enforcement activities beyond the summer season.

Regarding Options 2 and 3, it is expected that Ballina Council will seek support from RVC to close the Boundary Creek entrance to the beach, preventing drivers from proceeding north onto Ballina's beaches. Implementing either of these options may help to protect sensitive areas, such as the coffee rock, but would require further consultation with stakeholders, such as indigenous groups, commercial fishers and emergency services.

Option 4 is unlikely to be supported by current beach users. Council has previously consulted on options such as beach driving permits and there was limited support for imposing additional restrictions.



Figure 1: Closure of Boundary Creek entrance



Figure 2: Closure south of Salty Creek Lagoon and Coffee Rock

CONSULTATION

The closures will involve liaison with DPIE, NPWS, indigenous groups, emergency services and commercial fishers. Notification will be provided to the community through Council's usual communication channels.

CONCLUSION

The closure of Ballina beaches is likely to increase four-wheel drive vehicles accessing Richmond Valley beaches and increase community expectations for Council to manage poor driver behaviour. It is recommended that Council implement option 2 in this report.

ATTACHMENT(S)

Nil

16.3 ACQUISITION OF CROWN ROAD FOR CLOSURE IN COMPENSATION FOR WIDENING OF MANIFOLD ROAD, BENTLEY

Author: Kim Anderson, GIS and Systems Officer

EXECUTIVE SUMMARY

This report seeks to transfer an unformed Crown Road within Lot 43 of DP 844059 known as 705 Manifold Road to Richmond Valley Council for the purposes of giving in compensation for road widening to the affected landholder.

RECOMMENDATION

That Council:

1. Requests the transfer of the subject Crown Road to Richmond Valley Council in accordance with Section 44 of the *Roads Act 1993*.
2. Undertakes the relevant statutory process to formally close the subject road.
3. Offers the closed road to the adjoining landholder in compensation affected by the road widening of Manifold Road.

DELIVERY PROGRAM LINKS

Connecting People and Places

PP2: Getting Around

PP2.1: Improve Road Management practices at Richmond Valley Council

BUDGET IMPLICATIONS

There will be some administrative costs involved with this transfer, the costs are estimated to be less than \$1000.00.

REPORT

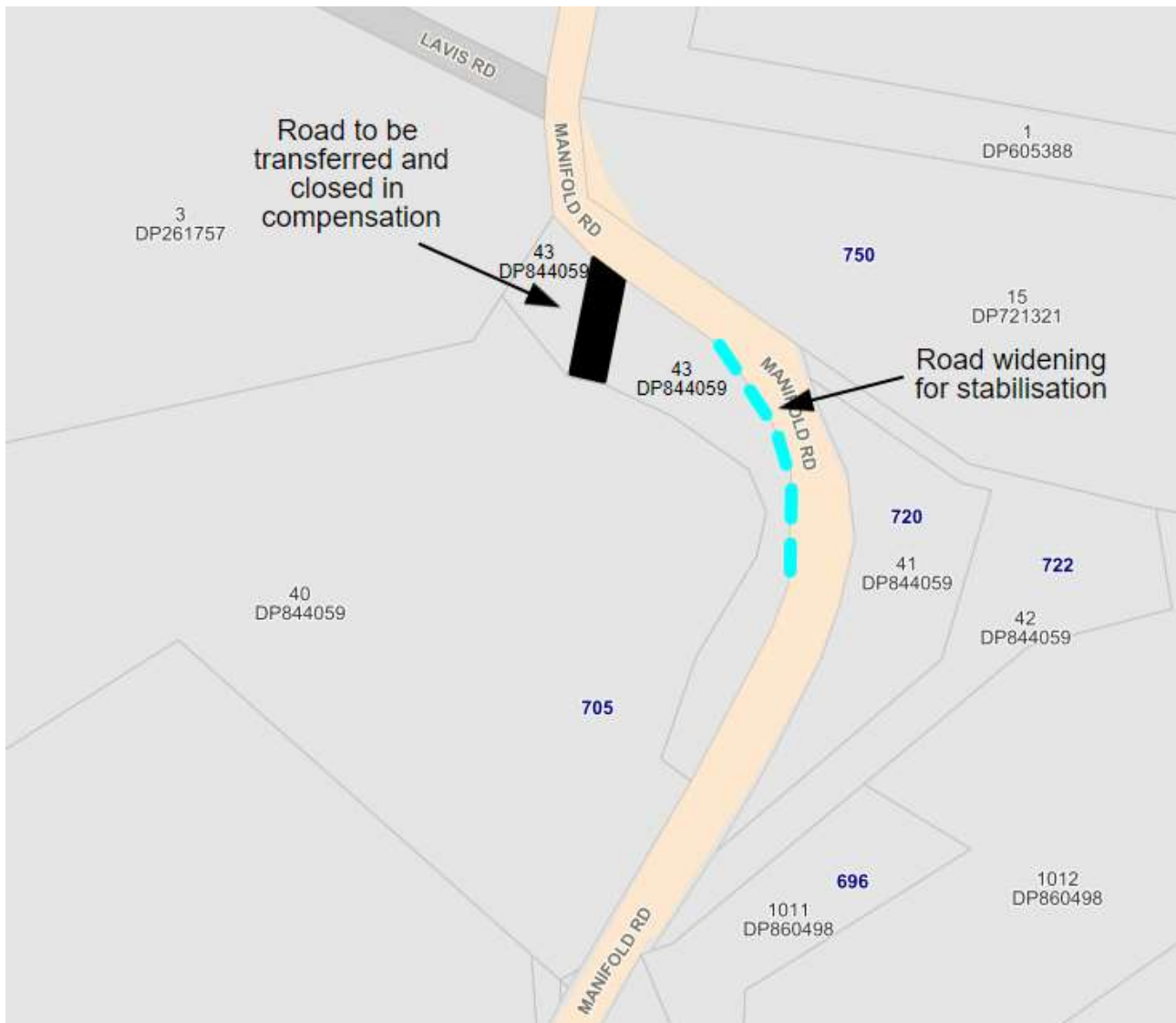
Richmond Valley Council is currently undertaking planning works for the construction of a draped mesh rock face stabilisation system to stabilise the crumbling rock face on Manifold Road adjacent to number 705. These works are required to remove the risk to road traffic from falling rocks and debris.

The road works will involve the widening of the existing public road affecting the private land within Lot 43 DP844059 known as 705 Manifold Road, Bentley. Part of this private property will be acquired to be public road. The area needed for the road widening is subject to a detailed survey.

An unformed crown road (subject road), currently separates Lot 43 of DP 844059. This subject road is residue from various historical road re-alignments and is not considered necessary for future public road networks.

Council can consider acquiring and closure of the subject unformed crown road as compensation for the road widening as a land-swap arrangement. The current land holder has expressed an interest and support of a land-swap. The total area of the road widening has not been finalised. Alternatively, Council will need to consider monetary compensation to the owner for the land acquisition used in the road widening.

Council will incur the administrative costs for registration of plans and title registration relating to the closure of the crown road. It is proposed that the survey will be conducted at the same time as the road alignment survey is conducted.



Map 1: Showing location of the subject crown road proposed for transfer and closure in compensation.

CONSULTATION

Council will undertake relevant consultation in accordance with Section 38B of the *Roads Act 1993* to close the public road for compensation upon successful transfer from the Crown. This will include notification to relevant authorities, advertising in a local newspaper, and writing to affected residents and adjoining owners.

CONCLUSION

There is no known public use or need for the subject unformed road identified for closure.

A public benefit related to road safety is apparent with the required road work for stabilisation requires the road widening. The affected land holder is in support of a land-swap arrangement in compensation for the widening that affects his land.

ATTACHMENT(S)

Nil

16.4 CLASSIFICATION OF COUNCIL LAND - LOT 8 IN DP577269, 15 REYNOLDS ROAD CASINO

Author: Mike Perkins, Manager Property & Economic Projects

EXECUTIVE SUMMARY

At its meeting of 20 October 2020 Council resolved to acquire Lot 8 in DP577269 as part of its proposed industrial land development at Reynolds Rd Casino.

In order for the land to be incorporated in the proposed development the parcel of land is required to be classified as operational land.

In accordance with section 31 of the *Local Government Act 1993*, a resolution is required to adopt this classification.

RECOMMENDATION

That Lot 8 in DP577269, 15 Reynolds Rd Casino, be classified as operational land.

DELIVERY PROGRAM LINKS

Growing our Economy

EC2: Building on our strengths

EC2.4: Acquisition, management and disposal of Council land to realise commercial opportunities

BUDGET IMPLICATIONS

Nil

REPORT

Council resolved to acquire Lot 8 in DP577269 at its meeting of 20 October 2020. The purchase of the privately owned land was completed on the 18 December 2020.



Section 31(2) of the *Local Government Act 1993* provides

Before a council acquires land, or within 3 months after it acquires land, a council may resolve (in accordance with this Part) that the land be classified as community land or operational land.

An operational classification will allow for development of the land in accordance with the existing development approval for an industrial subdivision.

CONSULTATION

(a) In accordance with s.34(3) *Local Government Act 1993*, a public notice regarding the classification of Council land was advertised for a period of 28 days on the Richmond Valley Council website. No submissions were received in response to the notice.

CONCLUSION

Council purchased this land intending to incorporate it with the adjoining parcel and develop the site as an industrial subdivision. Resolving to classify this land as operational land will facilitate the development of the land as was intended when the land was purchased

ATTACHMENT(S)

Nil

**16.5 RURAL RESIDENTIAL REZONING 75 GREGORS ROAD SPRING GROVE (PP2018/02)
- POST EXHIBITION AND CONSULTATION REPORT****Author: Tony McAteer, Strategic Land Use Planner****EXECUTIVE SUMMARY**

Planning Proposal (PP2018/02) proposes to rezone part of 75 Gregors Road Spring Grove to enable its development as a rural residential estate comprising of 18 lots plus a residue. A Gateway Determination was issued on 19 February 2019 conditional upon additional site investigations, undertaking agency consultation and community consultation.

Agency engagement was completed with several changes being made to the Planning Proposal, including the addition of an area of Zone E2 Environmental Conservation. As a result, there are no outstanding policy inconsistencies or objections for agencies which would prevent the LEP Amendment from proceeding.

The Planning Proposal and Gateway Determination were publicly exhibited from 23 November 2020 to 18 December 2020, as per the *Richmond Valley Council Community Participation Plan 2020*, with five submissions being received. While the submissions were not opposed to the proposal they raised a number of valid issues which will be required to be addressed in detail at the Development Application phase of the project.

Having regard to issues raised it is recommended that Council supports the rezoning.

RECOMMENDATION

That:

1. Council receives and notes the report on Planning Proposal PP2018/0002;
2. Pursuant to authorisations under Section 3.36(2) of the *Environmental Planning and Assessment Act*, Council proceeds to make a local environmental plan to give effect to PP2018/0002; and
3. Local Plan-making authorisation from the Planning Secretary (dated 19 February 2019) be delegated to the General Manager to make the final Local Environmental Plan Amendment (previously delegated per Resolution No. 181218/13).

DELIVERY PROGRAM LINKS

Growing our Economy

EC1: Driving Economic Growth

EC1.8: Provide sustainable Urban Development Opportunities

BUDGET IMPLICATIONS

Nil. All infrastructure upgrades resulting from this development will be funded by the developer.

REPORT

A report was presented to the 18 December 2018 Ordinary Meeting of Council for a Planning Proposal application (PP2018/0002) seeking to rezone parts of Lot 4 DP708496, 75 Gregors Road, Spring Grove so that it can be developed as Large Lot Residential (rural residential) to create 18 lots plus a residue.

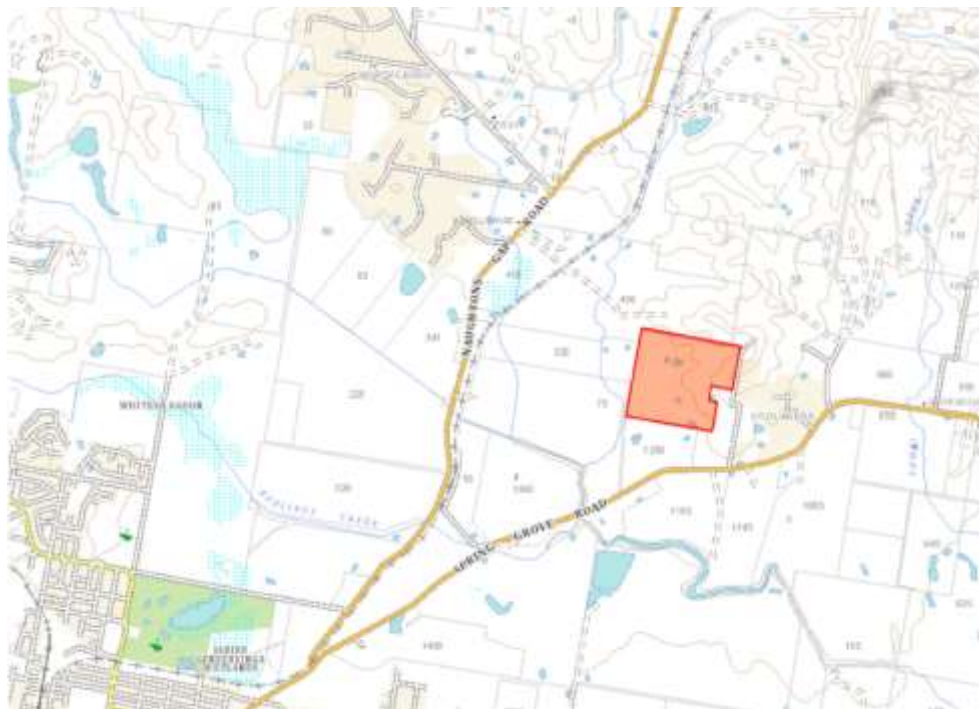


Figure 1 – Locality Plan identifying the subject land (outlined in red with orange shading) to the north-east of Casino at Spring Grove.

The Planning Proposal effectively seeks to amend the *Richmond Valley Local Environmental Plan 2012* by:

- Amending the Land Zone Map by changing (rezoning) a 24.35ha area, of the 52.64ha property, from Zone RU1 Primary Production to Zone R5 Large Lot Residential, and 4.67ha to Zone E2 Environmental Conservation; and
- Amending the Lot Size Map by changing the minimum lot size from 40ha to-
 - 1ha for a 21.93ha area (comprising 17 lots);
 - 2ha for a 2.4ha area (comprising a single lot); and
 - 20ha for a 28.44ha area (comprising the residue as a single lot).

It was resolved in Resolution No. 181218/13 to: *Commence the Planning Proposal Gateway process by supporting the application; to submit the Planning Proposal to the Minister for a Gateway Determination; and to seek Ministerial Plan Making functions for Council and the General Manager for this Planning Proposal.*

Subsequent to Council's resolution, and as a consequence of agency consultation, the planning proposal was amended to introduce Zone E2 Environmental Conservation to a forest of broad-leaved paperbark and an area of freshwater sedgeland.

Figure 2 shows the existing and proposed Land Zone and Minimum Lot Size configurations, inclusive of Zone E2.

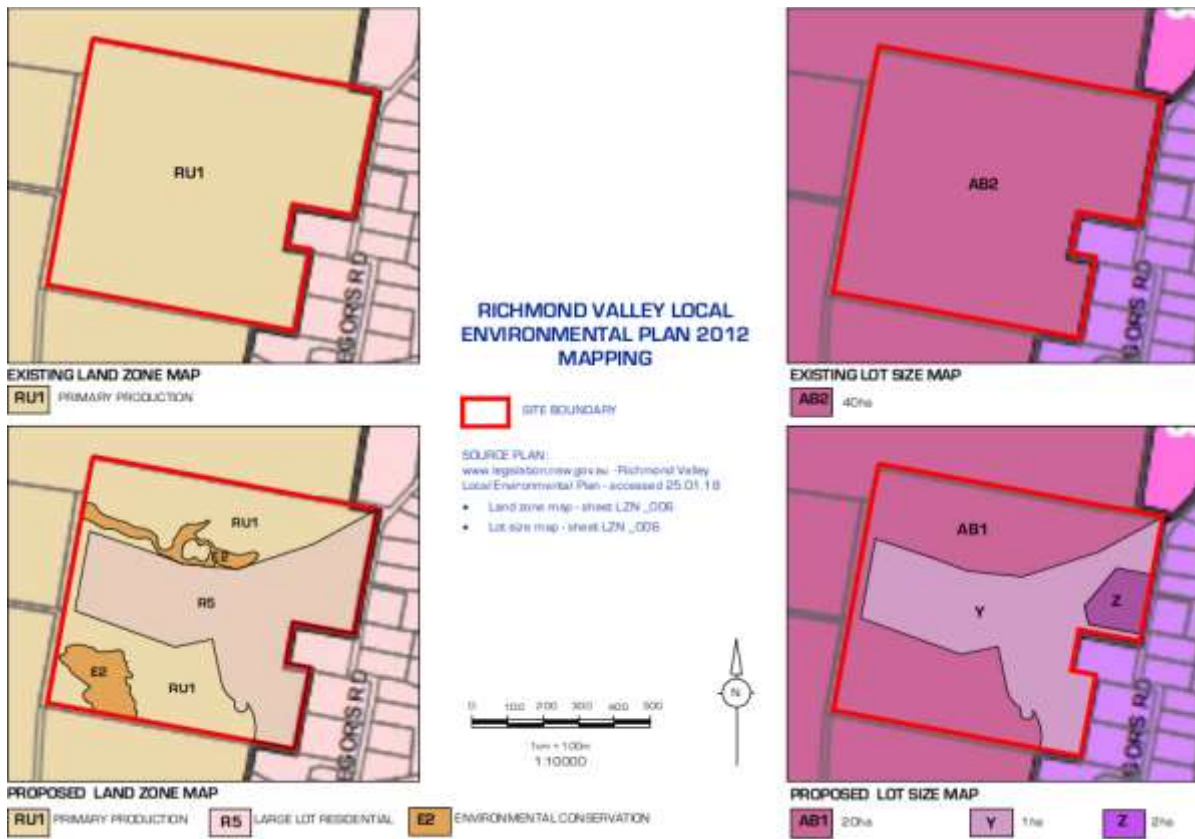


Figure 2 – Existing and proposed Land Zone and Lot Size map amendments.



Figure 3 – Concept subdivision layout extracted from Planning Proposal PP2018/0002

Gateway Determination

The Department of Planning, Industry and Environment (DPIE) granted a conditional Gateway Determination on 19 February 2019. The Determination included delegation (authorisation) of local plan-making functions to Council (and the General Manager) pursuant to Section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.

Conditions on the Gateway Determination required additional site investigations to be undertaken, including:

- a) an updated ecological assessment;
- b) an updated Aboriginal cultural heritage assessment;
- c) an updated Contaminated land assessment including soil sampling as appropriate and to the satisfaction of Council;
- d) a traffic and access report; and
- e) a flood impact assessment.

These investigations were completed, and the Planning Proposal was updated.

Furthermore, the Determination required agency consultation with:

- Department of Primary Industries - Agriculture (DPI-Ag) - regarding proximity to Important Farmland and land use conflict;
- NSW Office of Environment and Heritage (OEH) - regarding flooding, Aboriginal cultural heritage and biodiversity;
- NSW Rural Fire Service (RFS) – regarding Planning for Bushfire Protection; and
- Casino-Boolangle Local Aboriginal Land Council (CBLALC)– regarding Aboriginal cultural heritage.

Actioning of these Gateway conditions has now been completed, see the table below for details.

The Table – Gateway Conditions

Gateway Condition	Date Completed	Comments
<p>1. Prior to community consultation the following site investigations are to be undertaken and the planning proposal amended where necessary to reflect the outcomes of the investigations;</p> <p>a) An updated ecological assessment;</p> <p>b) An updated Aboriginal cultural heritage assessment;</p> <p>c) An updated Contaminated land assessment including soil sampling as appropriate and to the satisfaction of Council;</p> <p>d) A traffic and access report; and</p> <p>e) A flood impact assessment.</p>	<p>Site investigations submitted to Council 13 January 2020</p>	<p>The ecological assessment identified areas of EEC which OEH has subsequently required to be included in Zone E2.</p> <p>Casino-Boolangle LALC had provided a letter of support to the original proposal, but the proponent has not yet received written advice on the amended proposal.</p> <p>Contaminated land assessment shows the site is considered to be uncontaminated.</p> <p>The traffic and access assessment recognise Gregors Road will require widening to meet minor rural road standards. The intersection of Gregors Road and Spring Grove Road provides connection to the greater road network. A further investigation of road upgrades and intersection analysis will be undertaken at the DA stage.</p> <p>No part of the rural residential estate is affected by flooding.</p>

Gateway Condition	Date Completed	Comments
<p>2. Prior to community consultation the planning proposal is to be amended as follows:</p> <p>a) The content of the planning proposal is to be amended in accordance with the results of the site investigations require by Condition 1 of this Gateway determination;</p> <p>b) Maps in the planning proposal are to be labelled consistent with mapping under the RVLEP 2012;</p> <p>c) A project time line is to be included in the planning proposal; and</p> <p>d) Consideration is to be given to the application of a 1ha minimum lot size across the site.</p>	4 November 2020	<p>The Planning Proposal was updated with content from site investigations, and agency consultation.</p> <p>The mapping has been labelled correctly and a revised timeline included.</p>
<p>3. Once the site investigations required by Condition 1 have been undertaken and the planning proposal has been amended in accordance with Condition 2, the planning proposal is to be forwarded to the Department for approval of the form of the proposal for community consultation in accordance with section 57(2) of the Act.</p>	16 November 2020	<p>Updated Planning Proposal, including outcomes from agency consultation and inclusion of Zone E2 to the proposal, was forwarded to DPIE for approval. This resulted in an altered Gateway Determination being granted on 16 November 2020.</p>
<p>4. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:</p> <p>a) The planning proposal must be made publicly available for a minimum of 14 days; and</p> <p>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 5.5.2 of A guide to preparing local environmental plans (Department of Planning and Environment 2016).</p>	Exhibited from 23 November 2020 to 18 December 2020	See Community Engagement for details

Gateway Condition	Date Completed	Comments
<p>5. Consultation is required with the following public authorities / organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:</p> <ul style="list-style-type: none"> • NSW Rural Fire Service; • NSW Office of Environment and Heritage; • NSW Department of Industry, Agriculture; and • The Local Aboriginal Land Council. <p>Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.</p>	Engagement commenced on 20 January 2020	See Agency Engagement for details
<p>6. 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).</p>	N/A	No public hearing required
<p>7. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:</p> <p>a) The planning proposal authority has satisfied all the conditions of the Gateway determination;</p> <p>b) The planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and</p> <p>c) There are no outstanding written objections from public authorities.</p>		<p>This is authority for Council to finalise the LEP Amendment.</p> <p>a) All conditions have been satisfied.</p> <p>b) The Secretary has yet to formally agree to section 9.1 Directions relating to 2.3 Heritage Conservation, 4.3 Flood Prone Land and 4.4 Planning for Bushfire Protection. A request was sent on 3 February 2021 but the agreement is not required until finalising the LEP Amendment.</p> <p>c) There are no outstanding written objections from Agencies. OEH initially objected to the PP and required Zone E2 to be applied to 2 areas of biodiversity. The proponent has agreed to the E2 Zones.</p>
<p>8. The time frame for completing the LEP is to be 12 months following the date of the Gateway determination.</p> <p>Amended on 13 November 2020 to:</p> <p>8. The time frame for completing the LEP is by 19 February 2021.</p>		<p>The deadline for completion will likely expire before the LEP Amendment can be completed. However, the final steps in completing the LEP Amendment can be undertaken relatively quickly under plan-making delegations of the Minister.</p>
<p>Dated 19 Day of February 2019.</p>		

CONSULTATION

Agency Consultation

Agency consultation was delayed while the proponent prepared additional site investigations and updated the Planning Proposal. Once this information was received, the Planning Proposal was forwarded to DPI-Ag, OEH, RFS and CBLALC on 20 January 2020, and again to OEH on 17 March 2020 with additional biodiversity information.

