



LEETON
SHIRE COUNCIL

ORDINARY COUNCIL MEETING
AGENDA

24 JULY 2024
7:00 PM

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

Authorised for release: Jackie Kruger General Manager

**LEETON SHIRE COUNCIL
AGENDA
ORDINARY COUNCIL MEETING
24 July 2024
7:00 PM**

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

RECOMMENDATION

THAT the Minutes of the Ordinary Council Meeting held on Wednesday 26 June 2024, as circulated, be taken as read and CONFIRMED.

THAT the Minutes of the Extraordinary Council Meeting held on Monday 1 July 2024, as circulated, be taken as read and CONFIRMED.

5. DISCLOSURES OF INTERESTS
6. MAYORAL MINUTES
7. REPORTS TO COUNCIL

CORPORATE MATTERS

- 7.1 INVESTMENTS REPORT FOR JUNE 20244

ECONOMIC AND COMMUNITY DEVELOPMENT MATTERS

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10. CONCLUSION OF THE MEETING

VIDEO RECORDING

Council meetings are now video recorded. Members of the public are advised that their voice and/or image may form part of that recording.

PUBLIC REPRESENTATION

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

Contact the Governance Team via email council@leeton.nsw.gov.au

OATH OF OFFICE

Councillors' obligations under the Oath or Affirmation of Office are as follows:

I swear that I will undertake the duties of the office of Councillor in the best interests of the people of Leeton and the Leeton Shire Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment.

AFFIRMATION OF OFFICE

I solemnly and sincerely declare and affirm that I will undertake the duties of the office of councillor in the best interests of the people of Leeton Shire and the Leeton Shire Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment.

ETHICAL DECISION MAKING AND CONFLICTS OF INTEREST

A GUIDING CHECKLIST FOR COUNCILLORS,
OFFICERS AND COMMUNITY COMMITTEES

ETHICAL DECISION MAKING

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

CONFLICT OF INTEREST

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

THE TEST FOR CONFLICT OF INTEREST

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

IDENTIFYING PROBLEMS

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

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

AGENCY ADVICE

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

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

CORPORATE MATTERS

ITEM 7.1 INVESTMENTS REPORT FOR JUNE 2024

RECORD NUMBER	24/154
RELATED FILE NUMBER	EF24/97
AUTHOR/S	Accountant
APPROVER/S	Manager Finance Director Corporate / CFO

SUMMARY/PURPOSE

This report provides details of the performance of Council's investment portfolio for the period ending 30 June 2024.

RECOMMENDATION

THAT Council notes the information contained in the Investments Report for June 2024.

REPORT

(a) Background

This report is required to be prepared monthly and presented at the next available Ordinary Council meeting in accordance with Clause 212 of the Local Government (General) Regulation 2021.

(b) Discussion

Council's cash and investment holdings total \$50,561,851.

As at 30 June 2024, Leeton Shire Council has \$43,742,591 invested in Approved Deposit Institutions (ADIs) of which \$1,526,053 (3.49%) is invested with local bank branches.

Attached to this report is a Statement of Bank Reconciliation (**Attachment 1**) and a Summary of Investments (**Attachment 2**) as at 30 June 2024.

The Statement of Bank Reconciliation reconciles the Bank Statement balances to the General Ledger at 30 June 2024 by taking into account unrepresented cheques, unrepresented deposits, and unrepresented debits.

The Summary of Investments details all the investments held by Leeton Shire Council as at 30 June 2024.

The following table details the total Cash, Cash Equivalents and Investment holdings:

Cash in Transaction Account	\$6,819,260
Deposits At Call Accounts	\$10,342,591
Investments	\$33,400,000
TOTAL	\$50,561,851

The table below details the monthly movements of investments for June 2024:

Opening Investments Balance	\$ 43,706,407
Less:	
Maturities (3)	\$ 3,000,000
Transfer to CBA Current Account	\$ 0
Subtotal	\$ 40,706,407
Plus:	
Roll-overs (2)	\$ 2,000,000
New Investments	\$ 1,000,000
CBA Business Online Saver (BOS) movements	\$ 1,870
AMP Business Saver Account	\$ 2,716
AMP 31 Day Notice Account	\$ 23,839
Macquarie Cash Management Accelerator Account	\$ 7,759
Closing Investments Balance	\$ 43,742,591
Add back Cash in Transaction accounts	6,819,260
Total Cash and Investments	\$ 50,561,851

The following table details the break-up of investments according to the restrictions placed on QBRs March 2024:

Total Cash and Investments	\$ 50,561,851
Less restrictions	
Water Supply (Excl. Unfinished Works)	\$ 18,978,171
Sewerage Services (Excl. Unfinished Works)	\$ 8,513,159
Domestic Waste Management	\$ 5,793,981
*Other external restrictions	\$ 6,434,573
External Restrictions (Excl. Unfinished Works) - Sub Total	\$ 39,719,884
Internal restrictions (Excl. FAG Prepayment)	\$ 2,928,028
Total restrictions	\$ 42,647,912
Operating Capital	\$ 7,913,939

*Includes - Unspent Grants Restrictions, Stormwater Levy Restriction, Deposits, Retentions and Bonds

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

Internally restricted funds are set aside through Council resolution for specific purposes such as plant replacement, infrastructure renewal or funded provisions. Internal restrictions are considered as part of the Budget adoption or the Quarterly Budget Review process.

Operating Capital is used to provide working capital for Council to fund short-term operations, current Capital works program, and fluctuations in payables and receivables.

Water Investments Summary

No water was sold in June 2024.

For the 23/24 financial year, Council's total volume of temporary trade as at 30 June 2024 is 1750ML, yielding \$195,082 (net of sale brokerage fees). This represents 178.69% of the budgeted earnings for the full year from temporary water sales (\$70K).

Water Entitlements	Entitlement	Allocation (%)	Total Allocation (ML)	Usage to date	Sales this month	Total Volume Sold (ML)	Estimated Remaining Usage** + 10% Safety Margin*	Remaining Allocation (Saleable) (ML)
Town Water High Security	4,097	100%	4,097	2,730	-	500	N/A	N/A
Investment Water								
High Security	971	100%	971		-	950		N/A
General Security	516	100%	516			300		N/A
Unmetered Usage			(60)					N/A
Total	5,584		5,524		-	1,750		-

Table of Water Sales for 23/24 financial year:

Date	Qty	Price/ML	Water Sales Gross Income	Brokerage	Water Sales Net Income
1/09/2023	60	\$160	\$9,600	-\$338	\$9,262
12/09/2023	440	\$160	\$70,400	-\$2,162	\$68,238
13/09/2023	250	\$160	\$40,000	-\$1,596	\$38,404
2/11/2023	100	\$200	\$20,000	-\$900	\$19,100
28/12/2023	200	\$160	\$32,000	-\$1,260	\$30,740
19/01/2024	100	\$160	\$16,000	-\$530	\$15,470
13/03/2024	100	\$24	\$2,400	-\$122	\$2,278
13/03/2024	500	\$24	\$12,000	-\$410	\$11,590
Total Water Sales (all funds)	1750		\$202,400	-\$7,318	\$195,082

A new water year started on the 1st of July 2024. As at 15 July High Security allocation is at 95% and General Security is at 33%. No water has been placed for sale at this point in time.

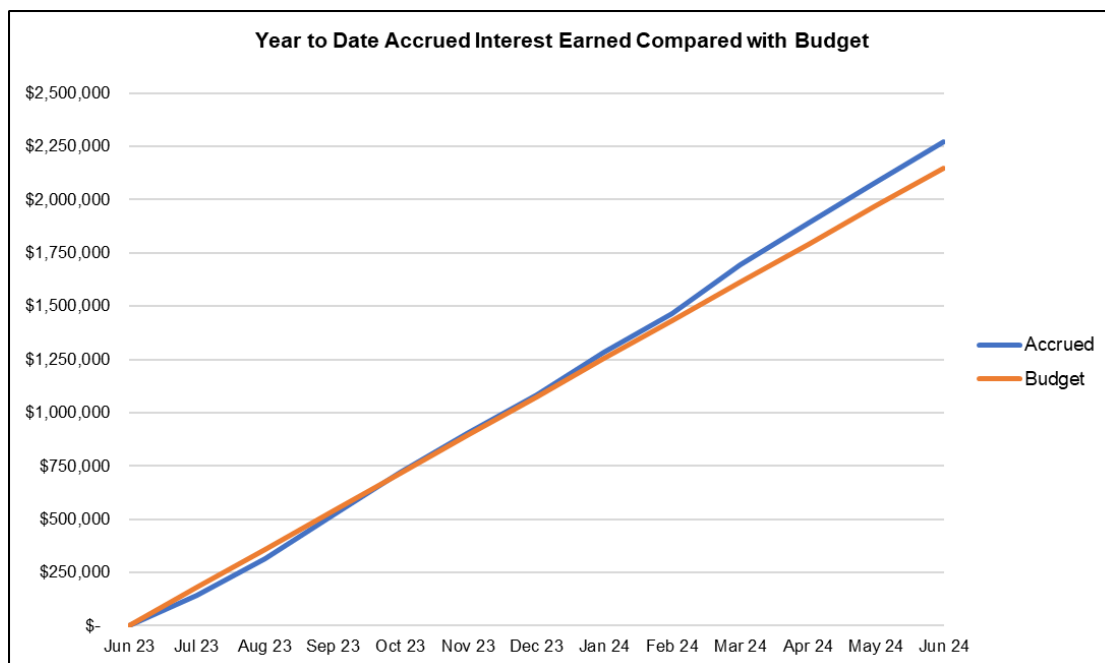
IMPLICATIONS TO BE ADDRESSED

(a) Financial

The annualised rate of return across the portfolio is 5.03% for June 2024.

Original Budgeted Interest for FY23/24 was \$700K. It was increased to \$2,150,000 in the December QBRs. The actual \$193,532 in interest earned for June 2024 is higher than the revised budgeted amount of \$179,174 by \$14,358.