NSW Rural Fire Service – (26 March 2020) – provides the following comments:

1. Future subdivision for dwelling envelopes may require vegetation clearing to achieve the requirements of *Planning for Bushfire Protection 2019*.
2. Future rural residential lots may require on-going APZ management to reduce bush fire risk to adjoining lots.

Department of Primary Industries – Agriculture – (20 February 2020) – As the majority of the proposed site is identified for rural residential purposes within a strategy, DPI generally supports the proposal.

It notes the western boundary adjoins land used for cropping and is in proximity to farmland mapped of regional significance. A 300 metre separation distance between cropping and sensitive receptors is recommended as a buffer zone to reduce land use conflict. The concept layout indicates a 50m setback which is insufficient. The Agency recommend the PP consider options to meet the setback or mitigation measures at this interface.

Comments: Land use conflict buffering can be achieved without altering the concept subdivision layout. The identified 50m setback was measured from the western edge of the rural residential zone boundary to the boundary of the nearest adjoining rural property. However, this fails to consider the conceptual subdivision incorporates an internal setback (buffer) of 60 metres to the designated dwelling envelopes, and that suitable cropping land is located a further 180 to 320 metres from the zone boundary. As a result, buffers of 280, 300 and 360 metres, respectively, already exist between cropping land and the 3 nearest nominated dwelling envelopes in the proposal. These buffers will be secured via designated build zones (or no build zones) in a Section 88B Restrictive Covenant, all of which will be determined during the DA phase of this proposal.

Office of Environment and Heritage (OEH) - (20 April 2020) - This department has since been restructured with Aboriginal Cultural Heritage now part of NSW Heritage under Premier and Cabinet; and biodiversity and flood plain management now part of the Biodiversity and Conservation Division of Environment, Energy and Science under the Department of Planning, Industry and Environment) –

Although the agency had no issues to raise about NPWS estate, climate change, sustainability, Aboriginal cultural heritage, or flooding, several issues are apparent with the assessment for biodiversity. The planning area includes two confirmed endangered ecological communities (EEC) which qualify as High Environmental Value (HEV) land as defined by the North Coast Regional Plan (NCRP). Although the planning proposal avoids intensifying land uses in these areas, it seeks to retain the RU1 zone over the confirmed HEV land. OEH objected to the planning proposal in its current form as these areas should be zoned E2 Environmental Conservation to accord with the NCRP.

Comments: The proponent's ecological assessment identified a forest of broad-leafed paperbark, and an area of freshwater sedgeland. After consulting with the proponent, it was agreed to apply Zone E2 to each of these areas, subject to it not applying to the dams within these locations. The Planning Proposal was updated to include Zone E2 over the areas and this was redirected back to OEH on 4 August 2020.

Figure 4 – Deposited Plan 638215 for water supply easement over Lot 4. See also figure 3 (on Pg 3 of this report) and a yellow dashed line for the location of this easement in relation to the proposed subdivision.

Firstly, it is acknowledged the water pipe is not located within the registered easement, apparently taking a more direct route to the supply dam. As such the burdened property owner could reasonably demand the pipe be removed or relocated to the correct easement alignment. This would be at the cost of the benefiting property owners.

Secondly, the concept subdivision layout shows the easement passing through several lots (lots 4 and 5) as well as the residue lot (see figure 3). This raises concerns with access to maintain the pipe (rights provided by the easement), concerns with how close potential dwelling envelopes are to the easement, and potential for new property owners to unknowingly excavate and cut the pipe.

Thirdly, there are water pumps located at the dam which get used for several hours at a time over several days each week. There is concern that pump noise could cause a nuisance to nearby dwellings and require remedying at the cost of the operator. These pumps could also be open to vandalism/theft. Furthermore, access to the pumps may be difficult via the proposed access handle located between Lots 4 and 5, not to mention this access passes close to a sedgeland area (Zone E2) where it can get boggy.

Comments: There is an opportunity for the easement's beneficiaries to negotiate with the proponent to amend the subdivision layout and/or to have the easement and pipe line relocated to a mutually convenient location. Another option might be for the proponent to buy out the easement all together. As a show of good will, and subject to negotiation, the proponent could relocate the pipe to the easement as part of the development costs. This is purely a civil matter between these property owners and not of Council's concern, however, it will need to be resolved prior to determination of a development application.

Noise attenuation will be an issue for the pumps, albeit the proposed dwelling envelopes will be over 80 metres away. This will need to be assessed as part of the DA process.

2. Adequacy of Gregors Road

Gregors Road is narrow in parts especially through a tight "S" bend mid-way along its alignment. Currently there is only just room for a single vehicle to pass at this point.

Comment: It is acknowledged that sections of the road will require widening to achieve a minimum 6 metre wide bitumen seal. This shouldn't be an issue given the road reserve is 20 metres wide.

Drainage has also been identified as needing to be upgraded/altered particularly as the new internal entrance and widened road will increase stormwater runoff.

All costs associated with these upgrades will be borne by the developer, with details to be provided at the DA stage.

It will also be recommended to Traffic Committee to reduce speed limits in Gregors Road, as well as other adjoining rural residential estates, from 100km/h to 50km/h to improve safety.

3. Location of the Estate's Road Entrance

Concern was raised by one resident with the location of the estate entrance being directly in line with their dwelling house. This will result in car lights shining into bedrooms which would be intrusive. There was a suggestion that the entrance to the estate might be located further up Gregors Road.

Another submission raised concerns with contaminated stormwater washing from the entrance road onto adjoining properties.

Comments: Car light nuisance will need to be addressed at the DA stage. The proponent has suggested landscape screening to block nuisance light from vehicles.

Stormwater management will be a critical part of the DA proposal. Drainage will need to be redirected so that it does not cause nuisance to adjoining properties. This may involve swale drains or kerb and gutter to capture road side drainage.

4. Contamination of water sources (dams)

Stormwater from the internal roads is shown to drain into several dams as part of the estates Water Sensitive Urban Design. However, there is concern that one of these dams, which is used (via an easement) to provide water for small stock and domestic purposes, could be contaminated.

Comments: A Water Sensitive Urban Design assessment will be required for the DA. This should also assess the potential for contamination of dams and environmentally sensitive wetlands, and whether alternative stormwater treatment options should be incorporated into the development.

5. Gregors Road and Spring Grove Road Intersection safety

Concerns were raised about the safety of the Gregors Road/Spring Grove Road with many near misses from turning vehicles.

Comments: The Gregors Road/Spring Grove Road intersection has no shoulders or turning bays. There are sight distances of 120 metres to the west (towards Casino) and 300 metres to the east (towards Lismore). The western sight distance is considered inadequate being only half that needed for a 100 km/h section of road. It will be recommended to Traffic Committee to reduce the speed limit along this section of Spring Grove Road to a minimum of 80 km/h.

The intersection will require upgrading to a BAR/BAL treatment, see figure 5 for a concept.



Figure 5 – Gregors Road BAR/BAL treatment concept

The cost to implement these upgrades will be at the developer's cost.

CONCLUSION

Planning Proposal PP2018/0002 proposes to rezone part of Lot 4 DP708496, 75 Gregors Road Spring Grove, as Zone R5 Large Lot Residential (about 24.35ha) and Zone E2 Environmental Conservation (about 4.67ha).

The proposal was supported by Council in Resolution No. 181218/13 and a Gateway Determination was obtained from DPIE on 19 February 2019. Since then Agency Consultation has been satisfactorily completed, and the Planning Proposal was publicly exhibited from 23 November 2020 to 18 December 2020. Five (5) submissions were received during the exhibition period, none

of which objected to the proposal, but did raise a number of issues which will be addressed in more detail at the DA stage.

The Secretary's Local Plan-making functions (under s.3.36(2)) have been delegated to Council for this Planning Proposal. Before Council can assume this delegation it will require the Planning Secretary formally agree to a number of Section 9.1 Direction inconsistencies that have been agreed to by various Government Agencies. This agreement has been verbally given but has not yet been formalised.

Should Council support the recommendation, the next steps in the process would be to:

- Arrange for the Local Environmental Plan Amendment to be drafted by the NSW Parliamentary Counsel's Office;
- Have the Local Environmental Plan Maps authorised by DPIE;
- Endorse the Local Environmental Plan Amendment under delegated local plan-making functions; and
- Arrange for the Local Environmental Plan Amendment to be notified on the NSW Legislation Website.

ATTACHMENT(S)

Nil

16.6 NAMING OF ROADS ASSOCIATED WITH PACIFIC HIGHWAY PROJECT

Author: Kim Anderson, GIS and Systems Officer

EXECUTIVE SUMMARY

At the December 2020 Ordinary Meeting, Council resolved to undertake public consultation as per the *Roads Regulation 2018* for road naming due to the realignment of the Pacific Highway.

This report recommends Council endorse the proposed road names and formalises the names and extents of existing road names for adoption.

At the time of writing this report, final endorsement is pending from the Local Aboriginal Land Council for the use of the Aboriginal name 'Paringa' as a suitable road name through the Broadwater Village. It is proposed that Council formally adopt this name subject to the final endorsement of the Local Aboriginal Land Council. Should this name be rejected/refused an alternative road name will need to be identified and, further public consultation undertaken.

RECOMMENDATION

That Council:

1. Formally adopts the following road names:
 - (a) Well Road
 - (b) McLaren Road
 - (c) Langs Way
 - (d) Tuckombil Road
 - (e) Uralba Street
 - (f) River Street

2. Formally adopts the following road name subject to endorsement from the Local Aboriginal Land Council.
 - (a) Paringa Drive

DELIVERY PROGRAM LINKS

Connecting People and Places

PP2: Getting Around

PP2.1: Improve Road Management practices at Richmond Valley Council

BUDGET IMPLICATIONS

Nil

REPORT

Council is a Road Authority, under s.7 of the *Roads Act 1993*, and is responsible for formally naming public roads in accordance with the Act and Regulation. Council resolved to proceed with public consultation of proposed road names at the completion of the Pacific Highway construction.

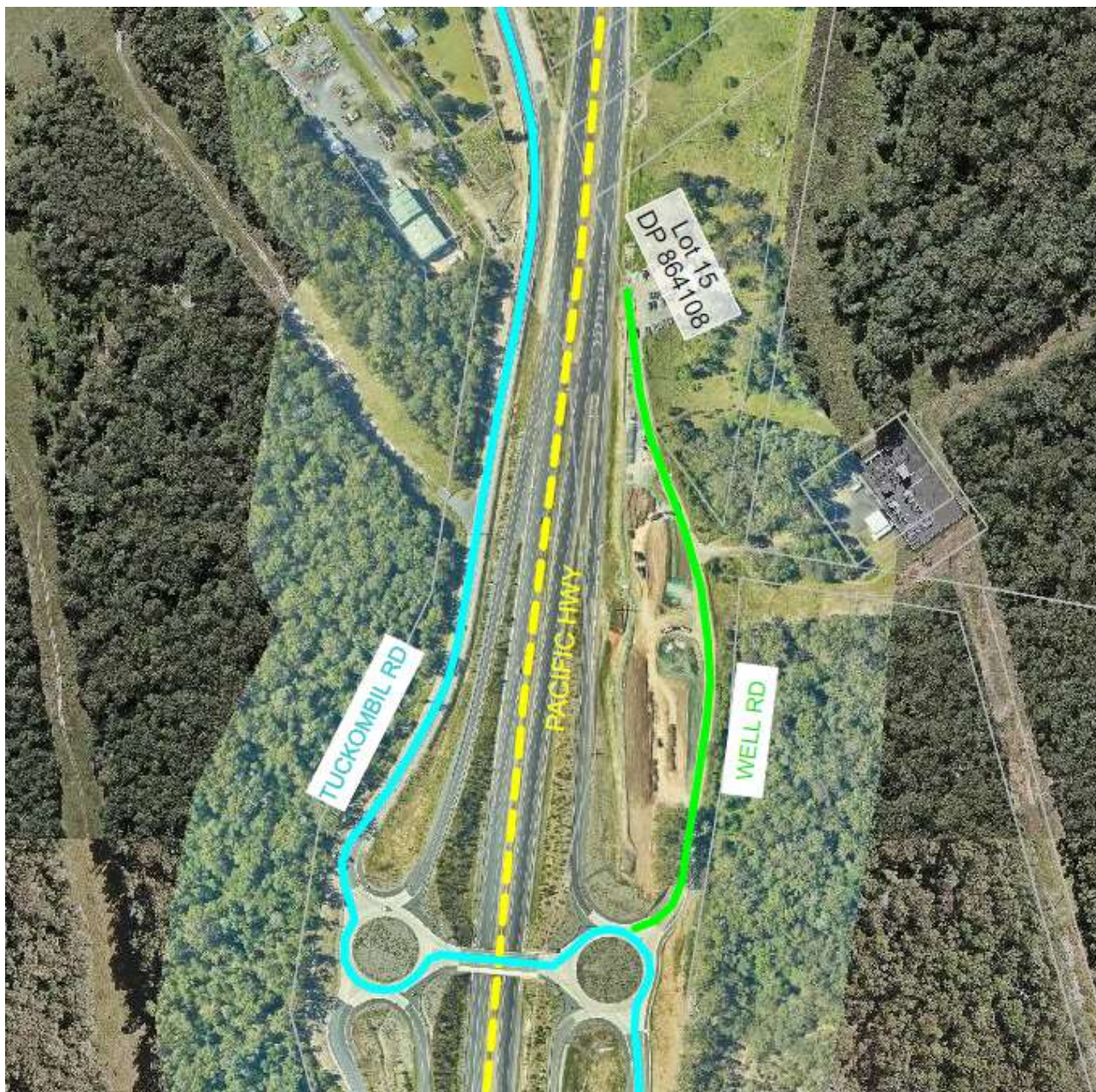
Well Road, Woodburn (Map 1)

The previously proposed 'Old Well Road', was rejected by the Geographical Names Board of NSW. The name is based on the road leading to the site of the old Woodburn Well. This name was rejected as road names must not include qualifying terminology, a cardinal indicator or a similar prefix (eg Upper, Lower, Old, New, East, West) unless the name is derived from a name which includes it.

Well Road is proposed to be used for a new link road which connects to the Pacific Highway at the Woodburn Interchange. Well Road commences at the intersection of the Woodburn Interchange and 'Tuckombil Road' on the eastern side of Pacific Highway and traverses north at the Woodburn Well (at Lot 15 DP864108).

The Geographical Names Board of NSW has approved the use of 'Well Road' as a suitable road name.

Council did not receive any submissions regarding this name during public consultation.

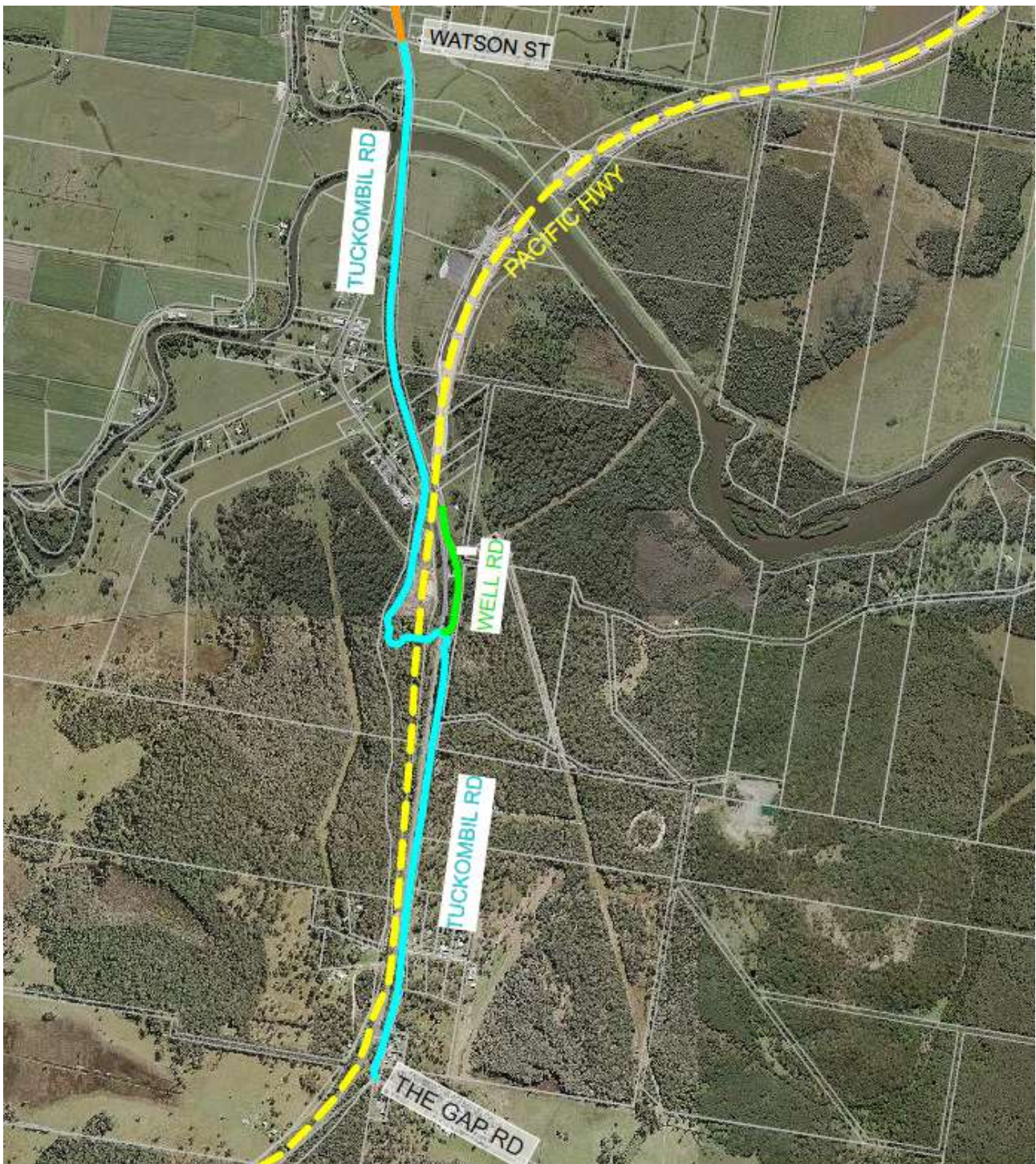


Map 1 – Showing location of proposed road name 'Well Road'.

Tuckombil Road, Woodburn (Map 2)

Tuckombil Road is an existing road name used within the locality of Woodburn. It is proposed to extend the road name from The Gap Road, in north direction over the Woodburn Interchange to the southern entrance to Woodburn village (Watson Street).

Tuckombil Road commences at 'The Gap Road' northerly over the Woodburn Interchange on the Pacific Highway to Uralba Street Woodburn (intersection Watson Street Woodburn).