The following graph compares year-to-date interest with the revised budgeted interest for the period:



The consolidated actual investment income from 1 July 2023 to 30 June 2024 compared to the revised budgeted investment interest is detailed below:

Actual versus budgeted interest and earnings	Jun-24	Year To Date
Investments - Interest earned	\$ 149,715	\$ 1,559,096
Deposits at call	\$ 42,553	\$ 696,855
Rebates and Other earnings	\$ 1,264	\$ 17,231
Total Earnings	\$ 193,532	\$ 2,273,182
Budgeted Interest	\$ 179,174	\$ 2,150,000
Variance – Positive	\$ 14,358	\$123,182

Total investment income allocation by fund is detailed below:

Interest Apportionment	Jun-24	Year to Date
General Fund	\$ 75,160	\$ 1,016,520
Water Fund	\$ 79,367	\$ 860,033
Sewer Fund	\$ 39,005	\$ 396,629
Total Interest Earned	\$ 193,532	\$ 2,273,182

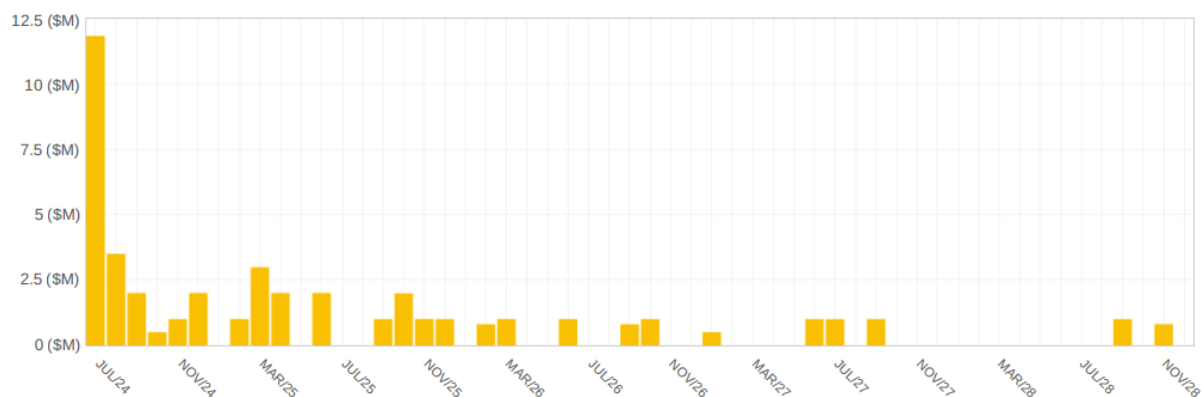
The following tables provide information on investment rates this year compared to last year, as well as a comparison of investment balances from this year to last year:

Performance Measures	Year to Date	Last Year (June)
Portfolio Average Interest Rate (YTD inc. Cash)	4.67%	3.15%
Investment Balances	Year to Date	Last Year
Opening Balance as at 1 June	\$43,706,407	\$47,250,173
Current Balance as at 30 June	\$43,742,591	\$52,299,446

Council Portfolio Compliance

Investment Maturing Profile

The portfolio remains lightly diversified from a maturity perspective with deposits maturing out to 5 years. The graph below shows when Council's current investments mature and the related values:



Financial Asset Allocation

Council's financial assets are invested as per the table below:

Investment Type	Risk Assessment		Investment Face Value	% of Portfolio
	Capital	Interest		
Term Deposits	Low	Low	22,500,000	51.44%
Cash/At Call Deposits	Low	Low	10,342,591	23.64%
Floating Rate Notes	Low	Low	7,400,000	16.92%
Bonds	Low	Low	3,500,000	8.00%
TOTAL			43,742,591	100%

Counterparty

As at the end of June 2024, Council did not have an overweight position to any single Authorised Deposit Taking Institution. The portfolio is well-diversified across the investment grade spectrum (all are rated BBB or higher).

All aggregate ratings categories are within the Investment Policy limits.

Compliant	Issuer	Rating	Invested (\$) ^	Invested (%)	Max. Limit (%)	Available (\$)
✓	RBC Covered	AAA	\$997,926	2.28%	45%	\$18,681,307
✓	Suncorp Covered	AAA	\$502,462	1.15%	45%	\$19,176,771
✓	ANZ Bank	AA-	\$1,998,392	4.57%	45%	\$17,680,840
✓	Commonwealth Bank	AA-	\$4,026,630	9.21%	45%	\$15,652,602
✓	National Australia Bank	AA-	\$7,806,852	17.85%	45%	\$11,872,380
✓	Westpac	AA-	\$8,000,000	18.29%	45%	\$11,679,232
✓	Macquarie	A+	\$3,012,879	6.89%	35%	\$12,293,190
✓	ING Bank	A	\$1,000,000	2.29%	35%	\$14,306,069
✓	Bendigo and Adelaide	A-	\$984,350	2.25%	35%	\$14,321,719
✓	BoQ	A-	\$2,981,710	6.82%	35%	\$12,324,359
✓	AMP Bank	BBB+	\$9,105,798	20.82%	30%	\$4,013,690
✓	Bank Australia	BBB+	\$1,004,889	2.30%	30%	\$12,114,599
✓	RACQ Bank (Qbank)	BBB+	\$804,123	1.84%	30%	\$12,315,365
✓	Auswide Bank	BBB	\$1,004,626	2.30%	30%	\$12,114,862
✓	MyState Bank	BBB	\$500,991	1.15%	30%	\$12,618,497
			\$43,731,627	100.00%		

Credit Quality

The following table details the credit rating of each of the categories in which Council has money invested. The portfolio remains well diversified from a credit ratings perspective with the portfolio spread across the entire credit spectrum. All investments are compliant with Council's Investment Policy.

Compliant	Credit Rating	Invested (\$)	Invested %	Max. Limit (%)
Yes	AAA Category	\$1,500,772	3.43%	100.00%
Yes	AA Category	\$21,831,874	49.92%	100.00%
Yes	A Category	\$7,978,939	18.25%	80.00%
Yes	BBB Category	\$12,420,427	30%	70.00%
Yes	Unrated ADI's	\$0	0.00%	30.00%
		\$43,731,627	100.00%	

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

Maximum Limit Percentage is based on the Revised Investment Policy for 2022.

There is now increased capacity to invest with the "BBB" rated ADIs following the recent rating upgrade for BoQ and Bendigo-Adelaide (moved up from BBB to A category range).

(b) Legislative/Statutory

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

CONSULTATION

(a) External

Council's investment advisor is Arlo Advisory for financial investment advice during the month of June 2024.

(b) Internal

General Manager
Director Operations

LINK/S TO THE DELIVERY PROGRAM/OPERATIONAL PLAN

CSP FOCUS AREA 5 - Strong leadership and civic participation – DELIVERY PROGRAM
FUNCTIONAL AREA 9 - Governance and Administration - DELIVERY PROGRAM
ACTIVITY 9.7 - Deploy reliable and efficient corporate management - financial, asset,
property, records, information technology, buildings and plant/fleet - OPERATIONAL
PLAN ACTIVITY 9.7.3 - Foster Council's financial sustainability through maximising
investment returns, including cash and water sales".

ATTACHMENTS

- 1 Bank Reconciliation June 2024
- 2 Summary of Investments

MONTH END BANK RECONCILIATION REPORT

Prepared by the Accountant

INTRODUCTION

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

BACKGROUND

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

BANK RECONCILIATION STATEMENT

as at 30 June 2024

BALANCE AS PER GENERAL LEDGER

Opening Balance:	1/06/2024	\$	3,053,924.28
June Movements:		\$	3,765,335.89
Closing Balance:	30/06/2024	\$	6,819,260.17
Less Unprocessed Bank Statement Transactions:			
Total:		\$	6,819,260.17

BALANCE AS PER BANK STATEMENTS

	\$	6,820,061.98
Less Unpresented Cheques	-\$	801.81
Add Unpresented Credit		
Plus Unpresented Deposits		
Total	\$	6,819,260.17



 Responsible Accounting Officer
 17 July 2024

MONTH END BANK RECONCILIATION REPORT

Prepared by the Accountant

INTRODUCTION

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

BACKGROUND

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

BANK RECONCILIATION STATEMENT

as at 30 June 2024

BALANCE AS PER GENERAL LEDGER

Opening Balance:	1/06/2024	\$	9,306,406.80
June Movements:			
Transfer from CBA Working Account		\$	1,000,000.00
Interest Earned		\$	36,184.28
Closing Balance:	30/06/2024	\$	10,342,591.08
Less Unprocessed Bank Statement Transactions:			
Total:		\$	10,342,591.08

BALANCE AS PER BANK STATEMENTS

	\$	10,342,591.08
Less Unpresented Cheques		
Add Unpresented Credit		
Plus Unpresented Deposits		
Total	\$	10,342,591.08



 Responsible Accounting Officer
 17 July 2024

Leeton Shire Council

Summary of Term Investments as at: 30/06/2024

Inv No	Financial Institution/Broker	Investment	Note	Ref No	Investment Date	Investment Term (months)	Remaining Term (months)	Average Yield:	Yield %	Maturity	Type
10-00	Commonwealth Bank	CBA Business Online Saver - AMP Business Saver Account	10206481		12/10/09	177	0	4.45%	5.03%	17/07/24	DAC
20-00	AMP Bank	AMP 31 Day Notice Account		437864762	10/07/20	48	0		3.50%	17/07/24	DAC
21-00	AMP Bank	Macquarie Cash Management		971165956	17/07/20	48	1		5.40%	17/08/24	DAC
22-00	Macquarie Bank	Accelerator Account		940367790	07/11/20	44	0		4.65%	17/07/24	DAC
20-11	ANZ Bank	ANZ Bank		AU3FN0049730	29/08/19	60	1		5.11%	29/08/24	FRN
23-15	Curve Securities Pty Ltd	Members Banking Group Ltd		AU3FN0075453	24/02/23	36	19		5.84%	24/02/26	FRN
23-16	Laminar Capital	Auswide Bank		AU3FN0076352	17/03/23	36	20		5.82%	17/03/26	FRN
22-21	Commonwealth Bank	Commonwealth Bank		AU3FN0065579	14/01/22	60	30		5.05%	14/01/27	FRN
23-01	Commonwealth Bank	Royal Bank of Canada		AU3FN0070025	13/07/22	60	36		5.40%	13/07/27	FRN
23-10	Laminar Capital	MyState Bank Ltd		AU3FN0072369	13/10/22	36	15		5.45%	13/10/25	FRN
23-11	Commonwealth Bank	Suncorp-Metway Ltd		AU3FN0072617	17/10/22	36	15		5.24%	17/10/25	FRN
23-13	Curve Securities Pty Ltd	Bank Australia		AU3FN0073797	24/11/22	36	16		5.94%	24/11/25	FRN
24-05	Commonwealth Bank	Macquarie Bank		AU3FN0081170	14/09/23	36	35		5.19%	14/09/26	FRN
24-11	Commonwealth Bank	National Aust Bank		AU3FN0082996	16/11/23	36	35		5.38%	16/11/28	FRN
22-23	Commonwealth Bank	Bendigo and Adelaide Bank		8156149	17/03/22	36	8		3.00%	17/03/25	Bond
22-27	Commonwealth Bank	Bank of Queensland		AU3CB0288843	29/04/22	42	15		4.00%	29/10/25	Bond
23-02	Commonwealth Bank	Royal Bank of Canada		AU3CB0290682	13/07/22	60	36		4.50%	13/07/27	Bond
24-07	Laminar Capital	ANZ Bank		AU3CB0302404	22/09/23	59	50		4.95%	11/09/28	Bond
22-17	Westpac Bank	Westpac Bank		9563400	11/11/21	36	4		1.60%	11/11/24	LTD
23-07	National Aust Bank	National Aust Bank		97-327-3005	27/09/22	24	2		4.90%	27/09/24	LTD
23-21	National Aust Bank	National Aust Bank		36-359-9876	08/06/23	24	11		5.17%	08/06/25	LTD
23-22	Bank of Queensland	Bank of Queensland		772448	21/06/23	48	35		5.40%	21/06/27	LTD
24-01	National Aust Bank	National Aust Bank		26-415-8864	11/07/23	12	0		5.55%	11/07/24	LTD
24-02	AMP Bank	AMP Bank		TD528016306	08/08/23	12	1		5.65%	08/08/24	LTD
24-03	Commonwealth Bank	Commonwealth Bank		38344709	16/08/23	11	1		5.57%	15/08/24	LTD
24-04	National Aust Bank	National Aust Bank		42-900-9737	11/09/23	12	2		5.20%	11/09/24	LTD
24-06	Westpac Bank	Westpac Bank		11067864	14/09/23	48	38		4.94%	14/09/27	LTD
24-08	Bank of Queensland	Bank of Queensland		833891	29/09/23	24	14		5.23%	29/09/25	LTD
24-09	National Aust Bank	National Aust Bank		89-130-6344	06/10/23	12	3		5.25%	06/10/24	LTD
24-10	Westpac Bank	Westpac Bank		11154604	26/10/23	36	27		5.38%	26/10/26	LTD
24-12	Westpac Bank	Westpac Bank		11256899	11/12/23	12	5		5.27%	11/12/24	LTD
24-13	AMP Bank	AMP Bank		TD869330126	15/12/23	24	17		5.45%	15/12/25	LTD
24-14	AMP Bank	AMP Bank		TD518603931	21/12/23	11	5		5.40%	19/12/24	LTD
24-15	Westpac Bank	Westpac Bank		11408864	27/02/24	12	7		5.14%	27/02/25	LTD
24-16	Westpac Bank	Westpac Bank		11469068	22/03/24	11	7		5.06%	24/02/25	LTD
24-17	National Aust Bank	National Aust Bank		36-309-4165	22/03/24	11	7		5.02%	24/02/25	LTD

Leeton Shire Council

Summary of Term Investments as at: 30/06/2024		BBSW 90:	4.45%	Average Yield:	5.03%				
24-18	Westpac Bank	11505860	11/04/24	12	9	1,000,000.00	5.13%	11/04/25	LTD
24-19	Westpac Bank	11511980	15/04/24	12	9	1,000,000.00	5.12%	15/04/25	LTD
24-20	National Aust Bank	92-841-9765	24/06/24	12	11	1,000,000.00	5.24%	24/06/25	LTD
24-21	ING Bank	1243285	24/06/24	23	23	1,000,000.00	5.12%	24/06/26	LTD
Total Investments:						\$ 43,742,591.08			

Leeton Shire Council

Summary of Term Investments as at: 30/06/2024

BBSW 90: 4.45% Average Yield: 5.03%

Investment by Type		
Investment	Amount	%
AMP Bank	2,500,000	5.7%
Auswide Bank	1,000,000	2.3%
National Aust Bank	7,800,000	17.8%
ANZ Bank	2,000,000	4.6%
CBA Business Online Saver - Cash at Call	1,526,053	3.5%
AMP 31 Day Notice Account	5,601,488	12.8%
Macquarie Cash Management Account	2,210,740	5.1%
Commonwealth Bank	2,500,000	5.7%
Westpac Bank	8,000,000	18.3%
Bendigo and Adelaide Bank	1,000,000	2.3%
Bank of Queensland	3,000,000	6.9%
Macquarie Bank	800,000	1.8%
AMP Business Saver Account	1,004,309	2.3%
Royal Bank of Canada	1,000,000	2.3%
MyState Bank Ltd	500,000	1.1%
Suncorp-Metway Ltd	500,000	1.1%
Bank Australia	1,000,000	2.3%
Members Banking Group Ltd	800,000	1.8%
ING Bank	1,000,000	2.3%
TOTAL	43,742,591	100.0%
Local	1,526,053	3.49%
Non Local	42,216,538	96.51%

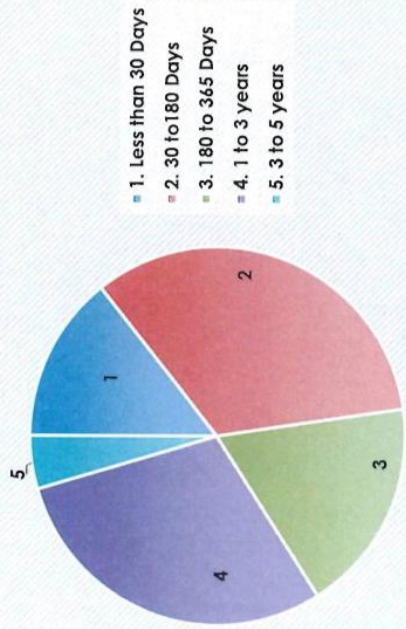
Investments by Age		
Age	Amount	%
1. Less than 30 Days	6,241,103	14%
2. 30 to 180 Days	14,601,488	33%
3. 180 to 365 Days	8,000,000	18%
4. 1 to 3 years	12,900,000	29%
5. 3 to 5 years	2,000,000	5%
TOTAL	43,742,591	100%

Investments by Age and Type		
Sum of Principal		Total
Current	DAC	10,342,591
	LTD	16,500,000
	FRN	1,000,000
	Bond	1,000,000
Current Total		28,842,591
Non Current	LTD	6,000,000
	FRN	6,400,000
	Bond	2,500,000
Non Current Total		14,900,000
Grand Total		43,742,591
DAC	Deposit At Call	
LTD	Long Term Deposit	
FRN	Floating Rate Notes	
Bond	Long Term Bond	

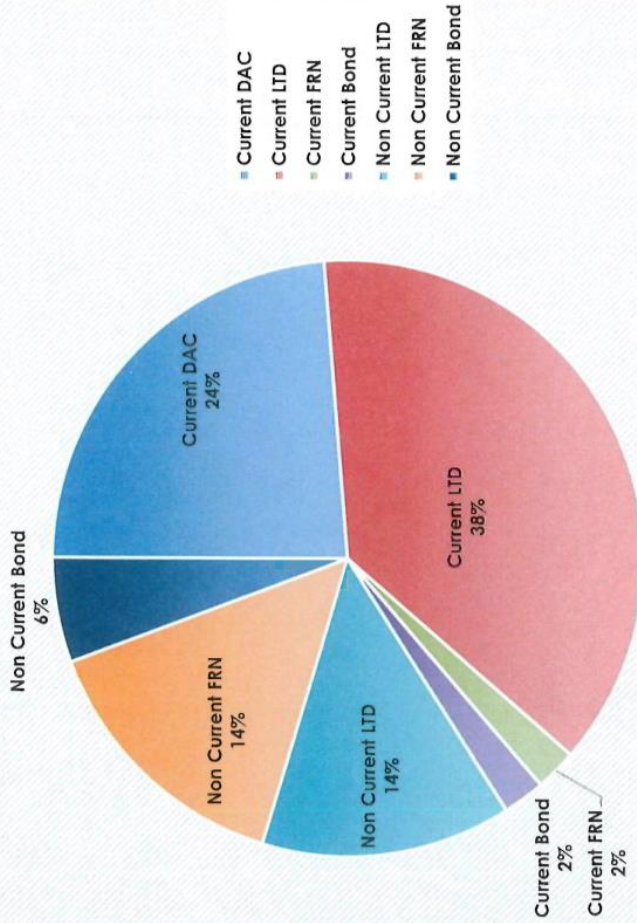
Leeton Shire Council

Summary of Term Investments as at:	30/06/2024	BBSW 90: 4.45%	Average Yield: 5.03%
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Investments by Age



Investments by Type and Term



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

[Signature]
 Responsible Accounting Officer
 17 July, 2024

ECONOMIC AND COMMUNITY DEVELOPMENT MATTERS

ITEM 7.2 QUICK RESPONSE GRANT APPLICATION - LEETON RAINBOW PRIDE COLLECTIVE

RECORD NUMBER	24/155
RELATED FILE NUMBER	EF24/122
AUTHOR/S	Director Economic & Community Development
APPROVER/S	General Manager

SUMMARY/PURPOSE

The purpose of this report is to advise Council of an application received through Council's Community Grants program under the Quick Response Grant Categories.

RECOMMENDATION

THAT Council awards the Leeton Rainbow Pride Collective \$2K from the Quick Response Grant program to go towards the Moon Cake Festival which will be held on 21 September 2024.

REPORT

(a) Background

Council's Community Grants Program includes a 'Quick Response' Grant Category which aims to support activities that arise unexpectedly, with limited notice, outside the window of the twice-yearly Community Grants Scheme. Applications within this category are capped at a maximum of \$2K.

An application has been received from the Leeton Rainbow Pride Collective requesting \$2K to subsidise their Moon Cake Festival to be held on the 21 September 2024. This application was received after the last round of Council's Community Strengthening Grants and the event is scheduled to be held before the next round commences.

(b) Discussion

Leeton Rainbow Pride Collective's Moon Cake Festival will be held at Mountford Park on Saturday 21 September 2024. The Moon Festival, also known as Mid-Autumn Festival, is a traditional festival celebrated in China, Vietnam, Japan, Korea and other East and Southeast Asia.

It is celebrated on the 15th day of the 8th lunar month and the moon is believed to be at its fullest and brightest. The festival celebrates three (3) fundamental concepts being gathering with family and friends, thanksgiving and praying. Some of the

traditions of the festival are eating mooncakes, drinking tea and carrying the bright lanterns.