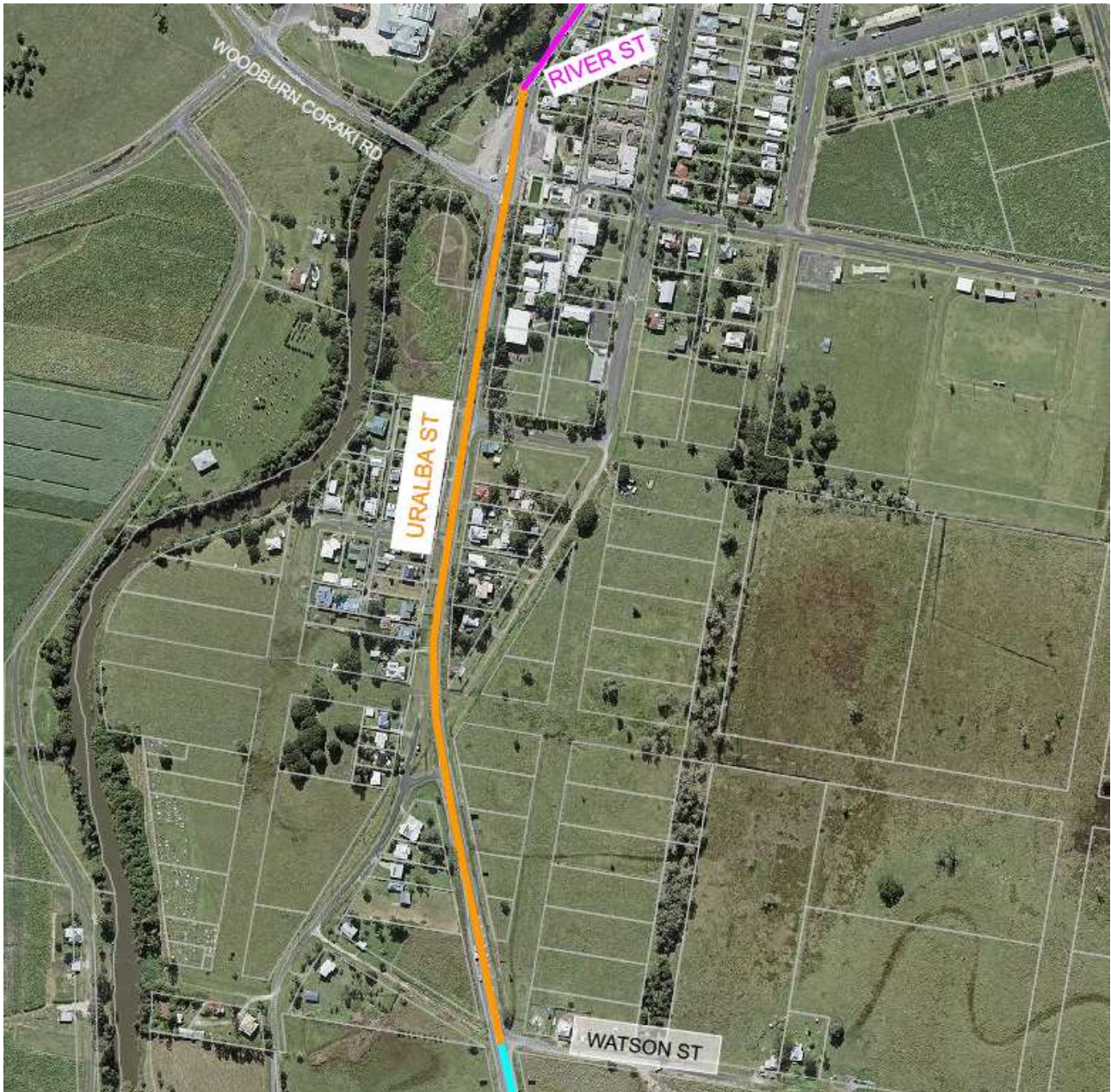
Map 2 – Showing location of road name extents 'Tuckombil Road'.

Uralba Street, Woodburn (Map 3)

Uralba Street is an existing road name used within the Village of Woodburn. This road has also been known as the Pacific Highway as the connection of the main road prior to the bypass. Properties are addressed as "Uralba Street" along this section of road and have not used the Pacific Highway address. This process proposes to formally name the road 'Uralba Street'. It is not proposed to alter the address of residents who are already addressed to Uralba Street.

Uralba Street commences at 'Watson Street' travelling in a northerly direction to 'River Street' (adjacent to northern boundary Lot 1 DP303408).

Council received one written submission in support of keeping this existing name.



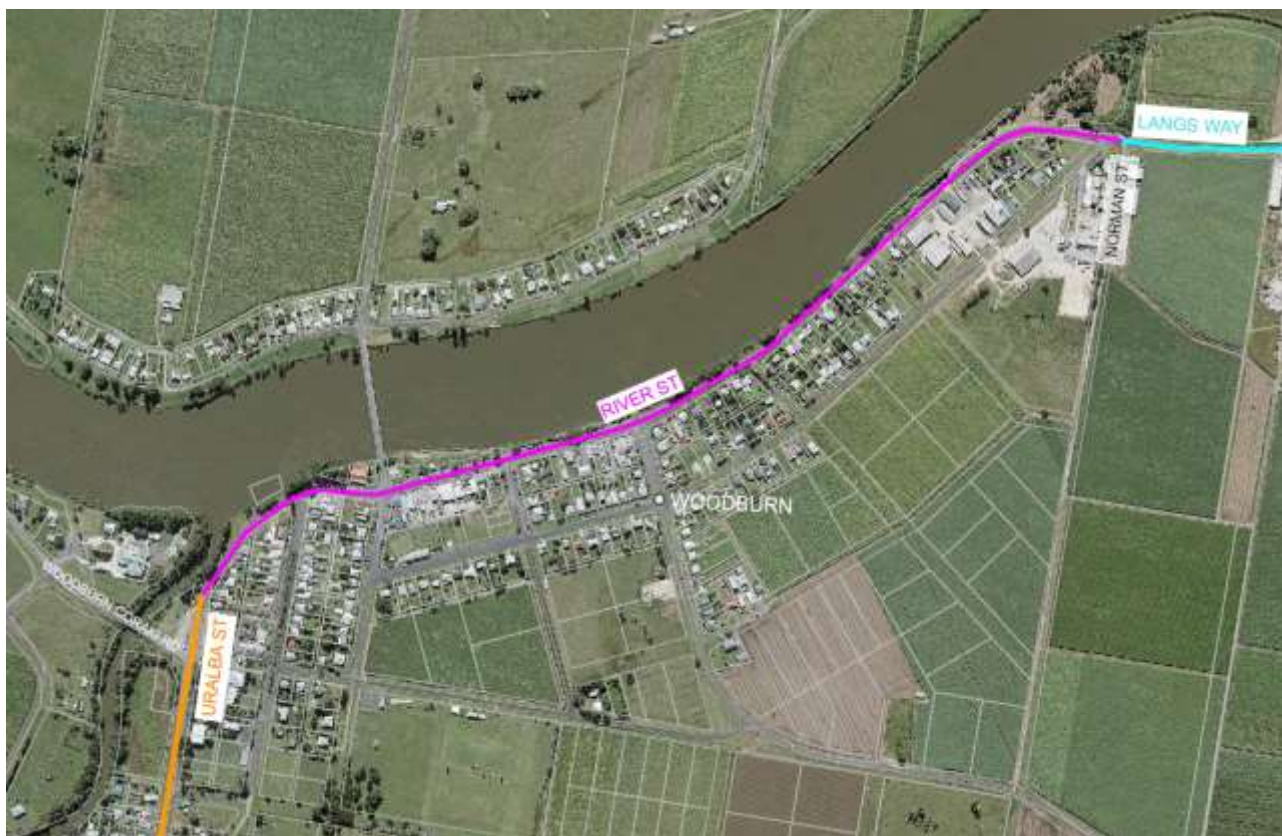
Map 3 – Showing location of road extents 'Uralba Street, Woodburn'.

River Street, Woodburn (Map 4)

River Street is an existing known road name used within the Village of Woodburn. This road has also been known as the Pacific Highway as the connection of this main road prior to the bypass. Properties are addressed as "River Street" along this section of road and have not used the Pacific Highway address. It is not proposed to alter the address of residents who are already addressed to River Street.

River Street commences at 'Uralba Street' (adjacent to northern boundary Lot 1 DP303408) travelling in north easterly direction along the Richmond River to 'Norman Street'.

Council received one written submission in support of keeping this existing name.



Map 4 – Showing location of road extents ‘River Street, Woodburn’.

Langs Way, Woodburn/Broadwater (Map 5)

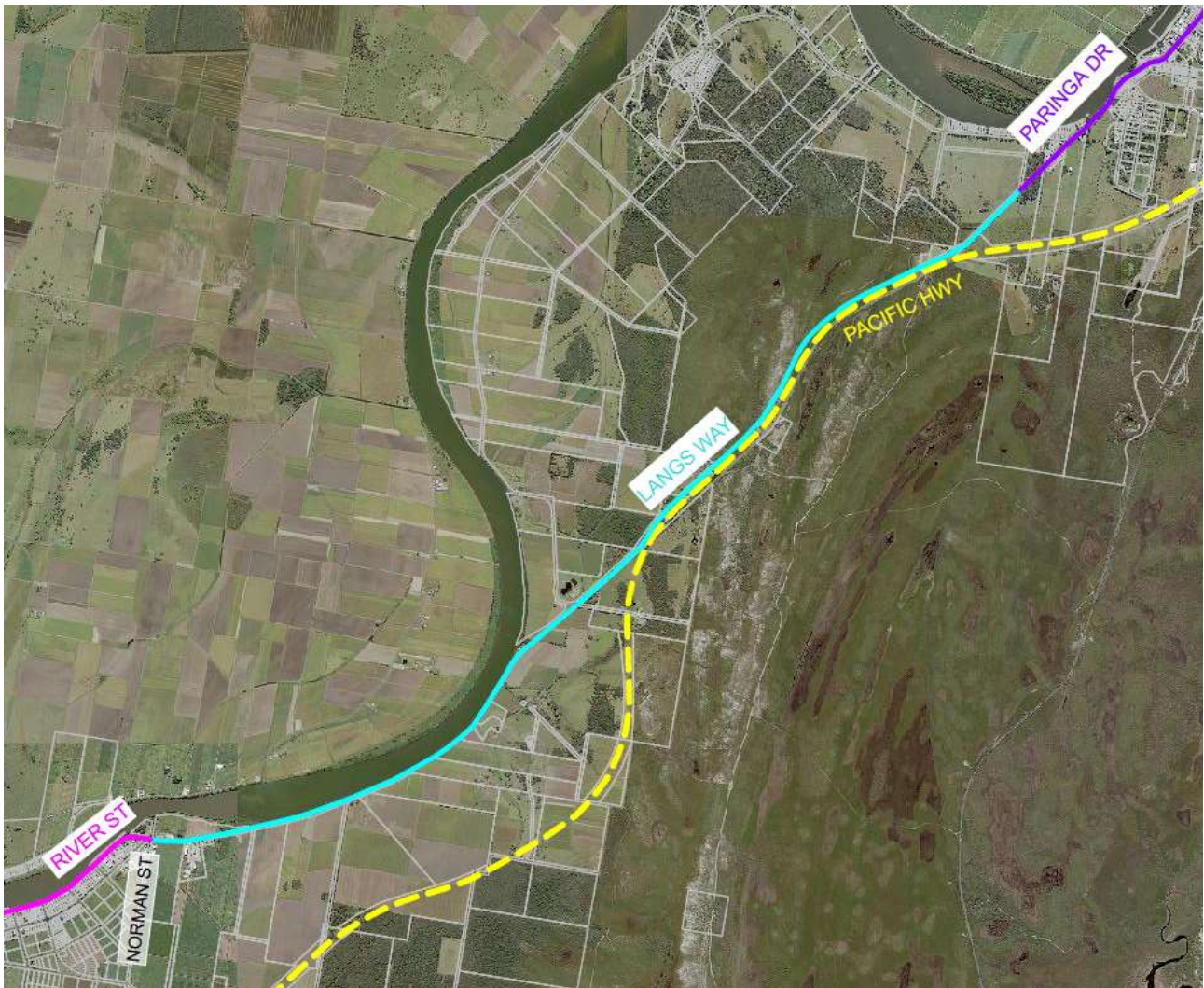
Langs Way is the proposed name for part of the old Pacific Highway between Woodburn and Broadwater. Part of this service road will run parallel with the new Pacific Highway. Langs Way commences at ‘Norman Street Woodburn’ travelling in a north easterly direction (along the old Pacific Highway) to the southern entry of Broadwater being ‘Nordenfeldt Street Broadwater’.

The name is derived from Langs Hill which is a local hill adjacent to the road.

The proposed name of ‘Langs’ was presented during consultation from local community residents. The reference name of Langs Hill, Woodburn has been used since the late 1890s, however never formally adopted as a Suburb Locality for addressing purposes.

The Geographical Names Board of NSW has approved the use of ‘Langs Way’ as a suitable road name.

Council did not receive any submissions regarding this name during public consultation.



Map 5 – Showing location of proposed road name 'Langs Way'.

Paringa Drive, Broadwater (Map 6)

Paringa Drive is a new road name proposed through the Broadwater Village.

Paringa Drive commences at southern entry of Broadwater village, at 'Nordenfeldt Street Broadwater' travelling through the Broadwater village along the Old Pacific Highway to 'Blackwall Drive'.

The previously considered road name through the Broadwater Village being 'Mill Street' was rejected from the Geographical Names Board of NSW due to Mill Lane, North Lismore existing within 30km radius and hence considered a duplicate road name (*NSW Addressing Policy and user Manual October 2019*).

Council has previously presented alternative road names to community groups. 'Rattle Street; was rejected due to community opposition, with Council receiving 25 names on a petition against the proposal.

The community has presented other alternative names including Old Pacific Highway; Sugar Town Way; River Street; Bargany; Nyaringam; Gabing; Burbi; and Balin.

Based on the community suggestions "Paringa" was identified as the preferred name. The name Paringa is an Aboriginal name meaning 'big bend in the river'.

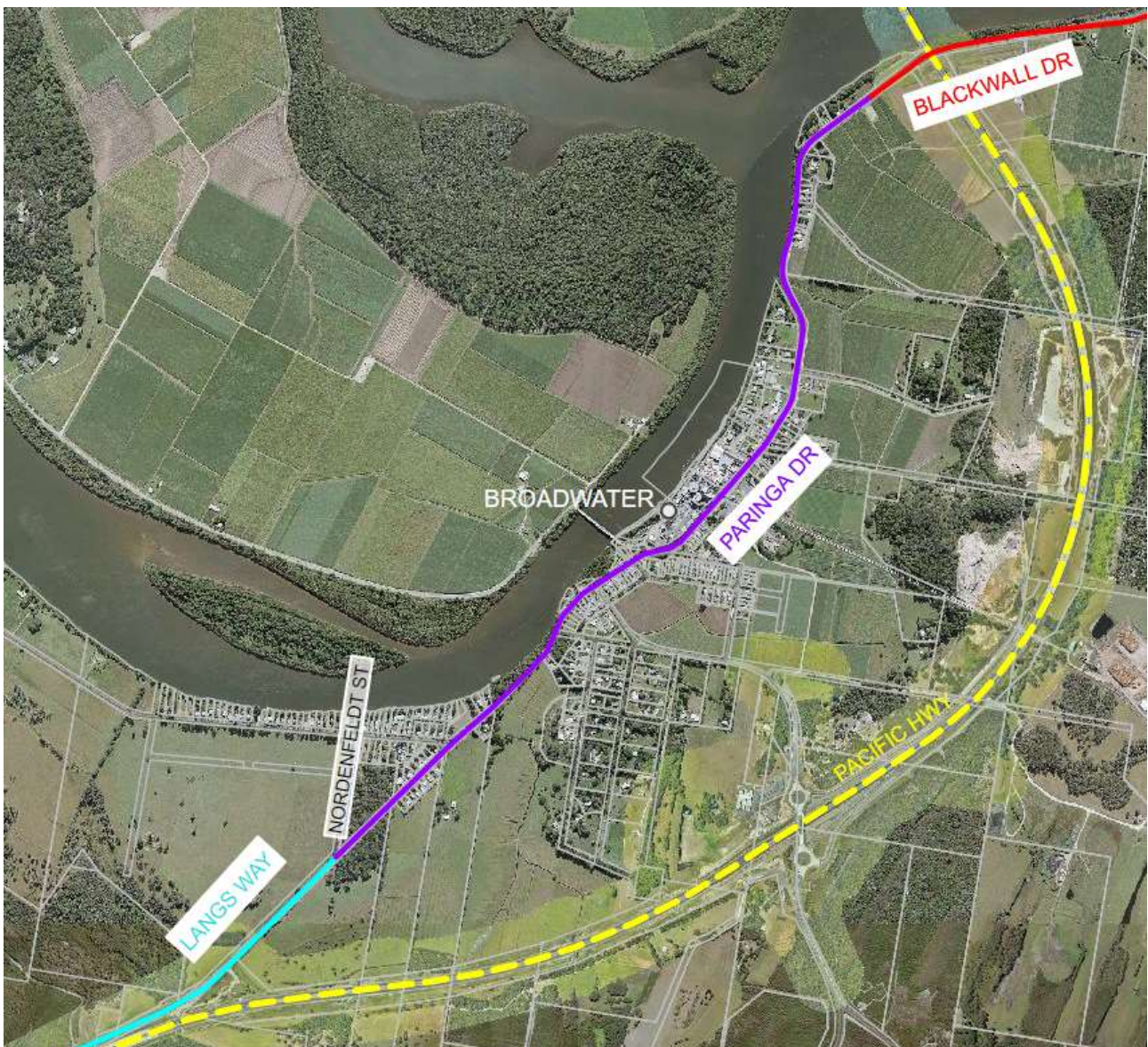
The Geographical Names Board of NSW has no duplication issues with the proposed road name. Aboriginal names are supported and require endorsement from the Local Aboriginal Land Council, or Aboriginal Elders, or Aboriginal community prior to final adoption.

Council was advised that the proposed name would be presented for consideration at the Jali Local Aboriginal Land Council board meeting held on 3 February 2021. Council is pending correspondence regarding the outcome and final endorsement.

It is recommended in this report that this proposed name be approved from Council subject to the final endorsement of the Local Aboriginal Land Council.

Should this name be opposed or rejected by the Local Aboriginal Land Council, community consultation to determine a newly proposed name will be required including further reports to Council.

Council received one submission regarding the road naming during public consultation for the area through the village of Broadwater. One resident requested the name 'Old Pacific Highway'. This name has previously been considered and does not comply with *NSW Address Policy and User Manual October 2019* and refused as a suitable road name by the Geographical Names Board of NSW.



Map 6 – Showing location of proposed road name 'Paringa Drive'.

McLaren Road, New Italy (Map 7)

McLaren Road is a proposed road name for a new link/service road off the Pacific Highway, located opposite Whites Road New Italy, travelling on northern part of T-intersection. The southern part of the T-intersection is known as Redgate Road.

Previously proposed name 'Golland Road' was rejected by the *Geographical Names Board of NSW* due to name duplication.

The alternative name is derived from land previously settled by the McLaren family in the vicinity of this road.

The Geographical Names Board of NSW has approved 'McLaren Road' as a suitable road name.

Council did not receive any submissions regarding this name during public consultation.



Map 7 – Showing location proposed road name 'McLaren Road'.

CONSULTATION

In accordance with Clause 7 of the *Roads Regulation 2018* and NSW Road Naming Policy the following advertising and consultation has been completed.

Publishing a notice of the proposal on Council's website 18 December 2020 – 29 January 2021.

Serving notice via Geographical Names Board of NSW Road Naming Portal for prescribed authorities listed in Clause 7.1

All affected residents were advised in writing of the road name proposal and invited to make comment during the public consultation period.

During the consultation period Council received three public submissions.

One submission was in support to keep Uralba and River Street Woodburn. The other submissions suggested alternative names being 'Old Pacific Highway', and 'Sugar Mill Road' to run the full extents between Wardell to Woodburn.

Council consulted with the Jali Aboriginal Land Council and has requested endorsement of 'Paringa' as a suitable road name. Council was advised that the proposed name would be presented for consideration at the Jali Local Aboriginal Land Council board meeting held on 3 February 2021.

At the time of writing this report, confirmation of endorsement of this name has not been received.

CONCLUSION

With the Pacific Highway being completed and opened, Council is required to name new service roads and rename sections of the realigned Pacific Highway for addressing purposes. Formal adoption of road names provides clarity for property address identification which assists delivery, and emergency services.

Council has obtained approval for suitable road names from the Geographical Names Board of NSW.

Council has undertaken the relevant public consultation with the community on the proposed road names.

Council consulted with the Jali Aboriginal Land Council for endorsement of the road name 'Paringa' through the Village of Broadwater. Confirmation of endorsement has not yet been confirmed and it is proposed that Council formally adopts the name pending endorsement.

Transport for NSW, has agreed to fund the cost of replacing reflective rural road numbers for residents affected by street or rural road number address changes.

Transport for NSW will be responsible for replacing and installing relevant street/road signage upon adoption of road names.

ATTACHMENT(S)

Nil

17 MATTERS FOR INFORMATION**RECOMMENDATION**

Recommended that the following reports submitted for information be received and noted.

17.1 NORTHERN RIVERS LIVESTOCK EXCHANGE STATISTICS AND FINANCIAL PERFORMANCE AS AT 31 DECEMBER 2020

Author: Bradley Willis, NRLX Operations Manager

RECOMMENDATION

That Council receives and notes the performance of the Northern Rivers Livestock Exchange as at 31 December 2020.

REPORT

This report provides an update on the Northern Rivers Livestock Exchange (NRLX) financial performance as at 31 December 2020, as well as monthly throughput information from 2015/2016 to 2020/2021 YTD. Comparatives of averages for periods prior to 19/20 and the adjusted averages including 20/21. The current forecast throughput for 20/21 was budgeted at 125,000 head.

NRLX throughput at 31 December was 43,849 head, 35% of projected throughput which is above the 9-year rolling average of 41,990. The throughput is 14,036 head below last financial year for the same period which was at the highest levels seen in 21 years due to significant drought and fire. The total value of throughput to 31 December was \$53,030,818, double the average of \$26.49 million for the past nine years and exceeding the previous record dollar value by \$6.4 million for YTD.

Due to the current strong market the new vendor fee structure that is sale price indexed has continued to generate additional income. Income from user charges and fees at 31 December was \$683,606 and 40.6% of the yearly budget while throughput is currently only 35% of the budget forecast. This compares to the 19/20 FY YTD of \$773,416 a reduction of only \$89,810 albeit there has been a reduction of 14,036 head for the same period. The inclusion of revenue from the Bio-solids project increases revenue to \$899,357. Operating expenditure is \$860,016 exclusive of depreciation, showing a cash operating result of \$39,341. The depreciation YTD is \$236,178 which delivers an Operating loss of \$196,837 as at 31 December 2020.

Results for the 2019/20 MLA Saleyard survey were published in December with NRLX lifting from 7th to 4th in NSW for the year and into the top 10 for the country. Throughput increased by 32.1% for NRLX while NSW was down 8.2% and the national throughput reduced by 14%.