If successful, this grant will contribute to securing the Chinese Classical Artists and the Prosperous Mountain Lion Dance creating an authentic Asian Festival ambiance, with traditional Chinese Lantern and music with food vendors serving traditional Asian cuisine.

Leeton Rainbow Pride Collective are contributing \$1,480 of their own funds to the event. See (**Attachment 1**) for more details.

Leeton Rainbow Pride Collective have previously received the following grants totaling \$3,133:

- 2020-21 Purchase Coffee Machine to use at Yanco Town Hall Kitchen \$749
- 2020-21 Purchase Banner Naidoc \$185
- 2021-22 World Aids Day Event promotion and HIV education \$176
- 2021-22 Teardrop Banner First Nations LGBTQIA Naidoc event \$253
- 2023-24 Glam Up workshop \$1,770

(c) Options

THAT Council:

1. Approves the Leeton Rainbow Pride Collective grant application for \$2K. **This is the recommended option.**
2. Approves the Leeton Rainbow Pride Collective grant applications for a lesser amount.
3. Rejects the Leeton Rainbow Pride Collective grant application.

IMPLICATIONS TO BE ADDRESSED

(a) Financial

The Quick Response and Youth Development Category of the Community Grants program has an annual budget of \$10K.

\$1,025 has been reserved for annual donations to each school in the Shire for end-of-year presentations.

To date \$1K has been allocated to Youth Development Grants and \$0 has been allocated to Quick Response Grants.

If this application is awarded, there will be \$5,975 remaining in the 2024-25 budget.

(b) Policy

Leeton Shire Council's Donations, Assistance, Sponsorships and Grants Policy.
Community Grant Program Guidelines.

(c) Legislative/Statutory

Section 356 of the *Local Government Act 1993* (the Act) states the following:

Can a Council financially assist others?

1. A Council may, in accordance with a resolution of the Council, contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions.
2. A proposed recipient who acts for private gain is not ineligible to be granted financial assistance but must not receive any benefit under this section until at least 28 days' public notice of the Council proposal to pass the necessary resolution has been given.

(d) Risk

To ensure funds are spent appropriately, all beneficiaries are required to acquit the grants received from Council.

CONSULTATION

(a) External

Staff have consulted with the applicants.

(b) Internal

None

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

Under the Key Priority Area FOCUS AREA 5. Strong leadership and civic participation within Council's adopted Delivery Program/Operational Plan – 4 - We are active community members who recognise we all have a role to play - 4.3 - Provide and facilitate access to grant programs and funding opportunities - Support the community by offering a Community Grants program".

ATTACHMENTS

- 1 Quick Response Grant application - Leeton Rainbow Pride Collective



QUICK RESPONSE GRANT APPLICATION

Please ensure that you have read a copy of the guidelines before completing this application

ORGANISATION DETAILS

Name of community group or organisation	Leeton Rainbow Pride Collective Inc	INC 1900566
Contact Name	[REDACTED]	
Postal Address	[REDACTED]	
Email	[REDACTED]	
Phone	[REDACTED]	

Incorporated non-profit organisation* * Yes No
 Certificate of Currency* * Yes No
 Public Liability* * Yes No

**Please attach copies*

AUSPICE DETAILS (ONLY IF APPLICABLE)

Auspice organisation applying on behalf of group	
Contact Name	
Postal Address	
Email	
Phone	

Incorporated non-profit organisation* Yes No
 Certificate of Currency* Yes No
 Public Liability* Yes No

**Please attach copies*

REASON FOR QUICK RESPONSE

Remember: Poor planning does not justify a quick response grant application

This event proposal was tabled recently at our quarterly May meeting. We now have our quotes for entertainment and a detailed programme. We have discussed our proposal with Fran Macdonald and have approval to use Mountford Park and Stage.

PROJECT DESCRIPTION

Project Title:
Leeton Moon Cake Festival - Saturday 21st September 2024 4 - 8 p
Project Summary:
Location: Mountford Park To create an authentic Asian Festival ambience, the park will be decorated with traditional Chinese lanterns. Musicians will play traditional Asian instruments, and the Dragon Dance will capture the imagination of children and adults alike. Food vendors will serve traditional Asian food to satisfy the senses.
Community Benefit:
This event will ensure that Leeton's Asian migrant population feels valued. As an event for 'everyone', it will see blending of all cultures, which is intended to promote inclusion, acceptance, and harmony. It also affords our local Asian people the opportunity to celebrate a traditional event held annually in their homeland.

Partner Organisation	Roles & Responsibilities	Contribution (\$)	Contribution (In Kind)

Project Start Date: 21st September 2024 4 - 8 pm

Project End Date: 21st September 2024

**Please keep in mind that projects can not begin before payment is approved and processes – see guidelines for more information*

Council Officer's Name: Emma Di Muzio

Date of Contact: 6th May 2024

**It is a requirement of the application process that you contact a Council Officer to discuss the project*

Link to Council's Community Strategic Plan:

Choose an item.

A connected, Inclusive community.

PROJECT BUDGET

Outline your project budget and include your own organisation's cash and/or in-kind contribution. Also include any confirmed/unconfirmed and in-kind contributions from partner organisations and other funding bodies (C=Confirmed; NC= Not Confirmed, IK= In-Kind)

Income	C/NC/IK	Amount (\$)
Grant amount requested from Leeton Shire Council	NC	\$2,000
Entry/participant fees		
Cash from own organisation		\$1,480
In-kind from own organisation		
Cash from partner organisation		
Other:		
Other:		
	Total	\$3,480

Expenditure	Amount (\$)
Materials and project costs	\$3,480
Fees and wages	
Promotion and publicity	
Venue costs	
Administration	
Other:	
Other:	
	Total

**Total income should equal expenditure*

What items will be funded by the Community Strengthening Grant?	
Chinese Classical Artist - INVOICE \$1,255	Request Part Amount \$455
Prosperous Mountain Lion Dance - INVOICE \$1,545	Request Total Amount Total \$1,545
TOTAL AMOUNT REQUESTED = \$2,000	

CERTIFICATION

I, the applicant, certify that all details supplied in this application form and in any attached documents are true and correct to the best of my knowledge. The application has been submitted with the full knowledge and agreement of the management of the community group, organisation or auspice body. I have read the accompanying guidelines and information to applicants provided with this application form.

Group Organisation		Auspice Organisation	
Name		Name	
Title		Title	
Date		Date	
Signature		Signature	

SUBMITTING YOUR APPLICATION

Complete the checklist on the following page before you submit your application using ONE of these methods:

Email

council@leeton.nsw.gov.au

Mail

IPR, Governance and Engagement Team
Leeton Shire Council
23-25 Chelmsford Place
Leeton NSW 2705

In person

Leeton Shire Council
23-25 Chelmsford Place
Leeton NSW 2705

CHECKLIST

To ensure your application is considered, it is essential that you complete all sections of this application form and provide all supporting documentation as requested.

Required supporting material

- Public liability insurance certificate
 - Certificate of Currency
 - Quotes
 - Email/letters of support
-
- The organisation/individual is an incorporated association or is auspiced by an incorporated body
 - The project will directly benefit residents of Leeton Shire Council
 - The project aligns with the strategic priorities of the Community Strategic Plan
 - The application was received prior to the closing date
 - Insurance paperwork was included in the application
 - All questions have been answered
 - An authorised person has signed the application
 - The project outlined in the application is a new project or program (ie doesn't replicate an activity previously funded by Council's grants program)
 - A clear understanding of a target group and their need has been demonstrated
 - if applicable, acquittals have been completed for previously funded projects



17 October 2023

Leeton Rainbow Pride Collective Incorporated



A division of
JLT Risk Solutions Pty Ltd
ABN 69 009 098 864

Level 1
148 Frome Street
ADELAIDE SA 5000
GPO Box 1693
ADELAIDE SA 5001

Tel 1300 853 800
Fax: +61 8 8235 6448
Direct 1300 853 800
insurance@lcis.com.au
www.localcommunityinsurance.com.au

CERTIFICATE OF CURRENCY PUBLIC & PRODUCTS LIABILITY

Quote Number: 17921772384

THIS CERTIFICATE OF CURRENCY PROVIDES A SUMMARY OF THE POLICY COVER AND IS CURRENT ON THE DATE OF ISSUE. IT IS NOT INTENDED TO AMEND, EXTEND, REPLACE OR OVERRIDE THE POLICY TERMS AND CONDITIONS CONTAINED IN THE ACTUAL POLICY DOCUMENT. THIS CERTIFICATE OF CURRENCY IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. WE ACCEPT NO RESPONSIBILITY WHATSOEVER FOR ANY INADVERTENT OR NEGLIGENT ACT, ERROR OR OMISSION ON OUR PART IN PREPARING THESE STATEMENTS OR IN TRANSMITTING THIS CERTIFICATE BY EMAIL OR FOR ANY LOSS, DAMAGE OR EXPENSE THEREBY OCCASIONED TO ANY RECIPIENT OF THIS LETTER.

INSURED NAME	Leeton Rainbow Pride Collective Incorporated
INTERESTED PARTY	LCIS24 LESSOR/LANDLORD ENDORSEMENT You, Your insured' at 2.21 under DEFINITIONS is amended to include an additional paragraph: (h) NSW POLICE, TRANSPORT NSW, LEETON SHIRE COUNCIL as Lessor/Landlord in respect of their liability arising from the activities under a lease or permit to occupy premises or land, but subject always to the extent of coverage and the limit of liability provided by this policy. Indemnity will not be provided however where any claim arises from the negligence of the Lessor/Landlord.
POLICY INCEPTION DATE	07-11-2023
POLICY EXPIRY DATE	07-11-2024
SITUATION	Worldwide excluding USA and Canada

LIMIT OF LIABILITY	Public \$20,000,000 any one event Products \$20,000,000 in the aggregate any one year
DEDUCTIBLE/EXCESS	The insured shall bear the first \$100 of each and every Property Damage claim or series of Property Damage claims arising out of any one Occurrence.
SPECIAL CONDITIONS	N/A
SPECIAL NOTE	THIS POLICY DOES NOT COVER FAIRS, FESTIVALS, FETES, PARADES, MARCHES OR OTHER SPECIAL EVENTS THAT YOUR GROUP ORGANISE WHERE MORE THAN 500 PEOPLE ARE EXPECTED UNLESS AGREED BY LCIS AND NOTED IN THE SPECIAL CONDITIONS ABOVE
INSURER	QBE Insurance (Australia) Ltd
PROPORTION	100.000%
POLICY NUMBER	LCI059992PLB

Yours sincerely,

LCIS

Local Community Insurance Services

Grant Assessors
Leeton Shire Council
Monthly Meeting – July 2024

2nd July 2024

Dear Assessors.

Thank you for taking the time to consider our grant application.

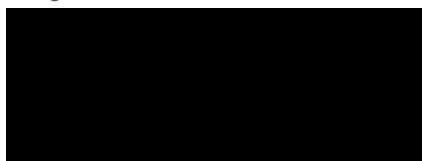
As you are aware Leeton Rainbow Pride Collective hosted Leeton's Inaugural Ramadan Food Bazaar during March and April, over four weekends. It was the brainchild of our current Chair Abdul Faez (Fay) who comes from an Asian Muslim background.

Fay's enthusiasm for his Asian culture has never waned, and the same is so for the Asian stall holders and visitors at our Ramadan Event.

As a minority group, we have always been concerned for other minority groups. The welfare of Leeton's multicultural groups does concern us so our aim is to create cultural events where they will feel valued and included.

We look forward to your response to our request for grant funding.

Regards



ABN 44191483439 0402 246 392 1 Yarrabee Street
leetonrainbowpridecollective@gmail.com Yanco NSW 2703



QUOTE

officefaez@gmail.com

Date
14 Jun 2024

Quote Number
QU-20240614

ABN
28 658 972 206

Chinese Classical Art
 Centre Pty Ltd T/A Ya
 Song
 Unit 9 5 Badham St
 DICKSON ACT 2602
 AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Hire of traditional Chinese performances for one Guzheng performer and one Erhu performer on 14/09/2024. Total duration: 60 minutes performance + 15 minutes pack up. Hourly rate quoted. Final invoice to be issued based on the actual performance duration requested by Mid Harvest Festival in Leeton. Minimum hire duration is 30 minutes.	1.25	227.27	10%	284.09
20% surcharge for weekend performance.	0.20	284.09	10%	56.82
Travel expense for one Guzheng performer (including transportation, meals and accommodation).	1.00	500.00	10%	500.00
Travel expense for one Erhu performer (including meals and accomodation).	1.00	300.00	10%	300.00
			Subtotal	1,140.91
			TOTAL GST 10%	114.09
			TOTAL AUD	1,255.00



INVOICE

Faez

Invoice Date
5 May 2024

Invoice Number
2024-058

Reference
QU-078

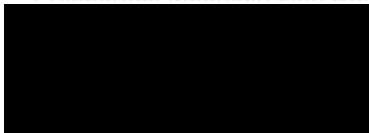
Prosperous Mountain
Lion Dance
GPO Box 1653
CANBERRA ACT
2601
AUSTRALIA
ABN 23 205 862 508

Description	Quantity	Unit Price	Amount AUD
Performance date: 14 September 2024 Event: Leeton Moonlight Festival Contact person: Faez Location: Leeton, NSW	1.00	0.00	0.00
5pm TBC: 2-lion performance, including crowd interaction, set routine, gifts and photo opportunity.	1.00	1,185.00	1,185.00
Roving mascot during performances	1.00	220.00	220.00
Travel expenses - Return from Canberra	1.00	275.00	275.00
Introductory discount	1.00	(135.00)	(135.00)
We request a deposit of \$386.25 (25%) to confirm the booking.			
		Subtotal	1,545.00
		TOTAL AUD	1,545.00

Due Date: 5 May 2024

Full payment is due by one day before the performance date.

Prosperous Mountain Lion Dance



Payments via credit card will attract a 1.75% fee.



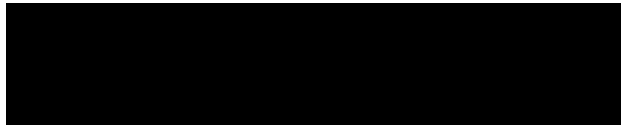


INVOICE

Invoice No. 000155
22nd June 2024

BILLED TO:

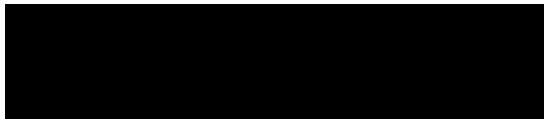
Leeton Rainbow Pride Collective Inc



Item		Unit Price	Total
Supply Sound Amplification for Leeton Moon Cake Festival 21/9/2024 4 - 8pm	4hrs	\$75	\$300

Subtotal \$300

PAYMENT INFORMATION
ACCOUNT NAME



GST (0%) \$000

Total \$300

Total payment Due 21st September 2024

Thank you!

STEWART'S MUSIC
26 Hannah Street
Ganmain 2702
0429 931 249
aswinrow56@outlook.com

Leeton Mooncake Festival 2024 Run Sheet

Time	Activity	Where	Contact	
			Who	Contact
12.00am	Put up Decorations	Mountford Park	Dina Fay	Dina Fay [REDACTED]
2.00pm - 4.00pm	Stall Set Up BUMP IN	Mountford Park North Side	Nai	Nai
2.00pm - 4.00pm	Sound System Set Up	Stage	Stewart	Stewart
4.00pm - 6.30pm	Lantern Making Stalls Riddle Hunting prize stalls	Mountford Park South Side	Denise Diane	Denise Diane
4.30 pm	Guzheng Performance	Stage	Chinese Classical Art Centre	Jessica Lin
5.20 pm	Lion Dance Performance	Stage & Stall area	Prosperous Mountain Lion Dance	David Wong [REDACTED]
6.00 pm	Lantern Light Up (Sunset)	Mountford Park	Everyone	Everyone
6.30 pm	Erhu Performances	Stage	Chinese Classical Art Centre	Jessica Lin
7.30 pm	Karaoke	Stage	Stewart	Stewart
8.00 pm - 9.00 pm	Clean Up/ Packing BUMP OUT	Mountford Park	Stallholder	Fay [REDACTED]
9.00 pm	Disperse	Mountford Park	Everyone	

Mooncake Festival Costing Sheet

Expenses

Date	Amount	Description	Category
21/09/2024	\$0.00	Council Paperwork (In Kind)	Admin/council cost
21/09/2024	\$1,545.00	Lion Dance (Canberra)	Performances
21/09/2024	\$955.00	Guzheng Player	Performances
21/09/2024	\$300.00	Erhu Player	Performances
21/09/2024	\$180.00	Chinese Paper Parasols x 15	Decorations
21/09/2024	\$100.00	Chinese Lantern - Decoration x 50	Decorations
21/09/2024	\$0.00	Event Insurance (LRPC In Kind)	Insurance
21/09/2024	\$0.00	Trash Bins (Bins in Park is enough)	Waste Management
21/09/2024	\$100.00	Social Media Ad placement (Facebook)	Marketing
21/09/2024	\$0.00	Stall holder PIL	Insurance
21/09/2024	\$300.00	Sound System (Stewart)	Performances
21/09/2024	\$180.00	Fish Lantern for Kids x 17	Activity
21/09/2024	\$56.00	Square Floating Lantern x 7	Decorations
21/09/2024	\$180.00	Lantern Tea Light	Decorations
21/09/2024	\$129.00	Round Mesh Backdrop (Moon Replica)	Decorations
21/09/2024	\$20.00	Moon Backdrop Print (Moon Replica)	Decorations
21/09/2024	\$50.00	Fake Sakura Stalk	Decorations
	\$3,480.00	total	

ITEM 7.3 ADOPTION OF DRAFT LEETON HOUSING STRATEGY 2024

RECORD NUMBER	24/151
RELATED FILE NUMBER	EF24/122
AUTHOR/S	Manager Planning, Building and Health
APPROVER/S	Director Economic & Community Development

SUMMARY/PURPOSE

The Leeton Housing Strategy 2024 will help guide the delivery of appropriate housing in Leeton Shire over the next twenty (20) years.

The DRAFT Leeton Housing Strategy was publicly exhibited during May 2024 and received a number of public submissions and agency comments.

The final Leeton Housing Strategy has now been prepared, incorporating changes in response to submissions received and is being presented to Council for endorsement.

RECOMMENDATION

THAT Council:

1. Acknowledges the submissions received during the public exhibition period, and
2. Adopts the Leeton Housing Strategy 2024, as presented.

REPORT

(a) Background

In 2023, Council commenced a review of the 2021 Leeton Housing Strategy with a view to considering and adopting a Housing Strategy that aligns with the new Riverina Murray Regional Plan 2041 and Council's growth targets. By 2041, Leeton is expected to reach an estimated population of 12,700 residents, and Council recognizes the need to prepare and plan for this growth.

The DRAFT Housing Strategy was presented to Council in April 2024 and developed a clear set of principles, achievable strategies and actions to enable a vision for housing in Leeton. The three (3) themes underpinning the DRAFT Strategy are:

1. Diversity - reflecting the diversity of the community in the types of housing available.
2. Accessibility – addressing the community's needs, including how to access the appropriate housing at the right time.
3. Sustainability and Resilience – in built form and construction.

The Strategy is a foundational document that serves as the Strategic basis for ongoing strategic planning and master planning, including the Leeton Integrated Land-use, Infrastructure and Transport Strategy. It will also be used as a key document to inform eventual planning proposals and LEP amendments by making a series of recommendations relating to land use policy and strategy at a Local Government level.

(b) Discussion

The DRAFT Strategy was placed on public exhibition during May 2024, and was open to community feedback as well as Government Department and Agency feedback. Council also held public information sessions with key stakeholders and the community.

During this period, a total of sixteen (16) submissions were received by Council. Seven (7) submissions were received from agencies and nine (9) submissions were received from the public.

Agency Feedback

Government Agency feedback received regarding the Strategy was broadly supportive of the outcomes and recommendations. The comments made by agencies generally sought to comment on future actions and requirements that should be considered by Council and/or the document. Additional commentary was incorporated to reflect the feedback.

Specific feedback was received from the following agencies:

Department of Primary Industries (DPI) – Agriculture

DPI was broadly supportive of the Strategy and made recommendations for infill and already zoned residential land. DPI recommends further investigation into the potential development and sequencing of residential land. The Strategy has been updated to refer to the need for further constraints assessment work on key investigation sites within the Integrated Land-Use, Infrastructure and Transport Plan.

Department of Climate Change, Energy, the Environment and Water (DCEEW) - Biodiversity, Conservation and Science

DCEEW was broadly supportive of the Strategy and made comments with regard to future considerations regarding flooding and biodiversity. The consultant team and Council have engaged with Biodiversity, Conservation, and Science during the preparation of the Strategy and have collected as much data as is available on the study area of Leeton to inform recommendations. DCEEW have confirmed that they are willing to assist with environmental, biodiversity mapping during upcoming work planned by Council.