The Summer edition of the NRLX Newsletter was released in late December including

- Farewell to Arch Northam after 45 years with George Fuhrmann and the Casino Saleyards/NRLX
- Details of LPA NVD Changes coming into effect from January 1, 2021

The newsletter again also highlighted the new NRLX Customer Service Centre and the additional services now available at NRLX, our new year sale calendar and Christmas wishes.

During the December quarter NRLX secured a specialist breeder sale hosted by agents George Fuhrmann. The sale is booked for Thursday 18 February and this will be the first time the event has been held at NRLX. This is a significant achievement and reflective of the value the site now has to offer. This breeder sale will also be conducted online via Stocklive.

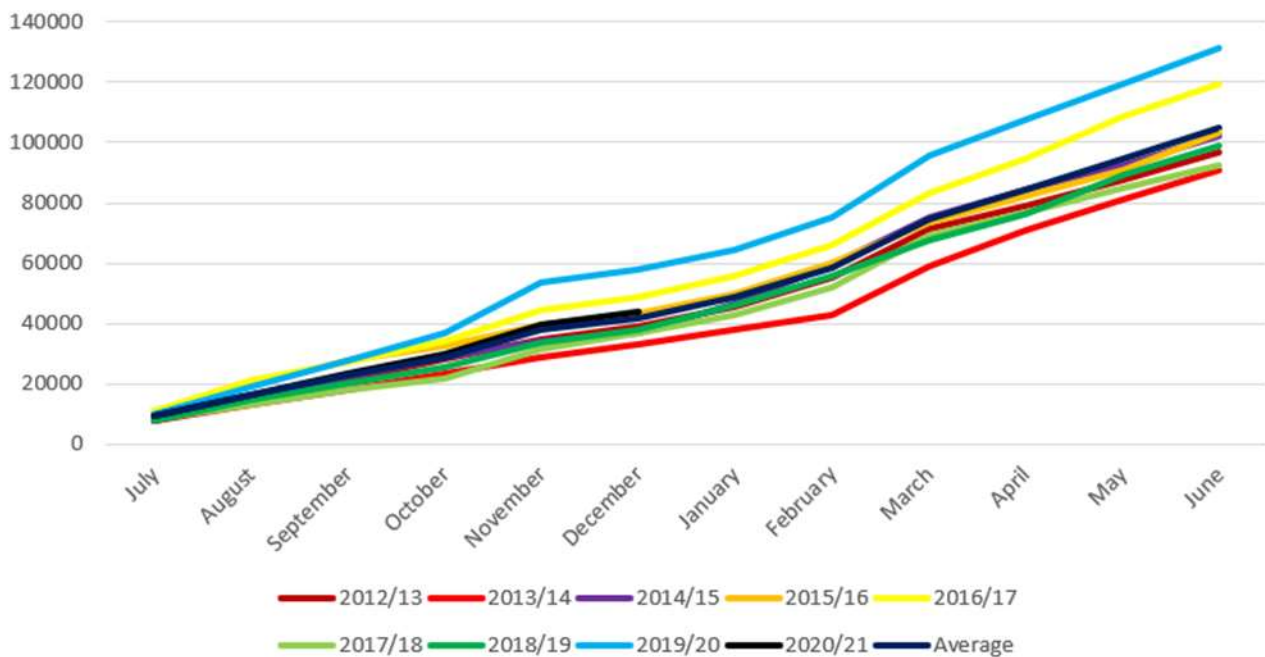
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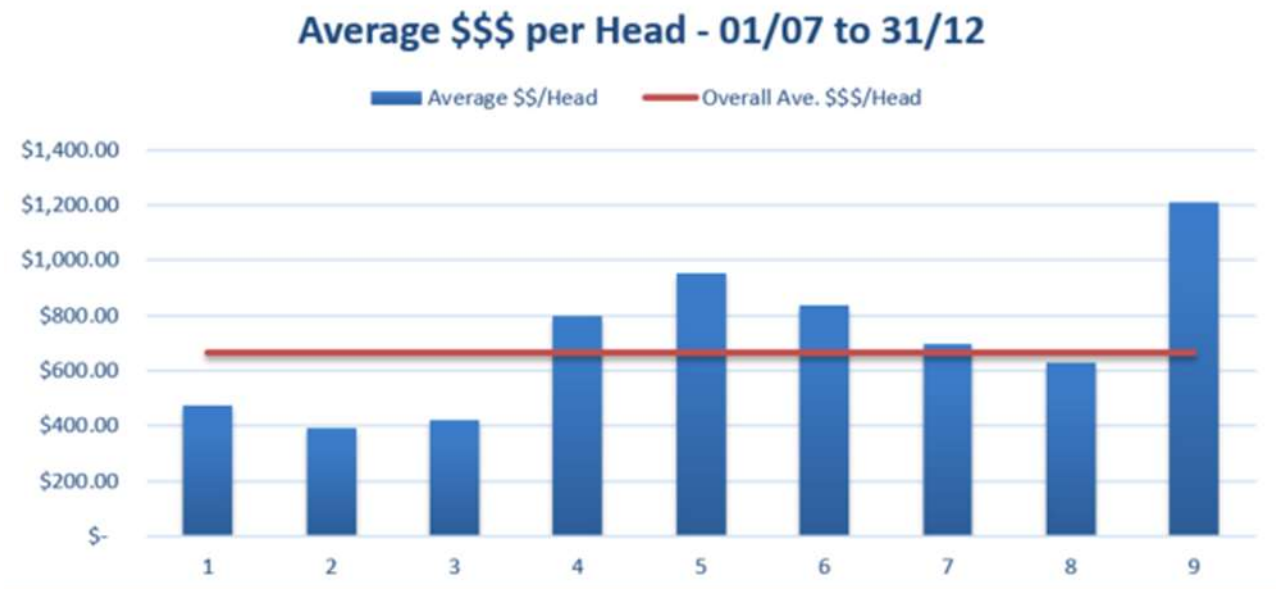
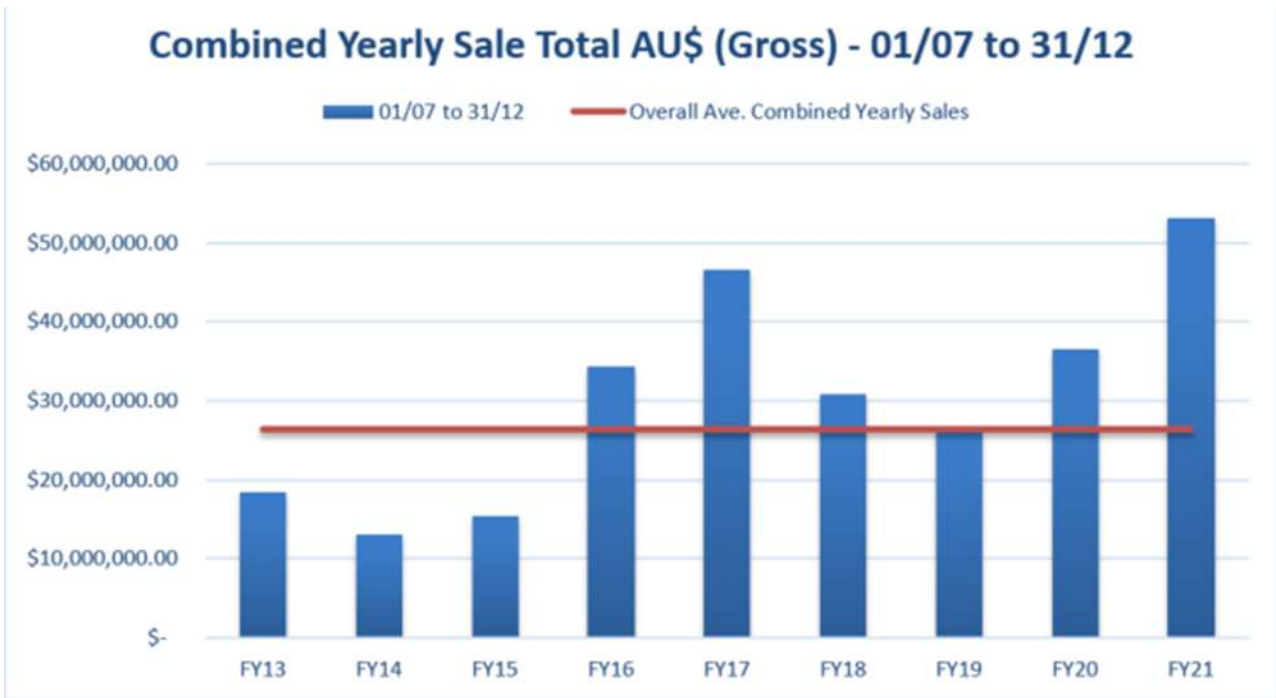
This report provides an update on Saleyard throughput as at 31 December 2020 and monthly throughput from 2015/2016 to 2020/2021. The average presented in the graph is a rolling average including the current YTD figures. The total value of throughput to 31 December was \$53,030,818, double the average of \$26.49 million for the past nine years and exceeding the previous record dollar value by \$6.4 million for YTD.

Set out below are recorded figures and graphs for total cattle sold at the NRLX.

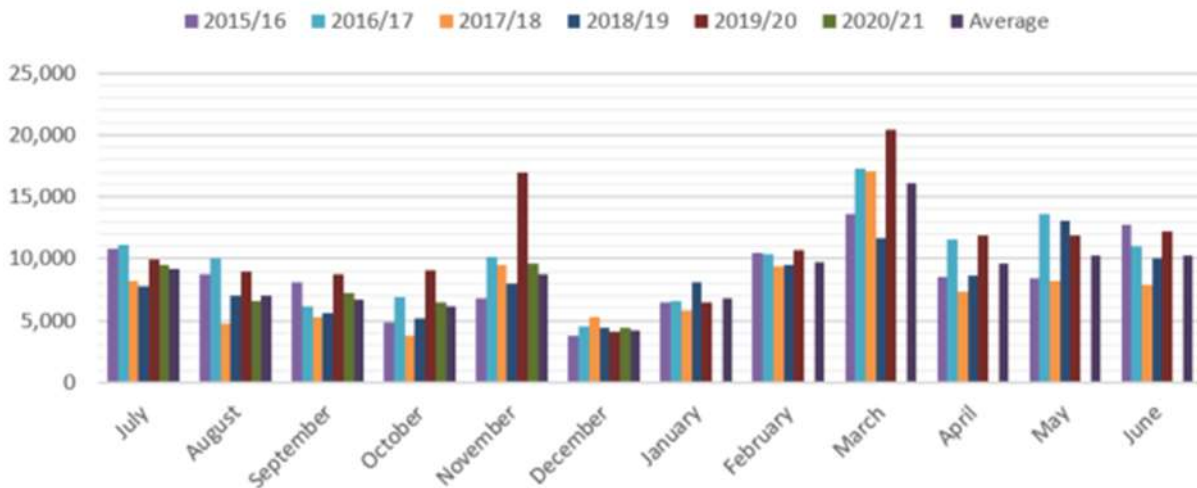
MONTH	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Average
July	10,819	11,169	8,168	7,824	9,979	9,537	9,181
August	8,744	10,097	4,789	6,965	8,952	6,632	7,071
September	8,134	6,176	5,271	5,636	8,800	7,187	6,709
October	4,889	6,916	3,821	5,198	9,099	6,445	6,103
November	6,760	10,104	9,485	8,004	17,005	9,620	8,732
December	3,790	4,547	5,305	4,477	4,050	4,428	4,193
January	6,469	6,584	5,867	8,047	6,518		6,777
February	10,469	10,346	9,433	9,516	10,710		9,717
March	13,562	17,290	17,119	11,711	20,389		16,080
April	8,580	11,578	7,335	8,674	11,916		9,619
May	8,379	13,649	8,166	13,024	11,908		10,266
June	12,725	11,007	7,849	10,043	12,212		10,263
	103,320	119,463	92,608	99,119	131,538	43,849	104,712

Head Sold per FY 2012/13 to 2020/201





Head Sold per Month 2012/13 to 2020/21



MLA National Saleyards Survey

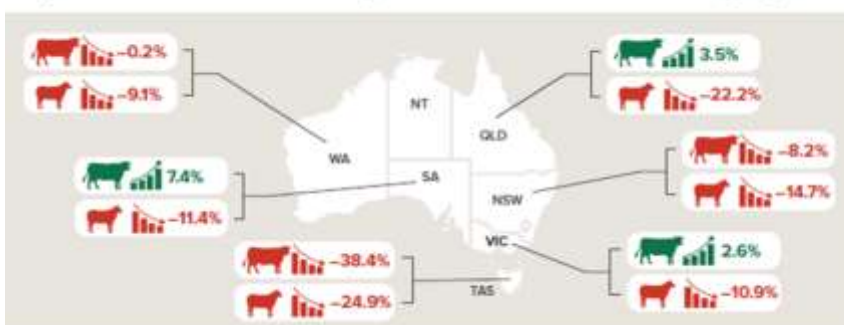
The 2020 Saleyards Survey results are in and NRLX has had significant movement at the national level for the 2019/20 reporting period. The national throughput was down 2,327,120 head for the year a significant reduction of 14%. The number of operating saleyards also reduced from the previous year down from 97 to 92. Drought and consolidation are again key drivers for the reduction in operating saleyards and this number has consistently declined over the past 10 years.

NRLX jumped from 7th to 4th in NSW and from 14th to 9th in the country for throughput of cattle in the financial year. Most notably the NRLX throughput increased by 32.1% for the financial year with Grafton the only other saleyard exceeding our growth with an exceptional 40.7%. Neighbouring facilities such as Lismore had 5.8% growth with all other neighbours recording significant reductions. Warwick -18.7%, Tenterfield -57.3%, Inverell -43%, Armidale -59.1% and Kempsey -4.1%. Drought and fire were major drivers for throughput increases in the first six months of the financial year however a strong bounce back in the market supported solid numbers in the last half of the year.

Australian saleyard transactions – year ended 30 June 2020

State	Active cattle facilities	Cattle transacted	Active sheep facilities	Sheep transacted
NSW	37	1,520,951	25	7,295,189
Qld	26	1,356,921	3	88,009
Vic	21	1,068,585	19	4,547,882
SA	4	255,763	3	1,042,411
WA	4	260,658	2	1,262,540
TAS	*	193,615	*	37,193
Australia	92	4,656,493	52	14,273,224

Key numbers – state saleyard transactions % change year-on-year 2018–19



New South Wales cattle saleyard transactions

Town	Saleyard	State	2018/19	2019/20	% of State	% Change
Wagga Wagga	Wagga Wagga Livestock Marketing Centre**	NSW	172,734	190,150	12.5%	10.1%
Dubbo	Dubbo Regional Livestock Market**	NSW	193,788	155,770	10.2%	-19.6%
Carcoar	Central Tablelands Livestock Exchange**	NSW	139,249	144,904	9.5%	4.1%
Casino	Northern Rivers Livestock Exchange**	NSW	99,887	131,926	8.7%	32.1%
Tamworth	Tamworth Regional Livestock Exchange**	NSW	119,408	111,834	7.4%	-6.3%
Yass	South Eastern Livestock Exchange**	NSW	76,827	65,469	4.3%	-14.8%
Gunnedah	Gunnedah Regional Saleyard**	NSW	118,118	80,000	5.3%	-32.3%
Inverell	Inverell Regional Livestock Exchange**	NSW	108,941	62,083	4.1%	-43.0%
Moss Vale	Southern Regional Livestock Exchange**	NSW	50,282	50,997	3.4%	1.4%
Forbes	Central West Livestock Exchange**	NSW	65,974	51,946	3.4%	-21.3%
Maitland	Maitland Saleyards	NSW	42,769	50,345	3.3%	17.7%
Grafton	Grafton Regional Livestock Selling Centre	NSW	36,208	50,962	3.4%	40.7%
Singleton	Singleton Regional Livestock Markets**	NSW	39,387	39,325	2.6%	-0.2%
Kempsey	Kempsey Regional Saleyards	NSW	33,202	31,849	2.1%	-4.1%
Mudgee	Midwestern Regional Council Saleyards	NSW	27,592	26,806	1.8%	-2.8%
Scone	Scone Regional Livestock Selling Centre**	NSW	37,712	38,097	2.5%	1.0%
Lismore	Lismore Saleyards	NSW	24,861	26,299	1.7%	5.8%
Armidale	New England Livestock Selling Facility**	NSW	61,116	24,980	1.6%	-59.1%
Bega Valley	Bega Valley Saleyard / Pambula	NSW	21,882	27,660	1.8%	26.4%
Dunedoo	Dunedoo Saleyards	NSW	15,208	17,634	1.2%	16.0%
Camden	Camden Saleyards	NSW	*	14,987	1.0%	N/A
Macksville	Macksville Saleyards	NSW	11,949	15,191	1.0%	27.1%
Cooma	Cooma Livestock Selling Centre	NSW	16,112	13,189	0.9%	-18.1%
Wauchope	Wauchope Saleyards	NSW	8,437	9,765	0.6%	15.7%
Narrabri	Narrabri Livestock Selling Centre	NSW	14,342	9,866	0.6%	-31.2%
Finley	Finley Livestock Exchange	NSW	16,223	16,099	1.1%	-0.8%
Gloucester	Gloucester Saleyards	NSW	13,925	11,908	0.8%	-14.5%
Tenterfield	Tenterfield Livestock Selling Centre	NSW	21,656	9,247	0.6%	-57.3%
Dorrigo (Bellinger)	Dorrigo Saleyards	NSW	7,685	8,689	0.6%	13.1%
Glen Innes	Glen Innes Severn Regional Saleyards	NSW	28,171	8,289	0.5%	-70.6%
Braidwood	Braidwood Saleyards	NSW	10,207	7,542	0.5%	-26.1%
Taree	Taree Town Head Selling Complex	NSW	8,812	7,311	0.5%	-17.0%
Nabiac	Nabiac Saleyards	NSW	6,036	6,042	0.4%	0.1%
Derrilquin	Derrilquin Saleyards	NSW	3,699	2,177	0.1%	-41.1%
Gundagai	Gundagai Livestock Exchange	NSW	1,625	1,377	0.1%	-15.3%
Moruya	Moruya Saleyards	NSW	409	139	N/A	-66.0%
Walgett	Walgett Shire Council Saleyards	NSW	*	97	N/A	N/A
Adelong	Adelong Saleyard	NSW	2,397	0	N/A	N/A
Cowra	Cowra Saleyards	NSW	*	0	N/A	N/A
Hay	Hay Saleyards	NSW	*	0	N/A	N/A
Cootamundra	Cootamundra Saleyards	NSW	*	0	N/A	N/A
Coonamble	Coonamble Regional Livestock Market	NSW	*	*	N/A	N/A
Total		NSW	1,656,830	1,520,951		-8.2%

Conclusion:

This report provides information on the quarterly financial performance and monthly throughput of cattle at the NRLX. The results for this period are positive with continued strong throughput and increased saleyard prices. The NRLX will always be subject to seasonal fluctuations which can

change results quite quickly. The NRLX financial performance will need to be continually monitored.

ATTACHMENT(S)

Nil

17.2 CUSTOMER EXPERIENCE REPORT 1 OCTOBER 2020 TO 31 DECEMBER 2020**Author: Sharon Banning, Acting Manager Customer Experience****RECOMMENDATION**

That Council receives and notes the Customer Experience Report for the period 1 October 2020 to 31 December 2020.

REPORT

Council is committed to providing a high level of customer service to the community. The Customer Service Framework was adopted by Council at the 19 July 2016 Ordinary Meeting and reviewed at the 25 June 2019 Ordinary Meeting. As a result, quarterly reporting on Council's performance against the standards in the framework has been introduced. This report also contains details on the resolution of customer requests made through the Contact Centre. Analysis is undertaken to determine what strategies or areas of improvement are required.

The report includes three parts:

- Customer Service Contact Centre data,
- Customer Request Management System (CRM) data, and
- Development Concierge Statistics

During the reporting period the Evans Head Customer Service Centre and library relocated to a temporary facility within the Evans Head Visitor Information Centre while the redevelopment of the main office / library is underway. During the anticipated 6-month refurbishment, the Customer Experience team will continue to assist the community with all Council related enquiries and provide a catalogue of library resources from its new location.

Customer Service Contact Centre Data - Key Statistics**Call Statistics**

A total of 10626 calls were received during the report period which is a 16% decrease from the same period last year, and a 9.5% decrease on the previous quarter's volumes. The Contact Centre has significantly exceeded all service targets for the report period including 88.97% of calls answered within 20 seconds, average time each caller spends in the queue is 13.6 seconds and the percentage rate for calls abandoned is less than 1%.

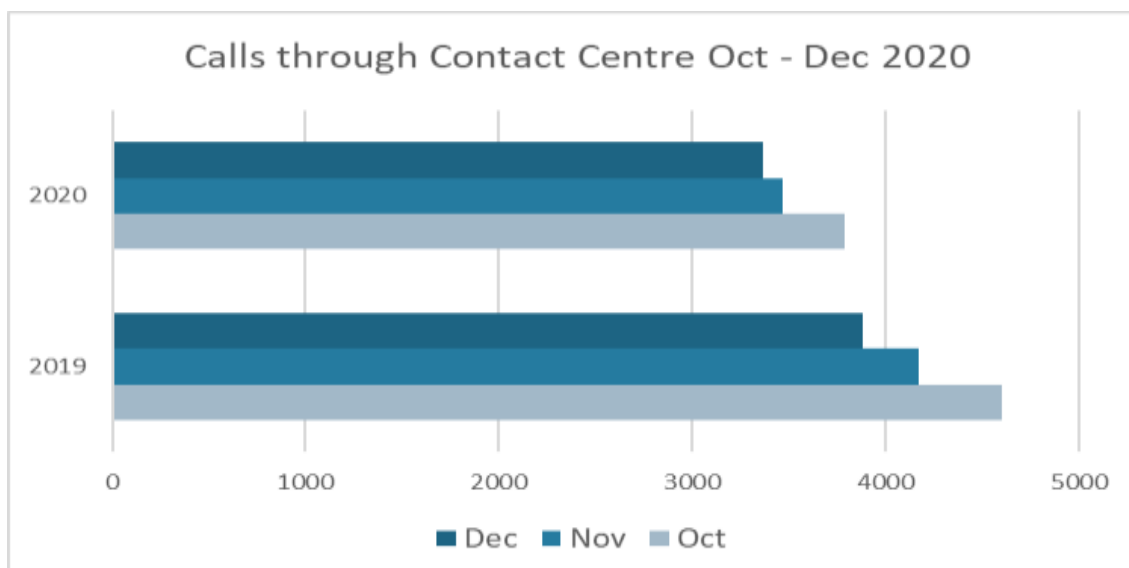


Figure 1: Calls received through the call centre

Receipt and Administration Statistics

A total of 3355 receipts were processed for the report period which is a slight increase of 3.1% from the previous year. November did see a marked increase in number of receipts processed, which can be attributed to the second quarter rates instalment.