Department of Planning, Housing and Infrastructure (DPHI)

DPHI was broadly supportive of the Strategy and made submissions regarding a need for additional context in support of recommendations and greater detail around key investigation sites. A meeting was held with representatives of DPHI and Council to review the submission.

The comments from DPHI were noted, however largely represent future detail that falls outside of the scope of the Strategy, but that will be carried out through infrastructure servicing strategies and capacity assessments within the Integrated Land-Use, Infrastructure, and Transport Plan.

The Strategy has been updated to provide further commentary regarding future commitments of Council in undertaking appropriate capacity planning and servicing assessments is upcoming master plan work.

Heritage Council of NSW (HNSW)

HNSW provided Council with a list of potentially impacted State Heritage items and noted these should not be impacted by the outcomes of the Strategy. The Strategy has been updated to reflect this recommendation.

Water NSW

Water NSW was supportive of the Strategy and noted a need for future work by Council around flood risk that can be undertaken to inform residential development. The feedback supports the recommendations contained within the Strategy to better quantify flood risk and flood modelling of Leeton.

NSW Rural Fire Service

NSW Rural Fire Service noted that the last bushfire prone mapping was undertaken in 2016 and is likely outdated.

Transport for NSW (TfNSW)

Transport for NSW was supportive of the Strategy and noted that key investigation sites 8, 9 and 10 are within a close proximity to the Classified Road Network. They requested that should the sites be developed for residential use in the future, some additional intersection upgrades may be required. The Strategy has been revised to reflect this possible action and that further technical studies may be required before progressing any Planning Proposals.

Community Feedback

Community submissions generally comprised requests for individual rezoning of land parcels.

Generally, these submissions sought to provide community benefit by increasing development potential, however they were assessed by Council and the consultant team as being outside of the recommended growth areas. In addition, many of these sites were not deemed align with the recommendations of the Strategy of those put forward by agencies.

Despite this, landowners may choose to submit proponent-led Planning Proposals detailing the merits of changes with reference to any adopted Housing Strategy.

(c) Options

THAT Council:

1. Acknowledges the submissions received during the public exhibition period and adopts the Leeton Housing Strategy 2024, as amended. ***This is the recommended option.***
2. Requests amendments to the DRAFT Housing Strategy 2024 prior to adoption.

IMPLICATIONS TO BE ADDRESSED

(a) Financial

Provision was made in the 2023/24 Operational Plan for development of the DRAFT Housing Strategy.

Adopting the Strategy does not immediately commit Council to any further funding. It is however noted that Council has recently been awarded \$220K from the Regional Housing Strategic Planning Fund (Round 2) for the Leeton Integrated Land-use, Infrastructure and Transport Strategy.

(b) Policy

Leeton Shire Council Housing Strategy 2021
Leeton Community Engagement Strategy
Riverina Murray Regional Plan 2041
Leeton Community Strategic Plan

(c) Legislative/Statutory

Environmental Planning and Assessment Act 1979
State Environmental Planning Policy (Housing) 2021

(d) Risk

Without a contemporary and up-to-date housing strategy, Leeton Shire Council will not be able to address the challenges, risks and issues associated with affordable housing. A shortage of affordable housing can have adverse impacts on both the individual household and the local area.

CONSULTATION

(a) External

NSW Planning Departments
Leeton Shire Community
Leeton Local Aboriginal Land Council

Industry Professionals
Public Works Advisory
Local Developers and Real Estate Agents

(b) Internal

General Manager
Senior Management Team
Manager Roads and Drainage
Manager Open Space and Recreation
Manager Water and Wastewater
Manager Building, Planning and Health

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

Under the Key Priority Area CSP FOCUS AREA 3 - A thriving regional economy within Council's adopted Delivery Program/Operational Plan – DELIVERY PROGRAM FUNCTIONAL AREA 5 - Planning, Building and Public Health - DELIVERY PROGRAM ACTIVITY 5.1 - Undertake and implement strategic land use planning, including: Implementation of Local Strategic Planning Statement (LSPS); Developing a growth strategy for Leeton Shire Council - OPERATIONAL PLAN ACTIVITY 5.1.1 - Implement all the short-term goals identified in Council's Local Strategic Planning Statement (LSPS)".

ATTACHMENTS

- 1 LEETON HOUSING STRATEGY 2024
- 2 AGENCY AND PUBLIC SUBMISSIONS

Leeton Shire Council Housing Strategy

DRAFT APRIL 2024



LEETON
SHIRE COUNCIL



Prepared for

Leeton Shire Council
23 — 25 Chelmsford Place,
Leeton NSW 2705
council@leeton.nsw.gov.au
(02) 6953 0911
leeton.nsw.gov.au

Contact

Habitat Planning
409 Kiewa Street
Albury NSW 2640
02 6021 0662
habitat@habitatplanning.com.au

habitatplanning.com.au
Habitat Planning Pty Ltd
ABN 29 451 913 703
ACN 606 650 837

Project Number

23047

Document Control

Revision No: 10
Date of Issue: 01/07/2024
Author: AM
Approved: DH

Acknowledgements

Habitat Planning acknowledges Traditional Owners of Country throughout Australia and recognises the continuing connection to lands, waters and communities. We pay our respect to Aboriginal and Torres Strait Islander cultures; and to Elders past and present.



habitat —

Executive Summary

Council's vision for Leeton is to create a healthy, safe, and connected community that respects people and the environment.

The community aims to enjoy active lives in a strong local economy underpinned by quality, accessible infrastructure, reliable water supplies, and strong leadership.

The Leeton Shire Housing Strategy seeks to expand upon the vision for Leeton and contribute to the provision of a connected, inclusive, and enriched community that is safe, active, and healthy, set within a thriving regional economy and a quality environment while demonstrating strong leadership and civic participation.

Leeton is expected to see a steady increase in population, reaching an estimated population 12,700 residents by 2041. Council also recognises that the profile of the population is changing, with opportunities to attract new residents given a number of medium- to large-scale businesses that will require a significant increase in the workforce. An increase in the proportion of residents aged over 60 in the coming years also presents a need to consider diverse and adaptable housing.

Consequently, developing a strong housing strategy for Leeton Shire is crucial for achieving our community's social and economic goals. Implementing effective housing policies will ensure that both current and future residents can access the full range of social and economic opportunities available in our unique environmental and cultural surroundings.

This Strategy has identified and considered the variety of issues that impact housing in regional Australia, as well as those specific to Leeton, including:

- A diverse and changing population, including an increase in the proportion of persons aged over 60.
- A decline in the size of household groups.
- A mismatch between the existing housing stock and what will be required for the future population.
- Housing affordability, including the challenges in achieving home ownership, increase in rental costs due to limited availability and well as the rise in associated construction costs.
- Lack of housing to accommodate seasonal workforce and other developing industries.
- Addressing the drivers and mitigating the exigencies of climate change.
- Economic challenges from the Murray Darling Basin Plan.

This Strategy seeks to put in place for Leeton the foundations of the next twenty years of housing and its delivery.

It analyses the shifting demographics, existing land supply, residentially zoned land, the opportunities and constraints to future transformations.

It has been shaped by a comprehensive research and background report, stakeholder feedback, community and Council input.

By examining a variety of land use and non-land use planning recommendations to be considered and developed by the community, Council and State Government, this Strategy seeks to build a collection of implementable actions.

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SECTION

1

Introduction



Silos, Yanco.



Leeton Shire Council Housing Strategy

1.1. Why does Leeton need a housing strategy?

Housing strategies are forward looking documents that help to prioritise Council actions and funding as well as provide certainty for residents, tenants, homeowners and housing developers alike.

From a policy perspective, The Leeton Shire Local Strategic Planning Statement (LSPS), a foundational local government strategy written in 2020, outlined the need for an updated Housing Strategy.

With an eye to the following twenty years, the Strategy is underpinned by the earlier completed background report, as well as community and stakeholder consultation. The recommendations in it balance Leeton as is now, the changes it has been undergoing, the challenges it faces and a vision for housing in the future.

1.2 . Positioning and Context

The Leeton Shire Council Housing Strategy sits within a series of Strategic documents prepared by Council and can be understood in a 'line of sight'.

The outcomes of this Strategy are supported by and can be read in conjunction with the background report. It sets the agenda for further technical work and detailed master planning.

Recommendations made by this Strategy will be addressed in ongoing, detailed technical work and master planning within the Leeton Integrated Land-Use, Infrastructure and Transport Strategy.

Leeton Shire Housing Strategy Background Report

A comprehensive background report containing contextual demographic, social, economic and policy research relating to housing throughout Leeton .

Leeton Shire Housing Strategy

Addresses the issues identified in the Background Report.

Develops a clear set of principles, achievable strategies and actions to enable a vision for housing for in Leeton.

Serves as the Strategic basis for ongoing technical work, eventual planning proposals and LEP amendments.

Identifies Key Investigation Sites to be comprehensively analysed in ongoing Strategic work.

Leeton Integrated Land-Use, Infrastructure and Transport Strategy

Rigorous analysis and master planning of Key Investigation Sites identified in the Strategy.

Informs LEP amendments and Development Control Plan updates.