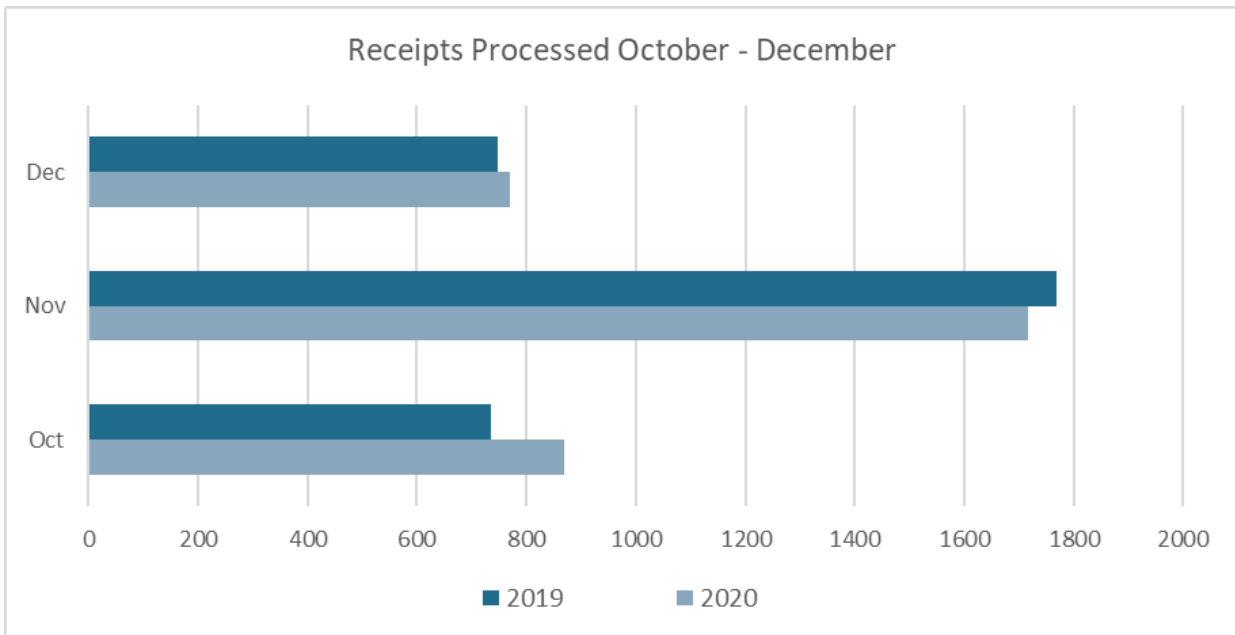


Figure2: Total Number of Receipts

97.2% of Section 735A, 149, 603 certificates were completed within set timeframes in accordance with Council’s service standards.

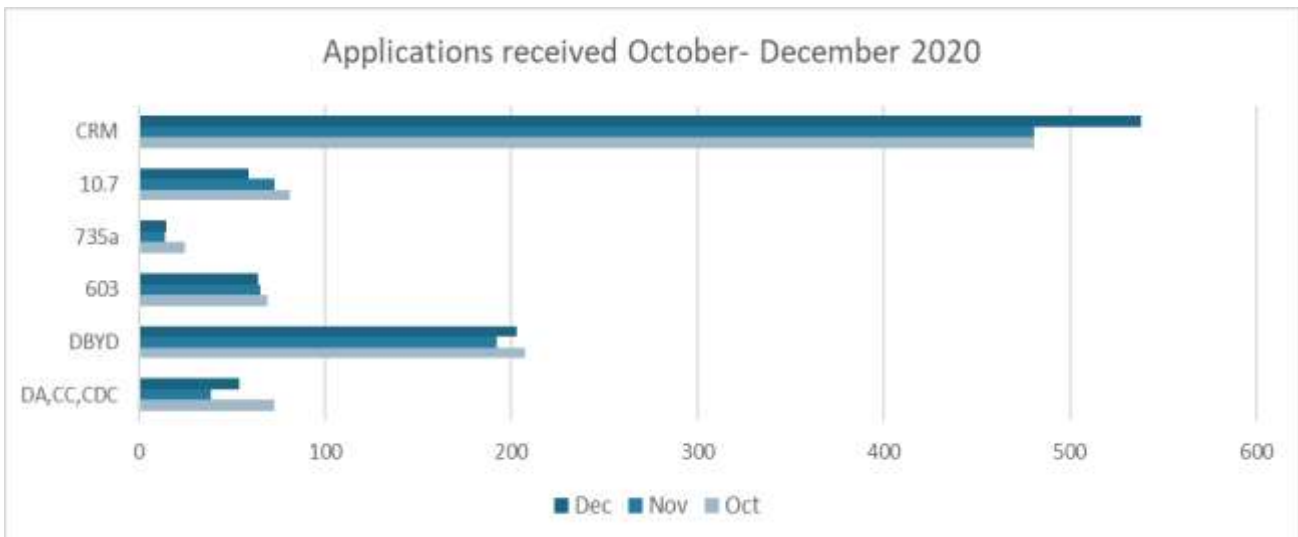


Figure 3. Administration Statistics

Development related applications received (DA, CDC & CC) saw a 13% decrease in applications received, compared to the previous quarter of the same year. However, there was an overall increase of 14% in the 6 months from July to December 2020 compared to the previous year.

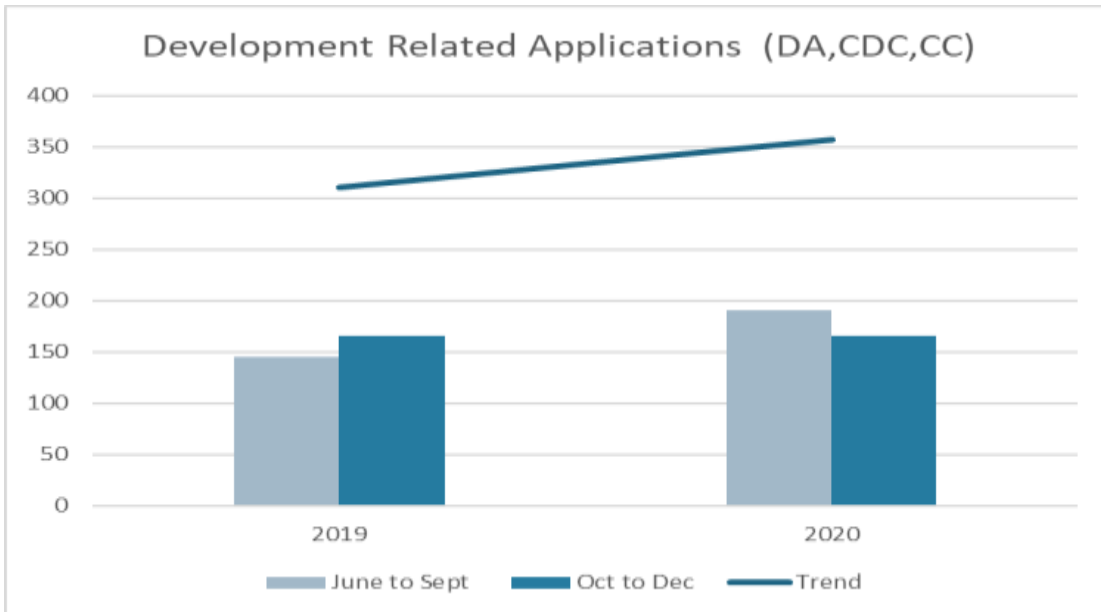


Figure 4. Development Application Statistics

Customer Request Management System - Key Statistics

During the reporting period, a total of 1500 requests were logged, a decrease of 4.8% compared to the corresponding period in the previous year, despite the flood event prior to Christmas which saw a spike in roads and drainage requests in December. Council’s Rangers continue to receive the majority of requests, primarily relating to roaming and nuisance companion animals.

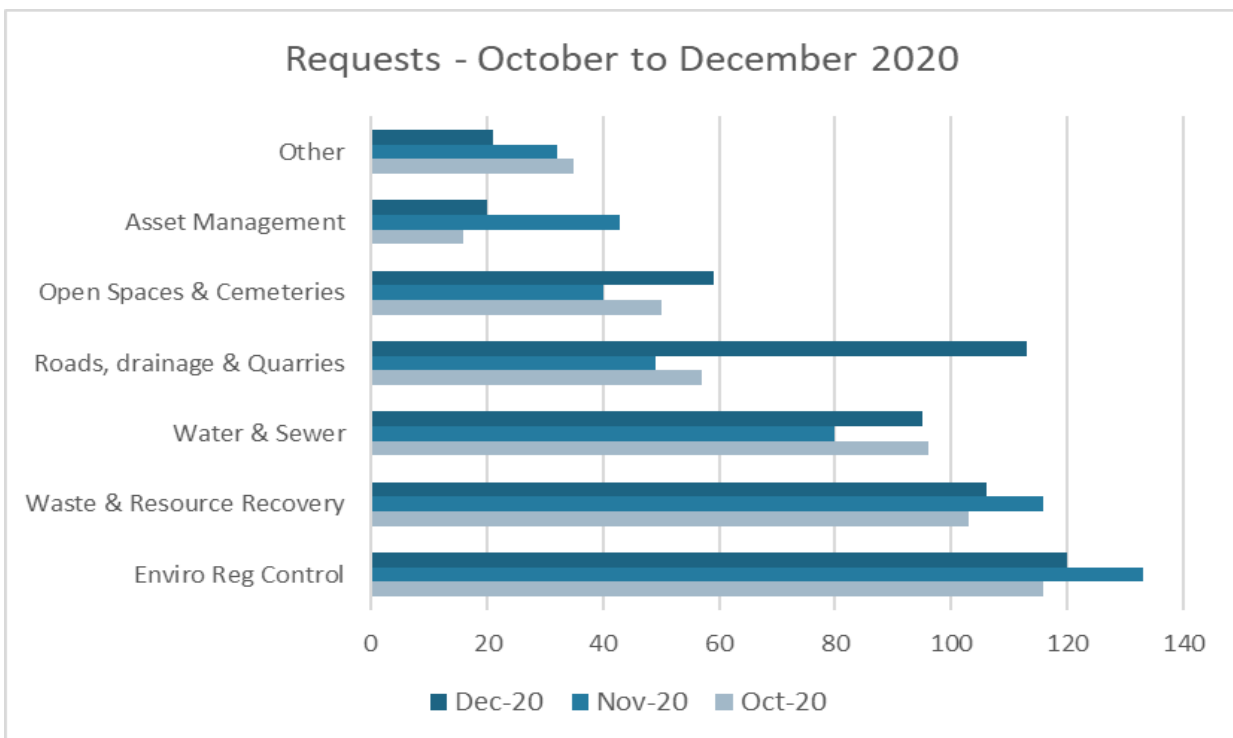


Figure 5: Number of Requests

Development Concierge – Key Statistics

The concierge continues to work with residents preparing to rebuild in fire affected areas, having received another three (3) applications for new dwellings during the reporting period. Enquiries relating to alterations and additions are in line with applications received for this type of development. Commercial enquiries remain consistent with a mix of small and medium business preparing to expand and upgrade facilities. Community feedback is extremely positive of the Concierge service, providing a single source of contact for customers’ development enquiries. A neighbouring Council has now implemented a similar Concierge service to support their development assessment team after feedback from their customers about the benefits of the Richmond Valley service.

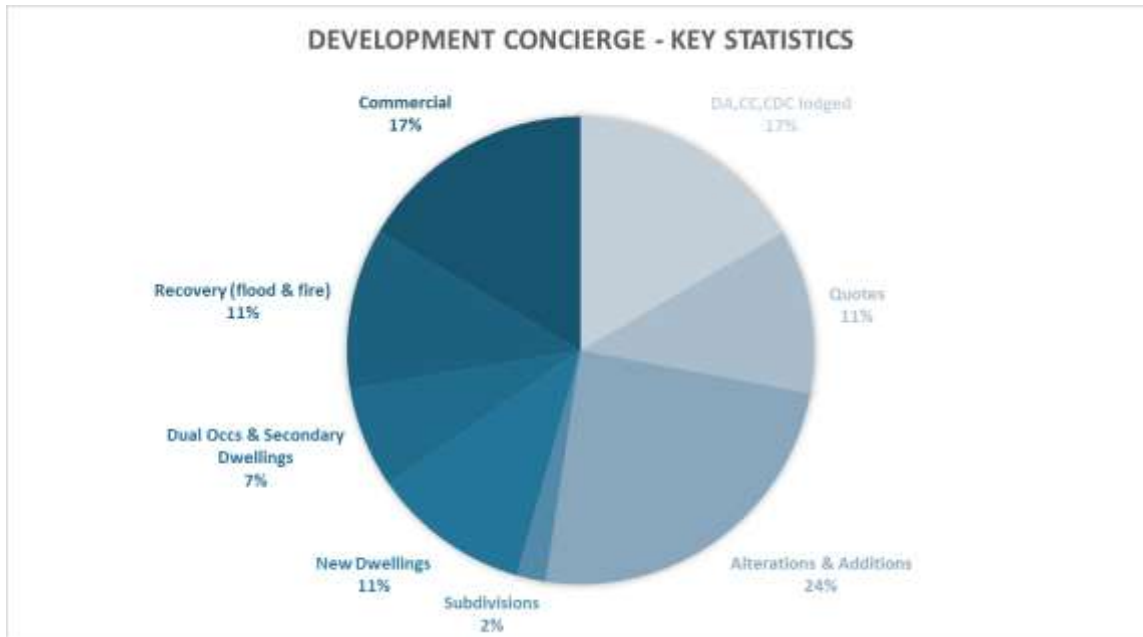


Figure 6: Development Concierge assisted enquiries

How would you rate the DA Concierge on the following aspects?

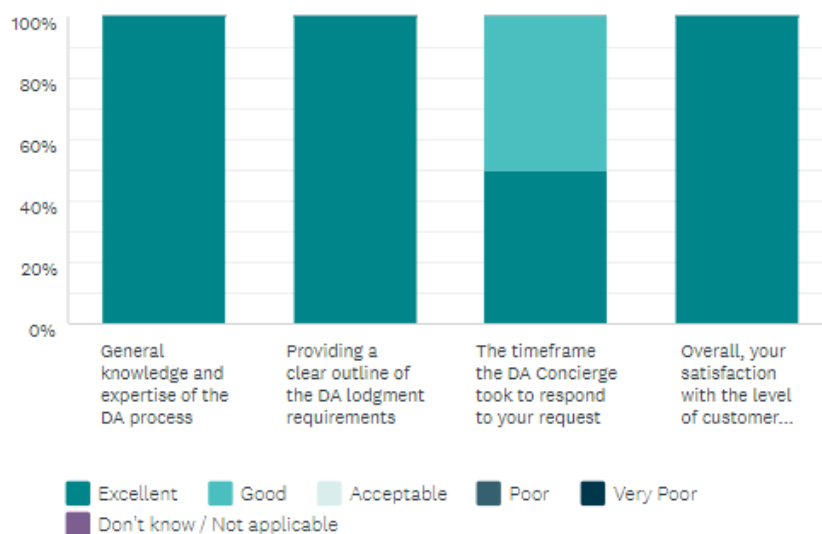


Figure 7: Customer Feedback Survey Results – Development Concierge

Customer Service Feedback Survey

The 6 monthly customer service feedback survey was conducted in early December with over 80% of respondents being very satisfied or satisfied with the Customer Service received when dealing with Richmond Valley Council.

Over a quarter of the respondents contacted Council for assistance with Development or Planning enquiries.

How would you rate our customer service on the following aspects?

Answered: 48 Skipped: 2

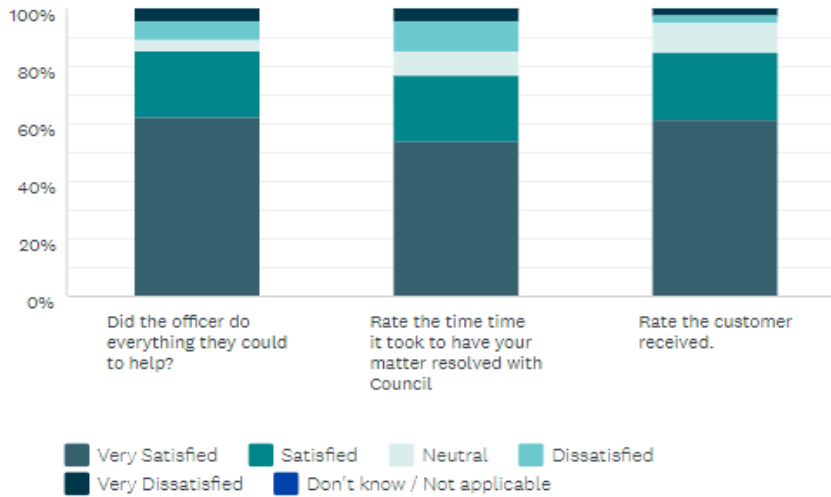
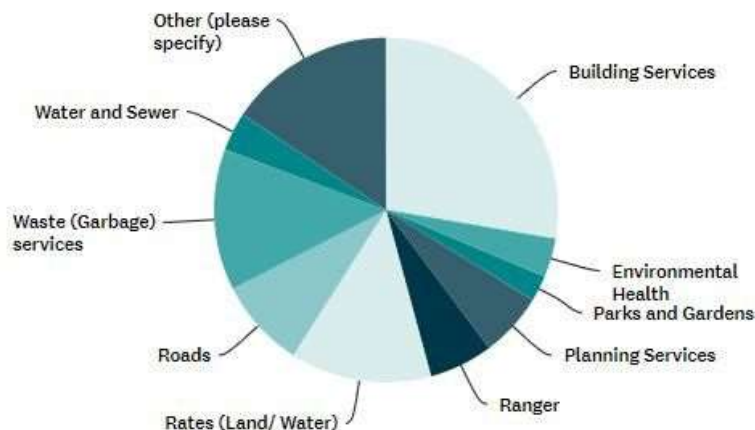


Figure 8: Customer Feedback Survey Results – Customer Service

Which area of Council was your contact in relation to?

Answered: 83 Skipped: 0



ANSWER CHOICES	RESPONSES	
Building Services	27.71%	23
Community Programs and Grants	0.00%	0
Economic Development	0.00%	0
Environmental Health	3.61%	3
Parks and Gardens	2.41%	2
Planning Services	6.02%	5
Ranger	6.02%	5
Rates (Land/ Water)	13.25%	11
Roads	8.43%	7
Tourism	0.00%	0
Waste (Garbage) services	13.25%	11
Water and Sewer	3.61%	3
Other (please specify)	Responses 15.66%	13
TOTAL		83

Figure 9: Customer Feedback Survey Results – Areas of contact

Opportunity for Improvement

Following a review of the report results, an opportunity for improvement has been identified. This area as highlighted below, will be the focus of the customer service team in the coming months.

- Customer call backs and follow up**

Whilst customer satisfaction with councils’ services and actioning of requests was surveyed above 80%, either very satisfied or satisfied, an area of improvement is our response times to customer call backs. The Customer Experience section will continue to work with the relevant areas to improve response times, by providing technical staff with more detailed outline of the enquiry. Preliminary investigations of the enquiry by the Customer Experience team should reduce the research time spent by Technical staff before responding to customers.

CONCLUSION

The information contained in this report demonstrates the significant volume of tasks and actions which are required to be completed by Council's frontline Customer Experience staff. The Customer Service standards are generally met and more often than not exceeded.

Analysis of Customer Service Contact Centre data, Customer Request Management System (CRM) and the Development Concierge statistics enables identification of opportunities to improve Council's Customer Service and ensure processes are efficient and effective.

In accordance with Council's Customer Service Framework, staff continue to strive for high standards of customer service to the community, to monitor performance and implement efficiencies and improvements to process.

ATTACHMENT(S)

Nil

17.3 LOCAL GOVERNMENT NSW - 2020 LOCAL GOVERNMENT NSW ANNUAL CONFERENCE: OUTSTANDING BUSINESS

Author: Julie Clark, Personal Assistant to the General Manager and the Mayor

RECOMMENDATION

That Council receives and notes the correspondence to and from Local Government NSW regarding the 2020 Local Government NSW Annual Conference: Outstanding Business.

SUMMARY OF CORRESPONDENCE

Council wrote to Cr Linda Scott President of Local Government NSW on 14 December 2020, outlining concerns in relation to only 58 of the 140 motions presented to the conference being addressed and the remaining 82 matters being referred to the Association's Board for consideration.

The following is a copy of the correspondence provided to the President and a copy of the response received.

ATTACHMENT(S)

1. Letter to LGNSW - Conference motions
2. LGNSW Conference Outstanding Business



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council@richmondvalley.nsw.gov.au
www.richmondvalley.nsw.gov.au

ABN 54 145 907 009

14 December 2020

Cr Linda Scott
President Local Government NSW
GPO Box 7003
SYDNEY NSW 2001
By email: lgnsw@lgnsw.org.au

Dear Cr Scott

LGNSW Annual Conference: Outstanding business

Thank you for the opportunity to participate in the LGNSW Annual Conference on 23 November 2020. Council acknowledges that this year has presented additional challenges for local government collaboration and LGNSW is to be commended for its efforts in providing an on-line forum.