1.3. Objectives of the housing strategy

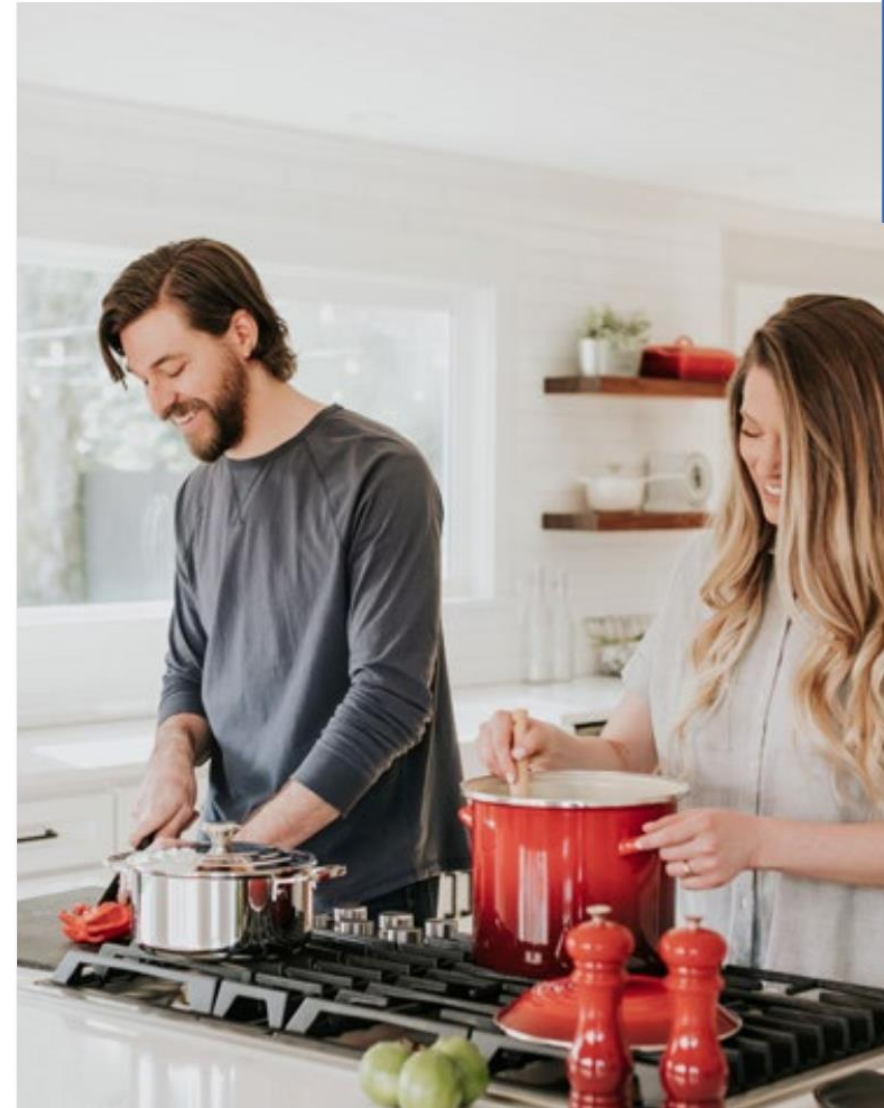
Land use planning is one of the structures that underpins a thriving community. It encompasses strategic, regulatory and spatial frameworks for the way we interact with our living and built environment.

At a broad level, the objective of the Strategy is to assess the current land use planning environment in regards to housing, balancing demographic research and forecasts with the aims of the community, giving consideration to:

- Policy Settings
- Environment and Climate Change
- Social Structures
- The Local Economy, Industry and Employment
- Tourism
- Education
- Housing
- Health and Amenity
- Cultural and Built Heritage

This will be achieved by:

- Understanding and analysing the context of Leeton Shire's current planning framework.
- Identifying the key demographic themes to address.
- Identifying opportunities for future innovation and growth.
- Establishing the principles to guide a housing strategy and any future planning proposals.



1.4. What are the key themes of the Strategy?

The three foundational ideas upholding the Strategy encompass the results of the background research and community feedback process.

As housing is such a complex topic, there is no one solution or magic bullet that can address all the issues Leeton faces. Rather, a wide array of recommendations are made that each work towards the vision for the future of housing throughout Leeton.



Diversity

Reflecting the diversity of the community in the types of housing available.

A diversity of tenures reflecting the diversity of needs and circumstances



Accessibility

Physical accessibility through universal design.

Addressing the community's needs – how to access the appropriate housing at the right time.

Financial accessibility



Sustainability and Resilience

Developing resilience in the built and natural environment; and

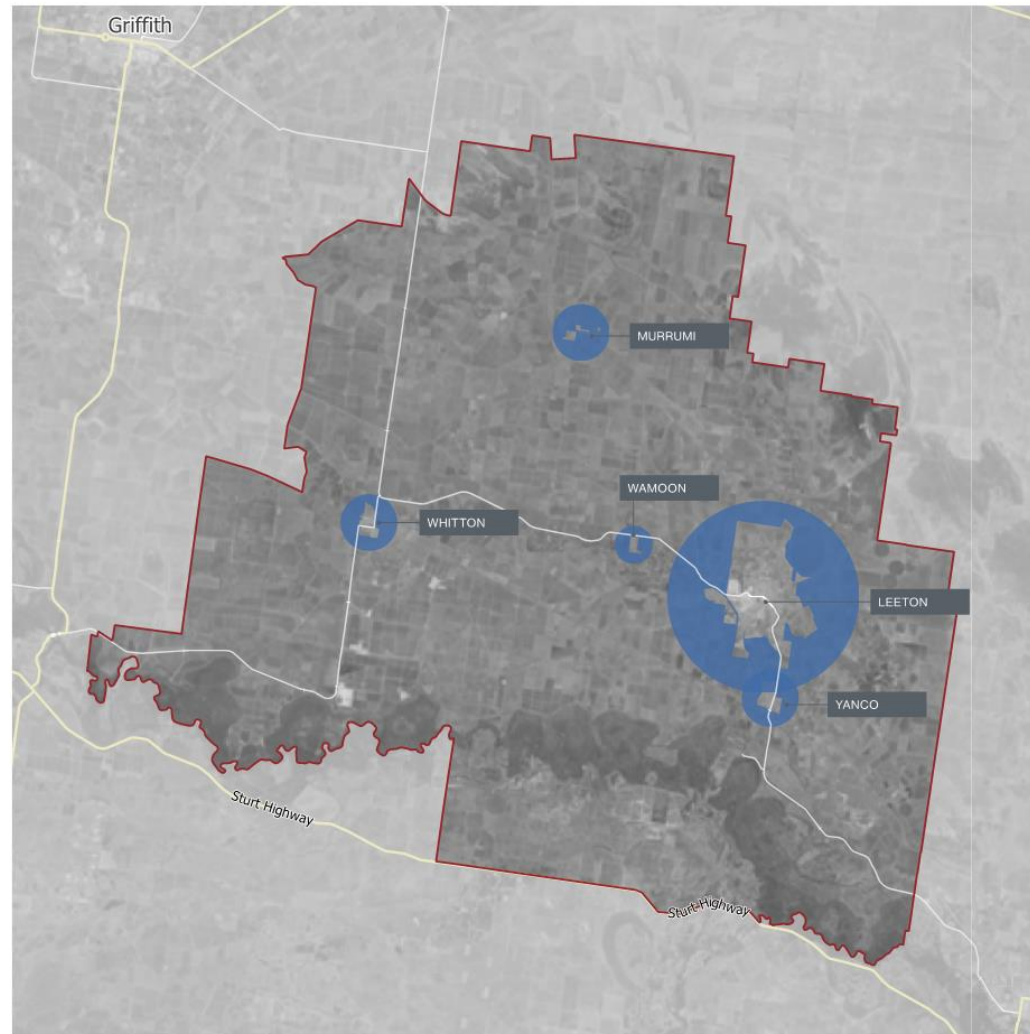
Resilience in the communities that live in it.

Resilience in built form / construction

Study Area

The Study Area for this Strategy is the entire LGA of Leeton Shire, which comprises a total area of 1,167 km² in the south of New South Wales. It is located approximately 460km north of Melbourne, 340km west of Canberra and 560km west of Sydney.

The urban areas of the LGA are comprised of the town of Leeton, as well as the smaller villages of Murrumbidgee, Whitton, Wamoon and Yanco.



Study Area

 LGA Boundary

1.3.1. Leeton

The town of Leeton was established as the administrative headquarters of the Murrumbidgee Irrigation Area (MIA) and was named after Charles Lee, the then Minister for Public Works.

The town was initially designed by the Murrumbidgee Irrigation Trust and established in 1913 when the first blocks were made available for sale.

In 1914 the American architect Walter Burley Griffin re-designed the town along similar designs to Canberra on an essentially circular design with four street precincts leading out from the town centre.

Whilst this original design has over time been modified following inevitable growth of the town, many basic elements of the Burley Griffin design remain, notably the circular streets of Palm and Acacia Avenues, the centre avenues of Pine, Kurrajong and Wade leading from the central business district and the water towers at Chelmsford Place.

The third and largest tower was constructed in the 1970s referencing the design of the original two.

Leeton LSPS

Leeton Shire Council Housing Strategy



1.3.2. Yanco

Yanco was established in 1882 on the existing Yanco Station when the south west railway line from Hay to Junee was completed. The camp was established to load freight (principally wool) from Yanco and North Yanco Stations.

The development of Yanco as a town can be traced to 1908 with the establishment of the Yanco Experimental Farm in 1908 which undertook trials of rice production and the Yanco powerhouse in 1913 which was built to provide power to Sir Samuel McCaughey's irrigation scheme on Yanco Station.

Yanco is a fully serviced village, with reticulated water and sewer, a public school, parks, multi-use sports ground, a community hall, a central business area with a hotel, club, general store/café and post office. Yanco is zoned principally R2 Low Density Residential with an area of B2 Local Centre.

Yanco has an area of typical residential development with lots averaging 1,000m² and a larger area to the north and east of small 4,000m² to 8,000m² farms.

Leeton LSPS

Leeton Shire Council Housing Strategy



1.3.3. Whitton

Whitton is a village approximately 20 kms to the west of Leeton on the intersection of Irrigation Way and the Whitton-Darlington Point Road. Initially called Hulong, Whitton grew from a small settlement that was established in the 1850s due to its proximity to a shallow crossing for stock at the Murrumbidgee River.

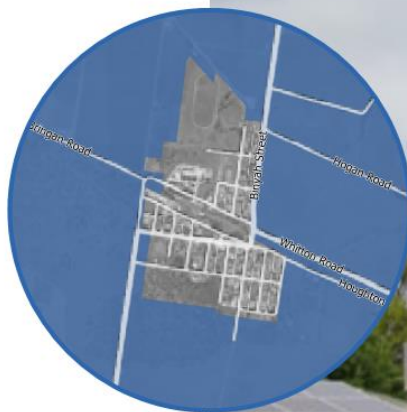
Whitton today can be described as a rural village and is fully serviced with reticulated sewer and water, a Council operated swimming pool, a public park, a community hall, weekly garbage and recycling service, a public school up to year 6, a general store/ cafe, post office, hotel and bowling club.

Whitton also has a community run museum that recognises the rail, irrigation and station history of the town and surrounds.

Under the Leeton Local Environmental Plan, Whitton is zoned RU5 Village with an area of land zoned IN1 General Industry. SunRice has established a number of rice receival and storage sheds in Whitton. The disused south west rail corridor also divides the village in half.

Leeton LSPS

Leeton Shire Council Housing Strategy



1.3.4. Murrami

Murrami is a small village approximately 32 kilometres to the north west of Leeton. It consists of a main street and has 29 residential lots of approximately 1,000m² and 5 small farm lots of approximately 2 ha. Murrami is connected to a reticulated potable water supply.