However, Council has some concern that delegates were unable to conclude the business of the day within the timeframe provided. I note that only 58 of the 140 motions presented to the conference were addressed, with the remaining 82 matters to be referred to the Association's Board for consideration.

The conference clearly demonstrated that there is a wide range of opinion within the local government sector regarding certain matters. Council is concerned that this range of opinion may not be fully captured in shaping LGNSW's future advocacy agenda if such a large proportion of the conference business (some 58%) does not receive further consideration by association members.

For example, there was clearly a strong divide of opinion between regional and Sydney-based councils regarding the subject of energy from waste facilities (motions 22 and 23) at the conference.

While there was an assumption in the Record of Decisions that, because motion 22 was lost, motion 23 was automatically carried, the two motions did not negate each other. Motion 22 addressed the general concept of energy from waste facilities throughout NSW. Motion 23 addressed specific commercial proposals within urban Sydney. In this regard, both motions should have been debated.

It should be noted that the 13 local government areas on the North Coast of NSW have recently worked in collaboration with the Department of Regional NSW to produce a North Coast Region Waste Investment Review. Richmond Valley Council was pleased to take the lead on this project. The Review looked at three scenarios for processing residual waste in our region – two of which included an Energy from Waste solution. Clearly there is a willingness amongst LGNSW member councils to consider Energy from Waste as part of their long-term waste management options, and this range of opinion should be reflected in the Association's policy platform and advocacy.

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-2-

Council is also concerned that the lack of time, and problems with on-line participation at the conference meant that some matters may not have received the attention they deserved. For example, although Motions 50 to 58 were put together towards the close of business, seven of these motions dealt broadly with water management issues and one (Motion 58) addressed unrelated planning matters. It is Council's view that delegates did not intend to include Motion 58 in the procedural motion.

The Contingency Standing Order for the 2020 online conference allowed that "*A delegate may move that all remaining motions be referred to the Board for determination*". The Record of Decisions does not indicate that such a motion was moved or carried at the conference.

Accordingly, Richmond Valley Council would support further consultation with member councils on the remaining conference business, and requests that LGNSW seeks a formal response from delegates as to whether they support/do not support the remaining motions. This could be achieved via a simple survey and would assist the Board in determining its final position on these matters.

Richmond Valley Council delegates have a specific interest in at least 11 of the outstanding motions, including those relating to proposed BASIX amendments, biodiversity conservation matters, koala conservation, biosecurity issues, companion animals and the proposed Rural Ministerial Advisory Committee.

I believe other member councils would have a similar level of interest in some of the outstanding items and, given the large volume of conference business yet to be addressed, it would be appropriate for LGNSW to consult further on these matters.

Yours sincerely,



Clr Robert Mustow
Mayor



Our ref: R18/0009 Out-32231

11 January 2021

Cr Robert Mustow
Mayor
Richmond Valley Council

Email: robert.mustow@richmondvalley.nsw.gov.au

Dear Mayor

2020 Local Government NSW Annual Conference: Outstanding Business

Thank you for your letter and your engagement in the LGNSW Annual Conference this year. It was great to see you and your colleagues registered as voting delegates for the Conference. I have set out responses below to your queries regarding the Conference.

Waste to energy motions

In considering motions for inclusion in the Conference Business Paper, the LGNSW Board Committee considered the wording of motions 22 and 23 and determined that these motions would be in conflict with each other if both were adopted. During the Conference and in the Business Paper, it was set out that these motions would be debated concurrently, and the Conference dealt with these motions accordingly.

Procedural motion to consider motions 50 to 58 concurrently

As you note, during the Conference a procedural motion was carried that called for motions 50 to 58 to be considered concurrently. While it may be that motion 58 (which relates to planning) was erroneously grouped with motions 50 to 57 (which relate to water management), this grouping of motions was supported by the Conference.

Despite this, the policy intent of motion 58 remains in alignment with existing LGNSW planning positions as set out in the LGNSW Policy Platform. One of the Policy Platform's fundamental principles is that local government is best placed to lead and influence local and regional planning processes according to the needs and expectations of local communities. The Policy Platform further advocates for the planning system to ensure the voice of local communities is heard through the well understood and accepted councillor representation system, which provides transparency and accessibility to communities.

Referral of remaining motions to the LGNSW Board

Despite the challenges of holding an online Conference, I was so pleased to see debate and voting proceed on so many of the motions put forward by LGNSW members this year. In all, more than 60 motions were considered. As you note, the remaining motions were referred to the LGNSW Board for consideration. This is in accordance with Rule 19 of the LGNSW Rules, which provides that the LGNSW Board has control and governance of the Association in between Conferences, and may take any action or make any decision during this time, subject to the rules. In detail, Rule 19 provides:

The Board is the Committee of Management of the Association for the purposes of the Act, and shall have the control and governance of the Association in between Conferences, such that it may take any action or make any decision during this time as it thinks fit for the

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furtherance of the objects of the Association in accordance with these Rules, provided that any such action or decision:

- (a) is consistent with any relevant policy decision of the members at a Conference; and*
- (b) may be reviewed, amended or quashed by the members at a Conference, except in relation to the appointment or dismissal of staff.*

As the Conference neared its scheduled end time of 4:30pm on 23 November, a procedural motion was put to the Conference calling for an extension of the business session and consideration of motions until 5pm. This procedural motion was defeated, meaning that the business sessions and consideration of motions came to an end at 4:30pm. With the end of the Conference, control and governance of the Association returned to the LGNSW Board, as outlined above.

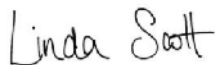
The LGNSW Board has equal representation of metro/urban and rural/regional directors and took great care in considering the remaining motions at an LGNSW Board meeting held on 11 December. The Board also considered amendments to motions that many delegates emailed through in the lead up to and during the Conference.

As a result of this process, the final record of decisions for all motions considered at the 2020 Annual Conference and through Board deliberation is now available [online](#).

LGNSW values the continued input of our members in ensuring our advocacy aligns with your own priorities, and you should soon receive our annual member survey. I encourage you to have your say as one of our valued members. The results of this survey will be considered alongside Conference resolutions to determine our advocacy priorities and policy platform for 2021.

To discuss this matter please feel free to call me on 0412 272 746 or LGNSW Chief Executive Scott Phillips on 02 9242 4010.

Yours sincerely



Cr Linda Scott
President

17.4 LOCAL GOVERNMENT NSW - ANNUAL REPORT**Author: Jenna Hazelwood, Strategy Manager****RECOMMENDATION**

That Council receives and notes the correspondence to Local Government NSW regarding the LG NSW annual report.

SUMMARY OF CORRESPONDENCE

Council resolved at its November 2020 Ordinary meeting to write to LGNSW seeking clarification of any matters raised in the association's Annual Report that were not addressed at the annual conference.

Following the conference, the correspondence attached was forwarded to LGNSW Chief Executive Officer Scott Phillips, seeking clarification on several matters.

LGNSW has acknowledged receipt of the correspondence and indicated it would provide a more detailed response to Council's questions in due course. Council is yet to receive this response.

ATTACHMENT(S)

- 1. Letter to LGNSW - response to annual report - December 2020**



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ABN 54 145 907 009

14 December 2020

Mr Scott Phillips
Chief Executive Officer
Local Government NSW
GPO Box 7003
SYDNEY NSW 2001

By email: lgnsw@lgnsw.org.au

Dear Scott

LGNSW Annual Report 2019-20

Thank you for providing a copy of LGNSW's 2019-20 Annual Report for Richmond Valley Council's review. I note that Council's delegates also received a report on the association's financial performance at the recent annual conference.

Council is a long-standing member of the association and currently contributes some \$40,000 each year in membership fees, and additional expenditure for LGNSW services, procurement and events. These funds are sourced directly from our community and we have a responsibility to ensure that they are carefully managed and accounted for.

In this regard, our delegates had some concern that the association concluded the 2019-20 financial year with a reported loss of \$3.49m, after the previous year's surplus of \$585,000. Treasurer Cr Jeromy Laxale's presentation to the conference was helpful in outlining the particular pressures that LGNSW has experienced during this year and its plans to return to a more positive financial outlook

However, having reviewed the annual report and financial statements in detail, Council still has a number of questions regarding these matters and has asked me to write on its behalf, seeking further information.

Expenditure increases

At the conference, Cr Laxale explained the impacts of the pandemic on LGNSW's traditional income streams, such as training and events. However, there was limited explanation of expenditure increases for the 2019-20 financial year.

Specifically, Council notes that total staff expenses for LGNSW have increased from \$7.9 million to \$9.6 million – an additional \$1.7 million or 21.5%. This is a significant increase compared to what local councils are experiencing with their employee costs.

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For example, Richmond Valley Council currently employs 257 FTE and has total staff expenses of \$21.6m. Our employee expenses have increased by 4.8% over the last financial year. This is substantially less than LGNSW – noting that the annual report identifies 59 employees (including 12 part-time) as the total workforce. Assuming 53 FTE for LGNSW, this equates to total expenses of some \$181,000 per employee, compared to RVC's average of \$81,000 per employee. Council would welcome further clarification regarding these increasing staff expenses.

Additionally, in Note 7 of the financial statements, there is a reference to 'other employee expenses' increasing from \$1.2m to \$2.1m for the consolidated entities (an increase of some 78%) but no detail is provided as to what is driving this significant increase and what specifically constitutes 'other employee expenses'. Clarification of these matters would be appreciated.

Council services

Within the *Statements of profit or loss and other comprehensive income*, there is a revenue and expenditure line for 'Council services'.

Council notes that for 2019/2020 there was revenue of \$2.7m and expenditure of \$1.87m, resulting in a surplus of \$0.83m (44.5%). As there is no detailed note disclosure for this revenue source, as opposed to other revenue streams, could you please provide further details as to what these services are, and how they contribute to the association's financial position.

LG Procurement

The various arrangements surrounding the association's procurement businesses appear to be complex and Council would welcome an explanation of how the interaction between the various entities is governed. However, we note that the reported revenue for the Procurement Partnership was some \$10.27 million, with approximately \$1 million being returned to councils (compared to \$1.5m the previous year) and some \$4.7 million directed to employee benefits expenses. Could you please clarify how many persons are employed by the Partnership, as the Annual Report does not make this clear.

Council also notes that LGNSW received some \$8.83 million in 'procurement commissions' during the year (note 5) but there appears to be no explanation regarding this income. Could you provide further information as to the nature of these commissions and how they were obtained.

Other commissions

Additional commissions from Statecover (\$1.17m) and JLT (\$525,000) are also noted. Could you please clarify the nature of these commissions and what LGNSW does to receive them.

Given your new to the role with LGNSW, I wanted to make you aware that Council, together with Parkes Shire Council, wrote to LGNSW in January 2019, expressing its concerns around insurance brokerage arrangements for local government. The letter was tabled at the February 2019 Board meeting, with the Board resolving "to request staff to provide advice to the next meeting on options for calling for full transparency in relation to the independence surrounding the brokerage services provided by insurance companies to NSW local government".

Council has received no further response from LGNSW on this matter. We look forward to receiving an update on the Board's deliberations on this matter.

You may also be aware that the class action now has thirteen member councils who fully support the action, with significant interest growing as the case is strong and mediation and trial dates have been set. I'd be happy to brief you further on this matter given these Councils are also members of LGNSW. The action is aimed at returning funds to our communities and improving transparency.

As I'm sure you would appreciate, 2019-20 has been a difficult year for many councils in NSW, including RVC, with bushfires, floods and the Covid-19 pandemic all taking their toll. Many councils have had to substantially reduce their expenditure wherever possible, in response to declining income.

Our council is concerned that the LGNSW financial statements do not reflect a similar level of constraint in the Association's expenditure and we would welcome your further explanation of the matters outlined in this letter.

I would welcome the opportunity to meet with you when I'm in Sydney, however we would also welcome a written response to the matters raised in this letter.

Yours sincerely,



Vaughan Macdonald
General Manager

Attachments:

1. Parkes Shire Council & Richmond Valley Council – joint letter to LGNSW
2. LGNSW response – 22 February 2019

17.5 LETTER FROM MINISTER FOR LOCAL GOVERNMENT - TOWARDS A FAIRER RATING SYSTEM

Author: Julie Clark, Personal Assistant to the General Manager and the Mayor

RECOMMENDATION

That Council receives and notes the correspondence from the Hon. Shelly Hancock MP, Minister for Local Government and the submission provided by Council in response.

SUMMARY OF CORRESPONDENCE

Copy of correspondence is as follows:

ATTACHMENT(S)

- 1. Minister for Local Government - rating reform**
- 2. RVC's Response to rating reform proposals**



The Hon. Shelley Hancock MP
Minister for Local Government

Ref: A749067

22 December 2020

Dear Mayor and General Manager

I am pleased to advise that the NSW Government has released an Exposure Draft of a Bill to implement its response to IPART's review of the local government rating system.

The release of this draft Bill for consultation with the local government sector represents a milestone in the Government's reform agenda to ensure a fairer and more flexible rating system for councils and ratepayers across the State.

While now is not the time for rating upheaval with the economic impacts of bushfires, drought and COVID-19, the draft Bill would provide sensible adjustments to help ensure councils have a stable and reliable revenue base to deliver services for their communities and that ratepayers pay a fairer contribution.

I am now seeking feedback on the draft Bill from councils, communities and other interested individuals and organisations to help us understand whether we have struck the right balance. Your responses will be carefully reviewed as the final Bill is prepared for introduction to Parliament early next year. In part, this will allow those councils formed in 2016 to take up options provided by greater rating flexibility as they prepare for 1 July 2021.

A comprehensive consultation guide *Towards a Fairer Rating System* has been prepared by the Office of Local Government (OLG) to explain the proposed changes and assist councils to provide feedback by close of business, 5 February 2021.

I encourage you to have your say by reading the consultation guide, together with the Exposure Draft Bill, and answering the targeted questions, as well as providing any further, general feedback.

The NSW Government is committed to implementing a package of reforms to ensure the rating system is equitable and responsive to changing community needs.

More information on this reform package, including the draft Bill and consultation guide, can be found on the [OLG website](#). If you have any questions or require further information, please contact OLG's Policy Team on 4428 4100 or olg@olg.nsw.gov.au.

I look forward to hearing your council's views.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Shelley Hancock'.

The Hon. Shelley Hancock MP
Minister for Local Government

GPO Box 5341 Sydney NSW 2001 • P: (02) 8574 5400 • W: nsw.gov.au/ministerhancock



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council@richmondvalley.nsw.gov.au
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ABN 54 145 907 009

8 February 2021

Deputy Secretary Local Government, Planning & Policy
Office of Local Government NSW
Locked Bag 3015
Nowra NSW 2541

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

Dear Mr Hurst

Richmond Valley Council submission: *Towards a fairer rating system*

Thank you for the opportunity of providing feedback on the NSW Government's rating reform proposals and the Exposure Draft of the proposed amendments to the *Local Government Act 1993*.

While Richmond Valley Council acknowledges that the latest proposals have some minor benefit to councils, they are, unfortunately, a far cry from the wide-ranging rating reforms originally envisaged by the Independent Local Government Review Panel in 2013.

It is a disappointing result after seven years of review and discussion which have avoided having the robust conversation councils were hoping for on rating reform and its role in local government sustainability. Set against the inherent restrictions of rate-pegging, these amendments do little more than shuffle the deckchairs while the main concerns and constraints of the rating system remain unanswered.

There is still no progress on introducing Capital Improved Value rating methodologies, no progress on addressing the perverse incentives for land banking, and no progress, or even discussion, on the increasing burden and inequities of rating exemptions. In a region with high levels of social disadvantage, our council finds it hard to explain to local families why they must struggle to pay the full rates amount, while schools and other profitable institutions continue to enjoy long-standing rates exemptions throughout NSW.

IPART's review made well-considered recommendations in regard to rating exemptions and local councils were looking to the NSW Government for leadership in its response. Ironically, the reforms introduce additional reporting requirements to disclose the estimated costs of rating exemptions but do nothing to address their impacts on our community.

While Council acknowledges the intent behind some of the rating reform proposals, the reality is that many are largely impractical and resource intensive and may only serve to further complicate an already overly-complex system.

Love where we live and work



-2-

Despite seven years of review and discussion, the final Draft Bill has delivered very little for local government, and even less for councils and our communities in Regional NSW.

Richmond Valley Council makes the following comments in response to the consultation questions:

Question 4: Proposal to allow for different residential rates in contiguous urban areas.

While this proposal has limited affect for councils in regional NSW, the principles behind the reform are concerning. The local government rating system is built upon the foundational premise that rates are a property tax, rather than a fee for service. However, this reform proposal suggests that different residential rates are appropriate if there is “different access to, or cost of, providing services and infrastructure’ to adjoining urban areas. This conflates service provision with the levying of rates and sets an unhelpful precedent. It also opens the way for inequitable service delivery within our communities. Councils have a responsibility to work with their communities to provide creative and equitable solutions to service delivery. Creating a model where councils can simply charge less rates for providing fewer services, or higher rates because of service delivery constraints, will only serve to further entrench disadvantage within NSW communities. Richmond Valley Council uses a unified rating structure for our LGA and we believe this offers the best solution to equitably share the cost of sustaining our community.

Question 6: Proposal to create a new rating category for environmental land

Although Council understands the intent of this amendment, it is concerned that the definition of the new category is far too subjective and will potentially result in endless arguments between local councils and land owners as to whether their land has “limited economic value relative to its size and location”. The relative value of land is subject to fluctuation over time. What is considered to have “low development potential for business or residential activity” at one point in time may well become more commercially viable at another. Community perceptions of development change over time. There is a risk that over-use of the category may create perverse incentives for land-banking, rather than encouraging more creative land use options. If the NSW Government wants to encourage the protection of environmentally sensitive lands through rate incentives, it should apply a more stringent definition to the rating category. For example, as IPART suggested, the land is subject to a conservation agreement, or zoned for environmental protection.

Question 8: Enabling different business rates to be set for industrial land and commercial land

Although Council supports the principle that rating should reflect the use of the land, we believe this proposal would be largely impractical and resource intensive for very limited benefit. Again, the proposal incorrectly assumes a correlation between the levying of rates and the provision of services. Apart from the time-consuming task of having to assess each business entity to determine whether it is “industrial” or “commercial”, the proposal overlooks the fact that many businesses include integrated activities. For example, a food processing facility with a retail outlet. This would lead to endless arguments with ratepayers as to what is the predominant use of the land. Within the context of rate-pegging, there would be no net gain in revenue for council from this exercise.

-3-

Question 9: Enabling different rates for vacant land

Council does not support this proposal, as we believe it creates a perverse incentive for land-banking. Within each local government area, there is only a limited amount of land that is zoned for residential purposes. At present, land owners pay the same rate for the land whether it is vacant or developed, so there is an incentive to proceed to further capital improvement of the property. Creating a lesser rate for vacant land provides an incentive for owners to lock up land that could be providing much-needed housing for the community. With much of the eastern seaboard currently experiencing severe housing shortages, this proposal will only serve to increase the problem. Developers know they can control the market by slowing down the release of land and increasing buyer demand. This proposal incentivises this practice by reducing land holding costs. The proposal may also potentially increase the incidence of illegal dwellings within regional communities. Under the proposed definition, land that does not have a permanent structure would qualify for a reduced rate. This creates a perverse incentive for owners to inhabit non-permanent structures, such as caravans or shipping crates for extended periods – and an additional impost on council resources for compliance activities.

Question 10: Setting farmland rates based on geographic location

Council does not support this proposal as it believes it adds a layer of unnecessary complexity and potential discord to rural rating arrangements. We believe that land should be rated based on its usage, rather than its location. Within any geographical location, a variety of farming practices and intensities may occur. As councils' rating structures are based on unimproved capital value of the land, it is to be expected that nuances of location (ie close to services or remote location) would be reflected in the UCV component, without the need to create further potentially contentious rating sub-categories.

Question 12: Removing mandatory exemptions from water/sewer special rates

While Council agrees that rating exemptions should be reviewed and that all landholders within a community should contribute to the overall cost of service provision and infrastructure, this particular proposal would appear to be somewhat pointless. As the consultation guide notes, few councils currently choose to impose special rates for water and sewerage. This is largely because of the inherent challenges of collecting them from ratepayers. Attempting to collect special rate charges from landholders who are already exempt from property rates is unlikely to succeed. There is no incentive to pay them, as these lands are also exempt from sale for unpaid rates. It is likely that Council would spend more on debt recovery than it would receive from the actual special rate. Rather than pursuing piecemeal reforms such as this, the local government sector would benefit from an open and robust discussion on comprehensive reform of rates exemption provisions. This could have been considered in the IPART review and it is disappointing that the NSW Government has not been willing to address this long-standing impost on our communities.

-4-

Question 15: Enabling councils to sell properties for unpaid rates after three years

Council supports this proposal but acknowledges that it is always a difficult decision to action and should be regarded as a last resort. For the rating system to operate effectively, all landholders must contribute their share to the overall cost of sustaining the community. Unfortunately, some owners continue to ignore their obligations in this regard and the cost is carried by the rest of the community. All councils have policies and provisions to support owners who are unable to pay their rates because they are experiencing financial hardship. This proposal would not prevent those genuinely in need from negotiating a suitable payment arrangement with their council. It would however provide a pathway for councils to better resolve long-standing issues with unpaid rates and ensure that those who are doing the right thing aren't cross-subsidising those who choose not to pay.

Other rating reforms: Allowing general income to rise in line with population growth.

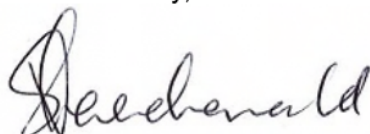
While Council supports the principle of this reform, it is concerned that it offers limited benefit to regional and rural councils. The proposal appears to target high-growth metropolitan areas, while failing to acknowledge that rural and regional councils must also invest heavily in infrastructure without the expected returns that high growth areas ultimately enjoy. Regional NSW traditionally experiences slower population growth than Sydney, but its capital costs are often greater because of the challenge of distance and scale. It should also be noted that population growth does not only drive capital expenditure, it also increases operational costs.

Council is concerned that developing even more complex formulas for the rate-peg and providing for differing rate-peg amounts will only further complicate the rating system and increase the divide between rural and metropolitan councils. A far simpler solution would be to simply remove the rate peg and respect councils' capability to set a responsible price path for their communities through IP&R. It is ironic that the State Government seeks to impose such stringent pricing controls on councils while failing to apply the same fiscal restraint to its own levies and charges, like the Waste levy. The local government sector looks forward to the day that the NSW Waste Levy is constrained to a 2% annual increase.

We trust that the new rate-peg methodology to be developed by IPART gives due regard to the specific needs and circumstances of regional councils and would encourage further consultation with the local government sector on this matter.

Thank you for the opportunity of providing comment on the proposed rating reforms. Although Council is disappointed in the ultimate outcomes of the rating review, we would encourage and be a willing participant in further consideration of substantial reforms, with a view to better resolving long standing issues and challenges with the rating system.

Yours sincerely,



Vaughan Macdonald
General Manager

17.6 GRANT APPLICATION INFORMATION REPORT - DECEMBER 2020 AND JANUARY 2021**Author: Jono Patino, Financial Accountant****RECOMMENDATION**

That Council receives and notes the Grant Application Information Report for the months of December 2020 and January 2021.

REPORT

This report provides information on grant applications that have been approved, grants that have been received, grant applications that were unsuccessful and grant applications submitted for the months of December 2020 and January 2021.

During the reporting period two grants were approved and funding was received for eight grants totalling \$1,094,333. Council was notified as being unsuccessful with one grant application and eleven grants were applied for.

Grants that have been approved

Yorklea Community Centre Upgrade	
Project ID	10378
Funding Body	NSW Department of Industry – Lands and Water
Funding Name	Crown Reserves Improvement Fund Program
Government Level	State
Project Value (excl GST)	\$52,760
Grant Funding (excl GST)	\$52,760
Council Funding (excl GST)	\$ 0
Date Application Submitted	7 July 2020
Date Approved	21 January 2021
Comment (if required)	N/A

NSW Youth Week 2021	
Project ID	10408
Funding Body	Department of Justice and Communities
Funding Name	2021 NSW Youth Week Funding
Government Level	State
Project Value (excl GST)	\$4,574
Grant Funding (excl GST)	\$2,287
Council Funding (excl GST)	\$2,287
Date Application Submitted	14 December 2020
Date Approved	16 December 2020

Comment (if required)	This funding will be used to run Youth Week 2021 activities from 16-24 April 2021.
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Grants that have been received

Fencing Improvements Nammoona Landfill	
Project ID	10308
Funding Body	NSW Environmental Protection Agency
Funding Name	Waste Less, Recycle More
Government Level	State
Project Value (excl GST)	\$50,000
Grant Funding (excl GST)	\$37,500
Council Funding (excl GST)	\$12,500
Date Application Submitted	14 March 2019
Date Received	\$3,750 received 14 January 2021
Total Funds Received to Date	\$37,500
Comment (if required)	N/A

Naughtons Gap Road Dilapidation Repairs and Maintenance	
Project ID	10333
Funding Body	Transport for NSW
Funding Name	Fixing Local Roads Round 1 2019
Government Level	State
Project Value (excl GST)	\$500,000
Grant Funding (excl GST)	\$400,000
Council Funding (excl GST)	\$100,000
Date Application Submitted	27 November 2019
Date Received	\$280,000 received 3 December 2020
Total Funds Received to Date	\$280,000
Comment (if required)	N/A

Fairy Hill Hall Kitchen and Supper Room Upgrade	
Project ID	10370
Funding Body	Department of Family and Community Services
Funding Name	Community Building Partnership 2020
Government Level	State

Project Value (excl GST)	\$27,042
Grant Funding (excl GST)	\$13,521
Council Funding (excl GST)	\$13,521
Date Application Submitted	1 June 2020
Date Received	\$13,521 received 23 December 2020
Total Funds Received to Date	\$13,521 (total funding received)
Comment (if required)	N/A

New Swing Set for Coraki Riverside Park Playground

Project ID	10371
Funding Body	Department of Family and Community Services
Funding Name	Community Building Partnership 2020
Government Level	State
Project Value (excl GST)	\$18,605
Grant Funding (excl GST)	\$9,303
Council Funding (excl GST)	\$9,302
Date Application Submitted	5 June 2020
Date Received	\$9,303 received 23 December 2020
Total Funds Received to Date	\$9,303 (total funding received)
Comment (if required)	N/A

Re-Surfacing Rappville Community Tennis Courts

Project ID	10389
Funding Body	Department of the Premier and Cabinet (DPC)
Funding Name	Premier's Grants Fund
Government Level	State
Project Value (excl GST)	\$25,000
Grant Funding (excl GST)	\$25,000
Council Funding (excl GST)	\$ 0
Date Application Submitted	23 December 2020
Date Received	\$25,000 received 29 January 2021
Total Funds Received to Date	\$25,000 (total funding received)
Comment (if required)	Council may provide some additional funding in support of this project, but the scope of work is yet to be determined. A future update will be provided regarding this.

Resilience (Project Delivery) Officer and Disaster Preparedness and Community Resilience Programs	
Project ID	10399
Funding Body	Department of Planning, Industry & Environment
Funding Name	Bushfire Community Resilience and Economic Recovery Fund (Stream One, Phase Two)
Government Level	State
Project Value (excl GST)	\$250,000
Grant Funding (excl GST)	\$250,000
Council Funding (excl GST)	\$ 0
Date Application Submitted	5 November 2020
Date Received	\$250,000 received 23 December 2020
Total Funds Received to Date	\$250,000 (total funding received)
Comment (if required)	Council's Resilience Officer will lead a grants program to support the community wellbeing recovery process and build resilience in the local community.

Rappville Temporary Transfer Station	
Project ID	10411
Funding Body	Resilience NSW
Funding Name	Disaster Recovery Funding Arrangements (DRFA)
Government Level	State
Project Value (excl GST)	\$51,759
Grant Funding (excl GST)	\$51,759
Council Funding (excl GST)	\$ 0
Date Application Submitted	N/A
Date Received	\$51,759 received 11 December 2020
Total Funds Received to Date	\$51,759 (total funding received)
Comment (if required)	Council was reimbursed for the costs of establishing and operating a temporary transfer station at Rappville during the 2019 bushfires.

Regional Roads Block Grant 2020/2021	
Project ID	N/A

Funding Body	Transport for NSW
Funding Name	Regional Roads Block Grant
Government Level	State
Project Value (excl GST)	\$920,000
Grant Funding (excl GST)	\$920,000
Council Funding (excl GST)	\$ 0
Date Application Submitted	N/A – annual allocation
Date Received	\$461,000 received 27 January 2021
Total Funds Received to Date	\$920,000 (total funding received)
Comment (if required)	N/A

Unsuccessful Grant Applications

Coronation Park Upgrade	
Project ID	10377
Funding Body	NSW Department of Industry – Lands and Water
Funding Name	Crown Reserves Improvement Fund Program
Government Level	State
Project Value (excl GST)	\$173,034
Grant Funding (excl GST)	\$158,034
Council Funding (excl GST)	\$ 15,000
Date Application Submitted	10 July 2020
Date Advised Unsuccessful	25 January 2021
Comment (if required)	N/A

Grant Applications Submitted

Benns Road Activation - Pavement Rehabilitation, Shoulder Widening and Seal Extensions	
Project ID	10400
Funding Body	Transport for NSW
Funding Name	Fixing Local Roads Program Round 2
Government Level	State
Project Value (excl GST)	\$3,465,000
Grant Funding (excl GST)	\$2,598,750
Council Funding (excl GST)	\$ 866,250
Date Application Submitted	9 December 2020
Comment (if required)	This project will improve a 5km section of this road from the Bruxner Highway intersection.

Connecting Country Lane - Seal Existing Unsealed Road	
Project ID	10401
Funding Body	Transport for NSW
Funding Name	Fixing Local Roads Program Round 2
Government Level	State
Project Value (excl GST)	\$750,000
Grant Funding (excl GST)	\$562,500
Council Funding (excl GST)	\$187,500
Date Application Submitted	9 December 2020
Comment (if required)	This project is for the reconstruction and sealing of 250m of unsealed road from the intersection at Foy Street.

Coraki Ellangowan Road Rehabilitation - Pavement Rehabilitation and Widening	
Project ID	10402
Funding Body	Transport for NSW
Funding Name	Fixing Local Roads Program Round 2
Government Level	State
Project Value (excl GST)	\$2,100,000
Grant Funding (excl GST)	\$1,575,000
Council Funding (excl GST)	\$ 525,000
Date Application Submitted	9 December 2020
Comment (if required)	This project is for 2.7km of works from the intersection at Ellangowan Road, finishing at Emu Park Road, Ellangowan.

Carwong Road Industry Resilience - Seal Existing Unsealed Road	
Project ID	10403
Funding Body	Transport for NSW
Funding Name	Fixing Local Roads Program Round 2
Government Level	State
Project Value (excl GST)	\$700,000
Grant Funding (excl GST)	\$525,000
Council Funding (excl GST)	\$175,000
Date Application Submitted	9 December 2020
Comment (if required)	This project is to rehabilitate and seal 1km of

	unsealed road starting after the bend on Nandebah Street.
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Fogwells Road Rehabilitation - Pavement Rehabilitation and Widening	
Project ID	10404
Funding Body	Transport for NSW
Funding Name	Fixing Local Roads Program Round 2
Government Level	State
Project Value (excl GST)	\$1,470,000
Grant Funding (excl GST)	\$1,102,500
Council Funding (excl GST)	\$ 367,500
Date Application Submitted	9 December 2020
Comment (if required)	This project is for 2.1km of works commencing from intersection at Tatham Ellangowan Road.

Ryans Road Enhancement - Seal Existing Unsealed Road	
Project ID	10405
Funding Body	Transport for NSW
Funding Name	Fixing Local Roads Program Round 2
Government Level	State
Project Value (excl GST)	\$3,500,000
Grant Funding (excl GST)	\$2,625,000
Council Funding (excl GST)	\$ 875,000
Date Application Submitted	9 December 2020
Comment (if required)	This project is for 4.5km of works from the intersection of Ryans Road and Summerland Way, and finishing at the Ellangowan Road intersection.

Richmond Valley Council Heritage Advisory Service	
Project ID	10406
Funding Body	Heritage NSW
Funding Name	2021-23 Community Heritage - Local Government Advisors
Government Level	State
Project Value (excl GST)	\$12,000
Grant Funding (excl GST)	\$ 6,000
Council Funding (excl GST)	\$ 6,000
Date Application Submitted	9 December 2020

Comment (if required)	N/A
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Richmond Valley Council Local Heritage Grants Program	
Project ID	10407
Funding Body	Heritage NSW
Funding Name	2021-23 Community Heritage - Local Government Advisors
Government Level	State
Project Value (excl GST)	\$11,000
Grant Funding (excl GST)	\$ 5,500
Council Funding (excl GST)	\$ 5,500
Date Application Submitted	9 December 2020
Comment (if required)	N/A

NSW Youth Week 2021	
Project ID	10408
Funding Body	Department of Justice and Communities
Funding Name	2021 NSW Youth Week Funding
Government Level	State
Project Value (excl GST)	\$4,574
Grant Funding (excl GST)	\$2,287
Council Funding (excl GST)	\$2,287
Date Application Submitted	14 December 2020
Comment (if required)	N/A

Casino Aquatic Activation	
Project ID	10409
Funding Body	Resilience NSW
Funding Name	Bushfire Local Economic Recovery (BLER) Fund
Government Level	Joint Federal and State
Project Value (excl GST)	\$13,416,880
Grant Funding (excl GST)	\$ 8,741,880
Council Funding (excl GST)	\$ 4,675,000
Date Application Submitted	27 January 2021
Comment (if required)	If successful, this funding will enable to construction of both stages of the Casino Memorial Pool Masterplan. Funding for this project will comprise; \$3.2m in grant funding

	already awarded via the Female Facilities and Water Safety Program, \$55k from the Casino Swim Club with the remaining \$1.42m to be funded by Council. In addition to this \$530k is to be spent on preliminary design works.
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Colley Park Casino: Building Resilience through Recreation	
Project ID	10410
Funding Body	Resilience NSW
Funding Name	Bushfire Local Economic Recovery (BLER) Fund
Government Level	Joint Federal and State
Project Value (excl GST)	\$996,581
Grant Funding (excl GST)	\$976,581
Council Funding (excl GST)	\$ 20,000
Date Application Submitted	27 January 2021
Comment (if required)	If successful this funding will be used to revitalise an outdoor basketball court, install an inclusive children's play space and construct a new clubhouse.

ATTACHMENT(S)**Nil**

17.7 DEVELOPMENT APPLICATIONS DETERMINED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT FOR THE PERIOD 1 DECEMBER 2020 TO 31 JANUARY 2021

Author: Andy Edwards, Manager Development and Environment

RECOMMENDATION

That Council receives and notes the Development Application report for the period 1 December 2020 to 31 January 2021.

REPORT

This report provides a summary of development activity on a monthly basis. All Development Applications determined in the month are outlined in this report, including Section 96 approvals, applications which were refused and withdrawn, and applications with no development value, such as subdivisions.

Council receives a fortnightly summary of the status of applications (including all received) and notifications of all determinations of Development Applications are included in the Community Newsletter on a monthly basis.

The total number of Development Applications and Complying Development Applications determined within the Local Government area for the period 1 December 2020 to 31 January 2021 was 39 with a total value of \$4,390,044

The graph below shows the number of development applications processed by Council over five financial years.

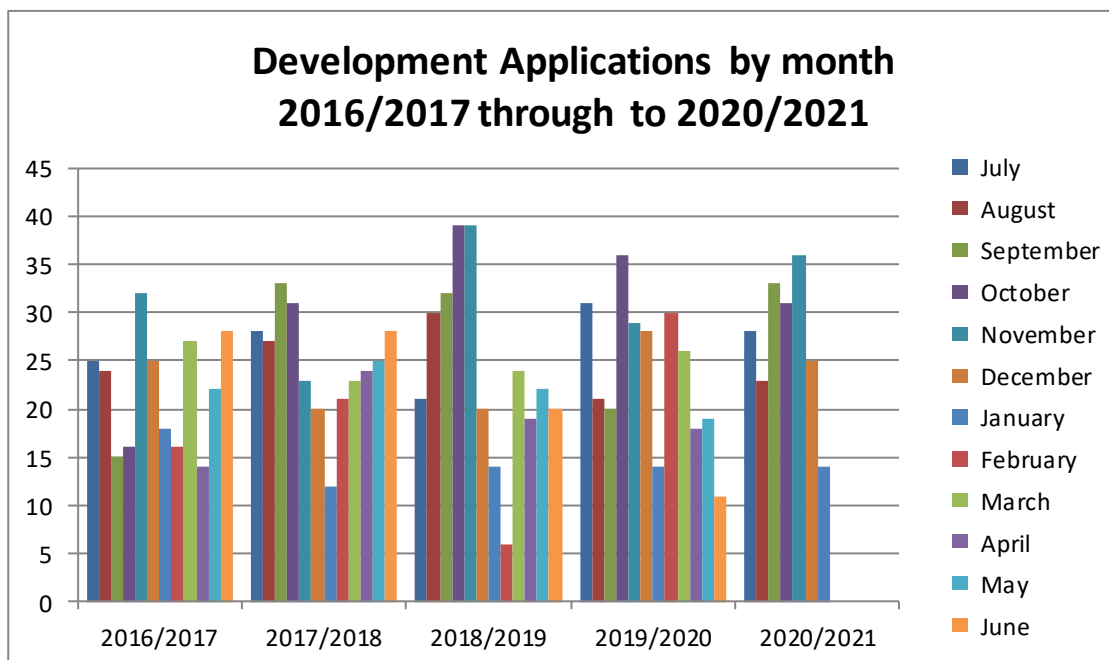


Figure 1: Monthly number of development applications processed by Council over five financial years.

Figure 2 graph provides the annual value of Development Consents issued by Council over five financial years and Figure 3 provides a detailed review of the value for the reporting months of December 2020 and January 2021.

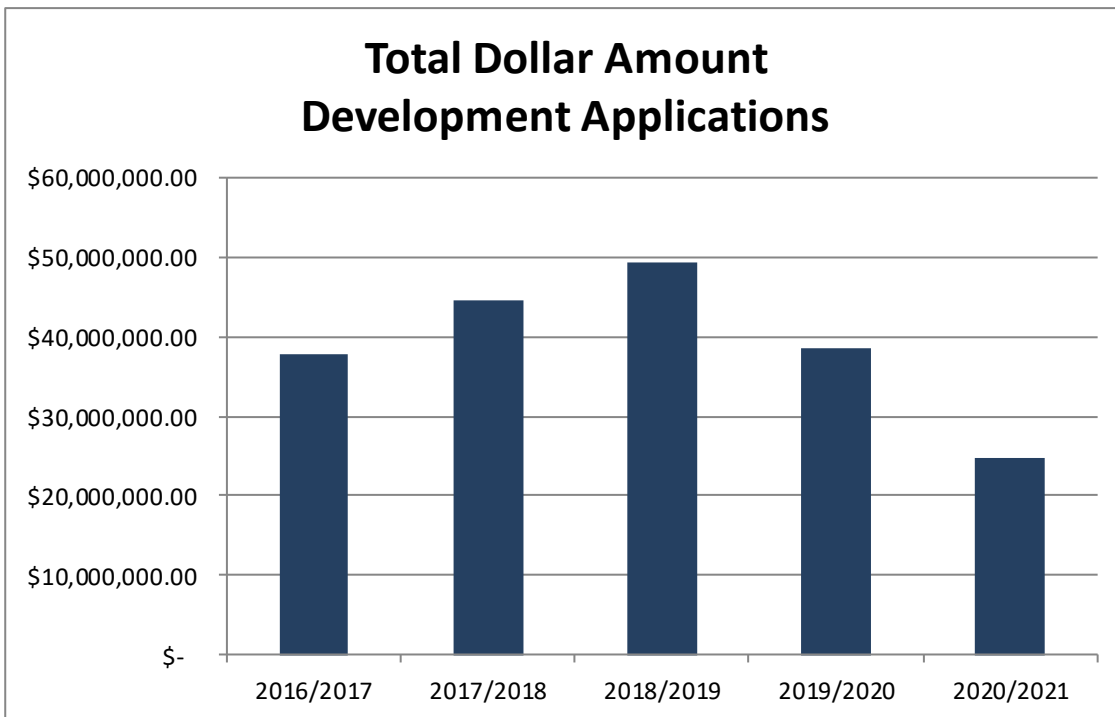


Figure 2: Annual value of development.

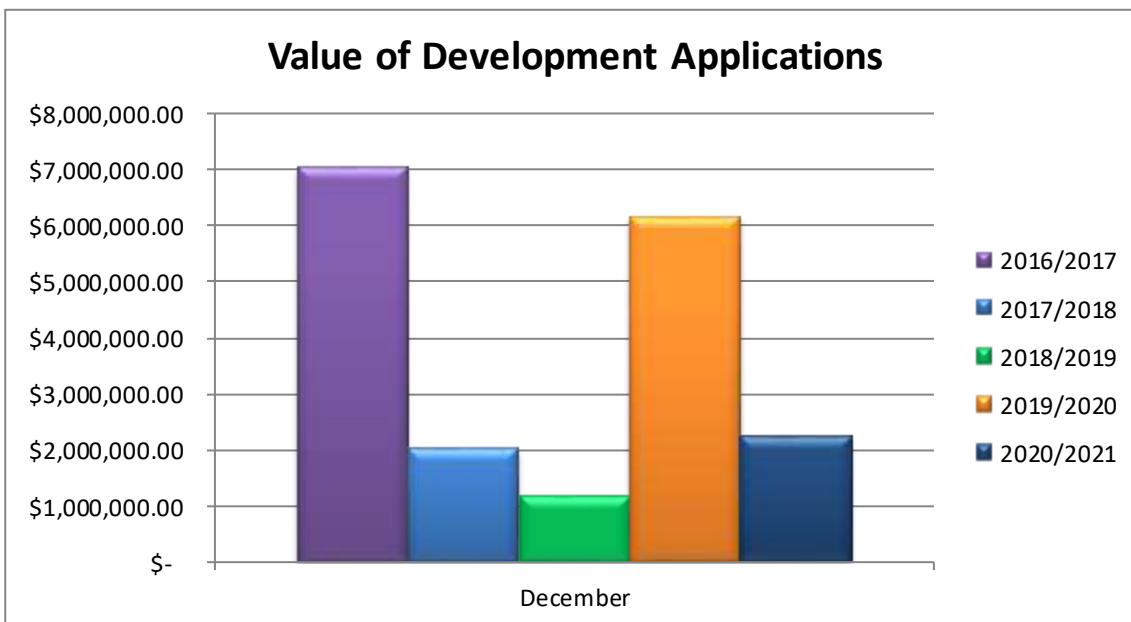


Figure 3: Value of development for the month of December.

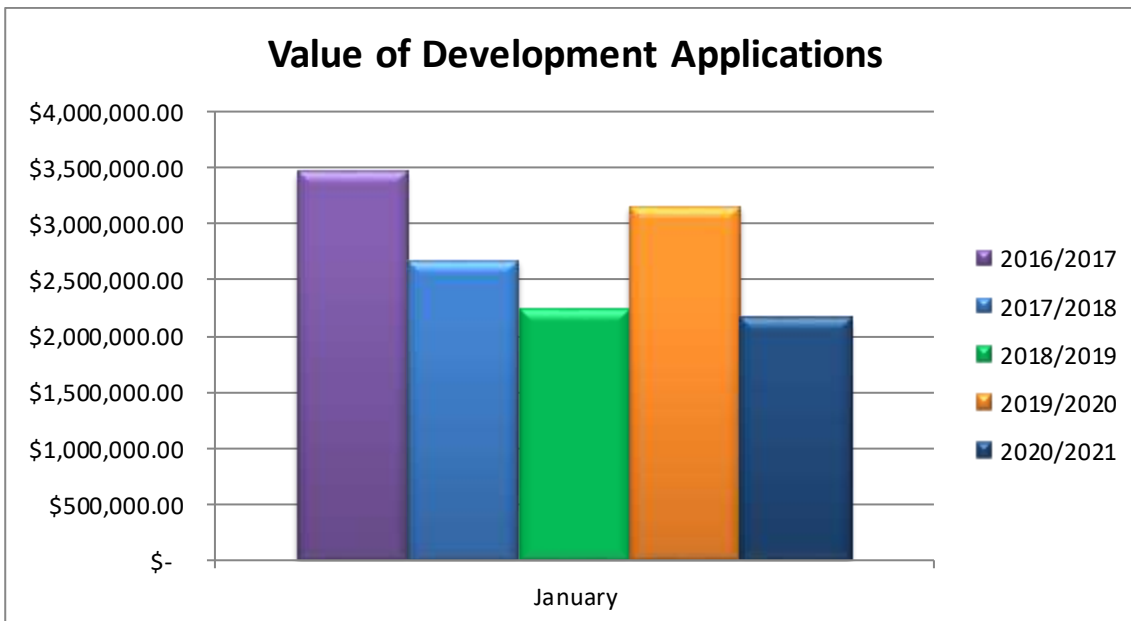


Figure 4 : Value of development for the month of January.

Number of Development Applications

The number of applications received by Council does not necessarily reflect the value of developments as single large developments can be equivalent in value to a large number of more standard type developments such as sheds, dwellings and small commercial developments.

Figures 5 and 6 detail the number of applications determined by Council over the past five years.

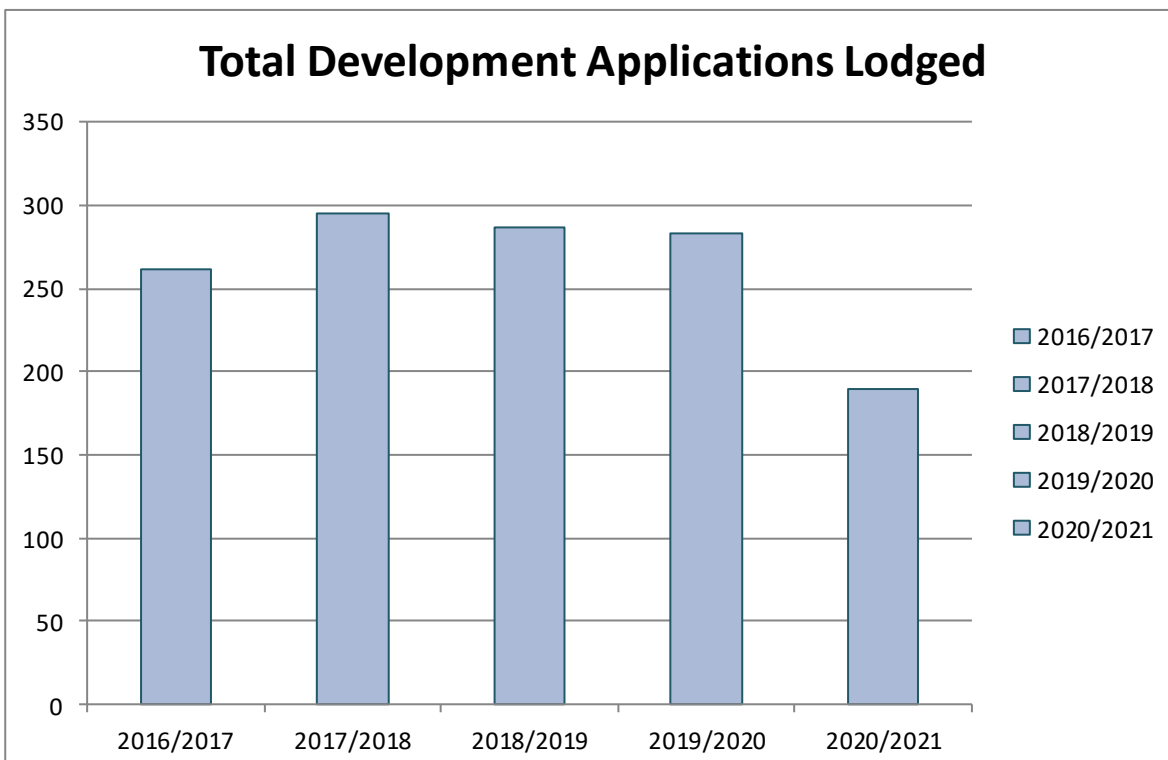


Figure 5: Number of Development Applications per month over five financial years.

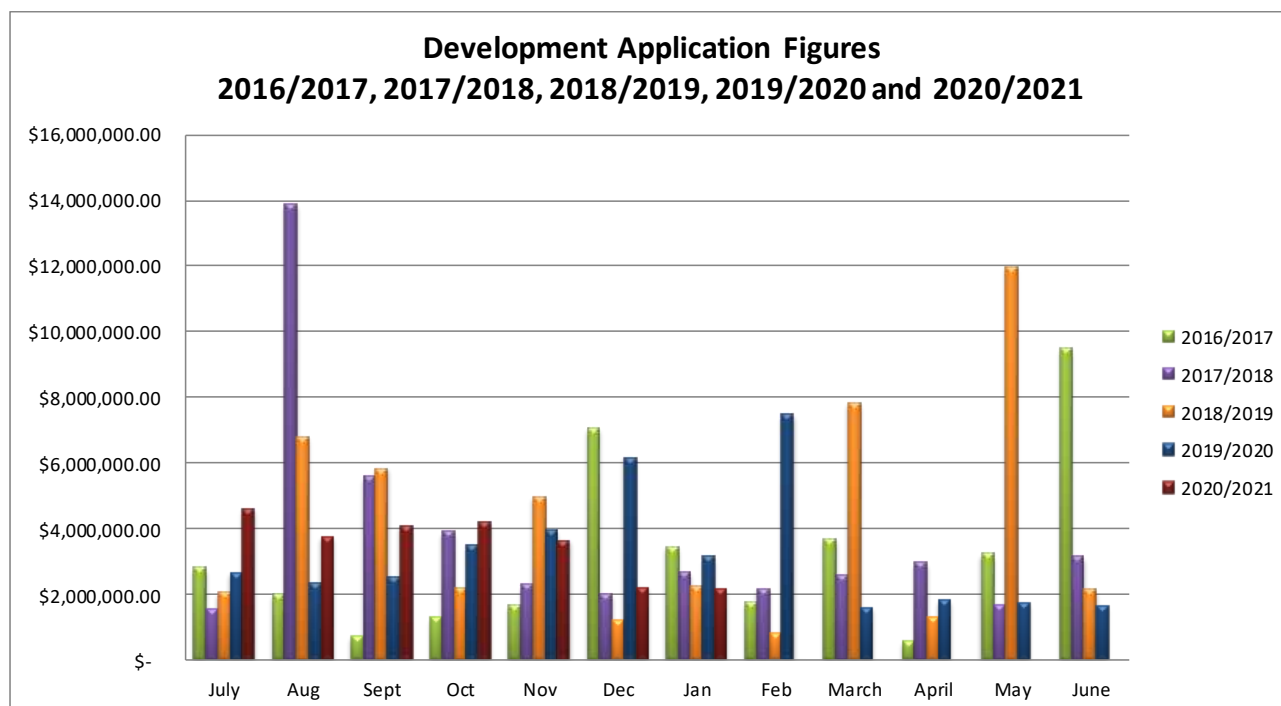


Figure 6: Value of development applications per month over five financial years.

Activity for the months of December 2020 & January 2021

General Approvals (excluding Subdivisions, Section 96s)	34
Section 96 amendments to original consent	2
Subdivision	2
Refused	1
Withdrawn	0
Complying Development (Private Certifier Approved)	0
TOTAL	39

DELIVERY PROGRAM LINKS

Growing our Economy

EC1: Driving Economic Growth

EC1.6: Improved customer satisfaction with the DA process

BUDGET IMPLICATIONS

Nil

CONSULTATION

Nil

Summary of Development Applications determined under the Environmental Planning and Assessment Act for the period 1 December 2020 to 31 December 2020							
Application ID	Applicant	Owners	Location	Development	Date Lodged	Determination Date	Estimated Cost
DA2021/0017	R Knox & G P O'Brien-Knox	R Knox & G P O'Brien-Knox	25 Broadwater Beach Road, Broadwater	New single dwelling	24/07/2020	9/12/2020	\$ 155,000.00
DA2021/0074	A Mohammed	A & J M Mohammed	66 Currajong Street, Evans Head	Detached shed with toilet and shower facilities and attached awning	16/09/2020	1/12/2020	\$ 18,230.00
DA2021/0084	Prestige Properties Design and Construction	S H Jacobson	7 Currajong Street, Evans Head	Proposed new metal shed and street boundary fencing	25/09/2020	14/12/2020	\$ 45,000.00
DA2021/0108	D J Lovett	D J Lovett	3340 Casino Coraki Road, Tatham	Shed and carport	16/10/2020	2/12/2020	\$ 13,800.00
DA2021/0111	N J Thomas	N J Thomas	33 Richmond Terrace, Coraki	Storage shed built on a concrete slab and removal of a wooden shed	19/10/2020	2/12/2020	\$ 19,260.00
DA2021/0118	Newton Denny Chapelle	R Molyneux	10 Queen Elizabeth Drive, Coraki	Change of use and fit-out of an existing shed as a takeaway food and drink premises, signage and associated works	26/10/2020	9/12/2020	\$ 48,000.00
DA2021/0119	Ardill Payne & Partners	B J Whitton & D L Beatty	7101 Pacific Highway, Tabbimoble	Relocated dwelling to create a detached dual occupancy	27/10/2020	23/12/2020	\$ 238,147.00
DA2021/0120	Casino Liquor Property Group Pty Ltd	Casino Liquor Property Group Pty Ltd	99 Walker Street, Casino	Alterations and additions to existing commercial premise to include new ground level accessible hotel accommodation unit, internal alterations and associated works	27/10/2020	10/12/2020	\$ 120,000.00
DA2021/0123	L J Fraser	L J Fraser	22 Canning Drive, Casino	Carport	28/10/2020	14/12/2020	\$ 9,000.00
DA2021/0125	New Italy Museum Incorporated	New Italy Museum Incorporated	8275 Pacific Highway, New Italy	Construction of a new covered walkway to existing New Italy Museum building and associated works	28/10/2020	23/12/2020	\$ 100,000.00
DA2021/0128	B D Wells	B D Wells & K L McPaul	17 Charolais Avenue, North Casino	Shed	2/11/2020	1/12/2020	\$ 25,000.00
DA2021/0131	Newton Denny Chapelle	F A Downs	40 Donaldson Street, Coraki	Strata title subdivision of an existing detached dual occupancy development to create Lot 1 (830m ²) and Lot 2 (599m ²).	4/11/2020	10/12/2020	\$ -
DA2021/0135	J P Quinn	J P Quinn	14-16 Lancaster Street, Casino	Subdivision of existing detached dual occupancy to create two lots being Lot A (431.4m ²) and Lot B (710.6m ²) (Clause 4.1C of the RVLEP)	9/11/2020	23/12/2020	\$ 2,000.00
DA2021/0136	Perry Homes (Aust) Pty Ltd	K L & M J Fraser	63 Junors Road, Backmede	Construction of two (2) single storey dwellings to create a detached dual occupancy development and associated works	10/11/2020	23/12/2020	\$ 545,000.00

Summary of Development Applications determined under the Environmental Planning and Assessment Act for the period 1 December 2020 to 31 December 2020							
Application ID	Applicant	Owners	Location	Development	Date Lodged	Determination Date	Estimated Cost
DA2021/0140	BA Newton & J F Lund	B A Newton & J F Lund	85 Blue Pool Road, Evans Head	Swimming pool & associated fencing	13/11/2020	15/12/2020	\$ 42,720.00
DA2021/0141	K J Hamilton	K J & P R Hamilton	160 Ranns Road, Greenridge	Farm shed	17/11/2020	14/12/2020	\$ 39,000.00
DA2021/0142	AGS Commercial Pty Ltd	Hurley Pastoral Pty Ltd	11825 Summerland Way, Fairy Hill	Shed	17/11/2020	2/12/2020	\$ 103,000.00
DA2021/0145	Metricon Homes QLD Pty Ltd	Widosea Pty Ltd	26 Ivory Circuit, Casino	Dwelling	24/11/2020	21/12/2020	\$ 286,035.00
DA2021/0151	K A & N J Newman	Enviro Safe Products Pty Limited	395 Reardons Lane, Swan Bay	Shed	2/12/2020	16/12/2020	\$ 101,550.00
DA2021/0153	BA & C L Barton	C L & B A Barton	31 Charolais Avenue, North Casino	Shed and carport	2/12/2020	16/12/2020	\$ 19,800.00
DA2021/0155	Evoke Pools	Benton Coal Pty Ltd	14 Charles Avenue, Casino	Inground fibreglass swimming pool with associated fencing	4/12/2020	22/12/2020	\$ 62,875.00
DA2021/0156	S C Stenner	S C & J D Stenner	55 Jersey Drive, North Casino	Shed	7/12/2020	24/12/2020	\$ 13,140.00
CDC2021/0012	Ardill Payne & Partners	Northern Co-Operative Meat Co Ltd	10615 Summerland Way, Casino	Car park/hardstand area	9/12/2020	17/12/2020	\$ 200,000.00
CDC2021/0014	T & D Building Consultants	NSW Land and Housing Corporation	19 Boronia Crescent, Casino	Demolition of fire affected dwelling	17/12/2020	23/12/2020	\$ 20,000.00
Summary of Development Applications for Bushfire Affected Properties determined under the Environmental Planning and Assessment Act for the period 1 December 2020 to 31 December 2020							
Application ID	Applicant	Owners	Location	Development	Date Lodged	Determination Date	Estimated Cost
DA2020/0219.02	D I Webb	S A Ashen & D I Webb	2100 Myall Creek Road, West Bungawalbin	New single dwelling - Extension of existing verandas & new back patio slab	16/12/2020	24/12/2020	\$ -

Summary of Development Applications determined under the Environmental Planning and Assessment Act for the period 1 January 2021 to 31 January 2021							
Application ID	Applicant	Owners	Location	Development	Date Lodged	Determination Date	Estimated Cost
DA2021/0102	Hayes Building Consultancy	G D & J L Manning	70 Currajong Street, Evans Head	Dwelling	12/10/2020	14/01/2021	\$ 420,000.00
DA2019/0248.01	Barker Architects	J P & K N Skaines	13 Eucalypt Drive, Swan Bay	Modification to approved dwelling, garage and pool being reduced dwelling floor space	17/11/2020	22/01/2021	\$ 550,000.00
DA2021/0146	J A & P C Readford	P C & A Readford	81 Richmond Street, Woodburn	Shed	25/11/2020	20/01/2021	\$ 63,130.00
DA2021/0150	Y Troy	J A W Nixon	Casuarina Drive, Swan Bay	Shed	1/12/2020	29/01/2021	\$ 21,800.00
DA2021/0157	Hayes Building Consultancy	M F McGillivray	11 Seamist Lane, Evans Head	Dwelling alterations & additions	9/12/2020	7/01/2021	\$ 150,000.00
DA2021/0158	AGS Commercial Pty Ltd	P L Lenton	465 Naughtons Gap Road, North Casino	Shed	10/12/2020	6/01/2021	\$ 67,000.00
DA2021/0159	Narelle Pools Northern Rivers	T L Gilbert & R M Owens	33 Pennefather Close, Yorklea	Installation of a fibreglass composite inground swimming pool and associated fencing	14/12/2020	7/01/2021	\$ 41,400.00
DA2021/0161	Professional Planning Group - PPlan for Coral Homes Pty Ltd	C D Scott	7 View Street, Fairy Hill	Dwelling	15/12/2020	8/01/2021	\$ 307,083.00
DA2021/0164	W J & E A James	W J & E A James	20 Country Lane, Casino	Colourbond shed adjoining existing shed	16/12/2020	7/01/2021	\$ 22,920.00
DA2021/0165	P G & Y Lawrence	P G & Y Lawrence	4 Pine Lane, Evans Head	Installation of a fibreglass inground swimming pool & associated fencing	18/12/2020	7/01/2021	\$ 41,384.00
DA2021/0168	B A Harley	D J & D Gooley	1065 Spring Grove Road, Spring Grove	Dwelling	22/12/2020	27/01/2021	\$ 360,500.00
DA2021/0171	J M Powell	J M Powell	24 Eucalypt Drive, Swan Bay	Shed and carport	22/12/2020	27/01/2021	\$ 18,770.00
DA2021/0178	S E Ballingall	S E Ballingall	39 Heath Street, Evans Head	Installation of a composite fibreglass inground swimming pool and associated fencing	4/01/2021	29/01/2021	\$ 41,000.00
DA2021/0180	C J & B A Creighton	B A & C J Creighton	12 Camille Court, Spring Grove	Concrete inground swimming pool and associated fencing	5/01/2021	27/01/2021	\$ 58,500.00

*Note: CDC2021/0012 was refused as it failed to meet the required development standards as specified in State Environmental Planning Policy (Exempt and Complying Development) 2008. DA2021/0201 was lodged on 5/02/2021 for additional carparking for the same site.

ATTACHMENT(S)

Nil

17.8 DISCLOSURE OF INTEREST - APPOINTMENT OF DESIGNATED PERSONS

Author: Kate Allder-Conn, Governance Coordinator

RECOMMENDATION

That Council receives and notes the newly appointed designated person positions tabled for the information of Council.

REPORT

Section 449(1) of the *Local Government Act 1993* (LGA) provides that a councillor or designated person must complete and lodge with the General Manager, within three months after becoming a councillor or designated person, a return in the form prescribed by the Local Government (General) Regulation 2005.

A new employee has been appointed to the following designated person position of Council:

- Building Development Certifier

The disclosure for the designated person has been received. The disclosure is tabled for the information of Council and will be made available on request to any member of the public at Council's Casino Administration Office.

This report provides information to Council regarding the appointment of designated persons and fulfils Council's obligations under Section 449 of the LGA.

DELIVERY PROGRAM LINKS

Making Council Great

CS1: Leading and Advocating for our Community

CS1.2 Facilitate Council's compliance with legal and governance requirements, including risk and insurance and

CS1.3: Ensure transparency and accountability in council's operations.

BUDGET IMPLICATIONS

Not applicable

CONSULTATION

Not applicable

ATTACHMENT(S)

Nil

17.9 WRITE-OFF OF MONIES UNDER DELEGATION

Author: Kate Flynn, Revenue Coordinator

EXECUTIVE SUMMARY

At the April 2015 Ordinary Meeting Council resolved to provide a summary report on a bi-annual basis outlining the write-offs made during the period under the General Manager's delegation.

This summary report covers the period commencing 1 July 2020 – 31 December 2020.

RECOMMENDATION

That Council receives and notes the information provided in this report.

DELIVERY PROGRAM LINKS

Making Council Great

CS2: Great Support

CS2.12: Ensure compliance with Accounting Standards and Local Government Legislation

BUDGET IMPLICATIONS

Write off in charges reducing Council's debt recovery percentages.

REPORT

At Council's Ordinary Meeting held on 21 April 2015 it was resolved that where the General Manager exercises his delegation in regard to refunds/write-offs that exceed \$1000, an information summary report be submitted to Council on a bi-annual basis.

This summary report covers the period commencing 1 July 2020 – 31 December 2020.

As at the 31 December 2020 the General Manager has used his delegation to write off 3 amounts in excess of \$1000.

- Property ID 128300 \$1,027.90 write off due to a concealed water leak
- Property ID 141185 \$1,557.52 write off due to a concealed water leak
- Property ID 109045 \$1,198.42 write off due to a concealed water leak

CONSULTATION

Nil.

CONCLUSION

The General Manager has exercised his delegation to write off monies over \$1,000 on 3 occasions during the period 1 July 2020 – 31 December 2020 as detailed above.

ATTACHMENT(S)

Nil

18 QUESTIONS ON NOTICE

Nil

19 QUESTIONS FOR NEXT MEETING (IN WRITING)

20 MATTERS REFERRED TO CLOSED COUNCIL**RECOMMENDATION**

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 10A(2) of the Local Government Act 1993:

20.1 Sale of Land by Expression of Interest, 41 Cypress Street Evans Head

This matter is considered to be confidential under Section 10A(2) - (c) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

20.2 Tender - Electricity Reverse Auction - Contestable Sites and Street Lighting (Unmetered)

This matter is considered to be confidential under Section 10A(2) - (d)(ii) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a competitor of the council.

20.3 Tender - Road Safety Barrier Systems

This matter is considered to be confidential under Section 10A(2) - (d)(i) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

20.4 Tender - Traffic Control Services

This matter is considered to be confidential under Section 10A(2) - (d)(i) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

20.5 Tender - Supply and Delivery of Bulk Fuels, Lubricants and Fuel Cards

This matter is considered to be confidential under Section 10A(2) - (d)(i) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

20.6 Tender - Environmental Monitoring & Reporting Services

This matter is considered to be confidential under Section 10A(2) - (d)(i) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

20.7 Tender - Construction Camira Creek Bridge, Mt Marsh Road

This matter is considered to be confidential under Section 10A(2) - (d)(i) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

20.8 Interest Write Off

This matter is considered to be confidential under Section 10A(2) - (a) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with personnel matters concerning particular individuals (other than councillors).

20.9 Write off Water Charges

This matter is considered to be confidential under Section 10A(2) - (a) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with personnel matters concerning particular individuals (other than councillors).

21 RESOLUTIONS OF CLOSED COUNCIL