The village is zoned RU5 Village. The Griffith-Juneo railway line passes through Murrami and there is a major SunRice receival depot adjacent to this railway line. There is a community hall and playground in Murrami and a recreational reserve located adjacent to the village.

Murrami is also serviced by a general store and post office.

Leeton LSPS



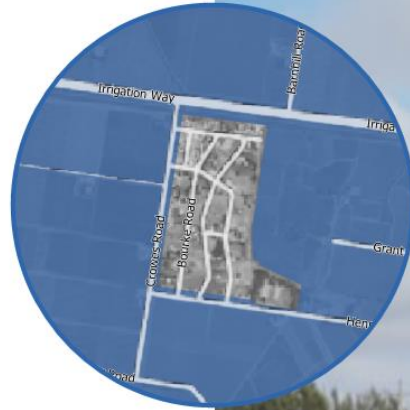
1.3.5. Wamoon

Wamoon is a small village located adjacent to Irrigation Way approximately 10 kilometres west of Leeton. Wamoon was established to provide a place of residence for farm and cannery workers when the rice and fruit industries were being established in 1912.

The Wamoon Public School, which is still open today, was established in 1913, and is connected to a sewer. Wamoon is serviced with reticulated potable water, a public park, a weekly garbage and recycling collection, and dwellings in the village are connected to a reticulated sewer.

The village has 64 residential lots of approximately 1,000m² and 30 small farms ranging in size from 4,000 to 8,000m² and is zoned RU5 Village.

Leeton LSPS

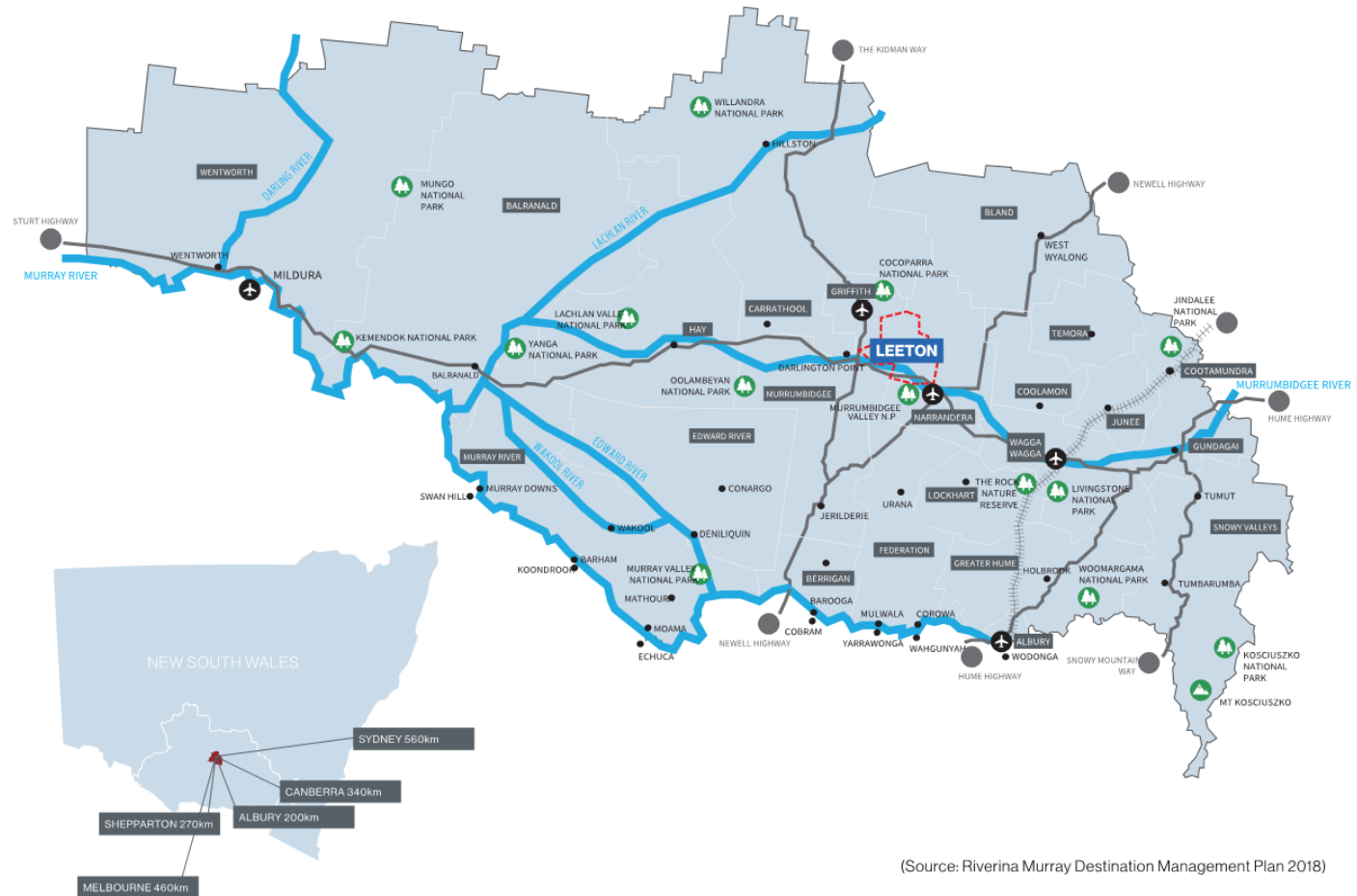


1.3.6. Riverina Murray Region

For the purposes of land use planning and administration, regional NSW is split into nine planning regions. Leeton LGA is situated in the Riverina Murray region, which sits in the Murray Darling Basin.

It includes the local government areas (LGAs) of Albury, Balranald, Berrigan, Bland, Carrathool, Coolamon, Cootamundra-Gundagai, Edward River, Federation, Greater Hume, Griffith, Hay, Junee, Leeton, Lockhart, Murray River, Murrumbidgee, Narrandera, Snowy Valleys, Temora, Wagga Wagga and Wentworth.

The Riverina Murray comprises diverse natural environments, bioregions and is defined by the extensive waterways and river systems, including the Lachlan, Murrumbidgee and Murray Rivers.



(Source: Riverina Murray Destination Management Plan 2018)



SECTION

2

Statutory & Strategic Policy Context

Leeton Shire Council Housing Strategy

13

2.1. The Government in context

Local Government works the most closely with members of the community in the provision of housing throughout Australia. When advocating from a local level, it is important to recognise the three interrelated levels of government and their shared roles.

As a Local Housing Strategy, some actions (such as zoning) will be fairly easily achieved as they are within Council's immediate remit. Other broader policies such as taxation and social welfare are best addressed at state and federal levels and will require local capacity building, supporting advocacy to promote good regional housing outcomes.

Local Environmental Plan



The Federal Government's role includes:

- Policy and funding allocation
- Financial assistance to states and territories
- Social housing programs and financial assistance
- Taxation policies
- National Housing and Homelessness Agreement.



The NSW State Government's role includes:

- Housing and land availability and supply
- Addressing homelessness and social housing
- Planning and development legislation
- Major infrastructure provision and funding
- Regulatory protection (ie. tenancy laws and construction standards)
- State and regional strategy provision
- The State planning context is provided by way of legislation, policies, directions (both under the EP&A Act and at a more general level) as well as guidelines and practice notes.



Local Government's role includes:

- Urban planning and zoning, including the development, implementation and administration of Local Environmental Plans (LEP) and Development Control Plans (DCP).
- Local strategies (including housing, and community)
- Rate setting and infrastructure contributions
- Development assessment
- Cultural and built heritage
- Infrastructure provision
- Community engagement

2.1.1. Legislation

- The Environmental Planning and Assessment Act 1979 (EP&A Act)
- The Crown Land Management Act 2016 (NSW)
- The Biodiversity Conservation Act 2016 (the BC Act)
- The Local Land Services Act 2013 (LLS Act)
- Heritage Act 1977 (NSW)
- National Parks and Wildlife Act 1974 ("the NPW Act")
- Water Management Act 2000 ("the WMA Act)
- Fisheries Management Act 1994
- Protection of the Environment Operations Act 1997 (PEO Act)

2.1.2. Ministerial Directions

Section 9.1 of the EP&A Act allows the Minister for Planning to give directions to councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of draft LEPs.

Whilst it is not mandatory to address these directions during preparation of strategic documentation, it is considered appropriate to ensure that any recommendations made throughout the project have proper consideration for the directions.

Any relevant Ministerial Directions will be addressed in detail at the time of preparation of recommendations for land use changes in Leeton Shire.

2.1.3. NSW State Environmental Planning Policy

State Environmental Planning Policies (SEPPs) are guidelines and controls relating to specific issues significant to the State. Commencing in March 2022, the 45 existing SEPPs were consolidated into 11 new "thematic" SEPPs.

The following are applicable to the Leeton Shire.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Resources and Energy) 2021

2.1.4. State Plans

- NSW State Plan 2011-2021
- A 20 Year Economic Vision for Regional NSW (2018)
- The NSW Government has prepared the Future Transport 2056 Plan ("the Transport Plan")
- NSW Right To Farm Policy (2015)
- Better Placed
- The Urban Design Guide for Regional NSW
- Design Guide for Heritage
- Greener Places Guide

2.1.5. Regional Plans

Leeton Shire is included in the Riverina-Murray Region and is within the Riverina-Murray Regional Plan 2041 ("the Regional Plan").

The Regional Plan is the overarching guide to land use planning in the area. Divided into three parts (Environment, Communities and Places, Economy), the Regional Plan contains 18 Objectives, related strategies and actions.

A breakdown of the Regional Plan's applicability is provided in the supporting background paper.



Riverina-Murray Regional Plan 2041 ("the Regional Plan").

2.2. Local Statutory and Strategic Context

Local land use planning in NSW is generally administered by a Local Environmental Plan (LEP) and supported by Development Control Plans (DCPs).

2.2.1. Local Environmental Plan

A Local Environmental Plan is a type of Environmental planning instrument (EPI) and a statutory plan. It is one of primary planning tools for a Local Government Area (LGA) which sets out the planning regulations as well as the criteria to assess any proposed development. It is written in a standardised format, common to all LGAs across New South Wales.

The LEP is an instrument where strategic intent is applied and is informed by a range of planning strategies and seeks to provide quantifiable criteria the whole community can understand and apply to their individual circumstances.

Leeton Local Environmental Plan 2014 ("the LEP") was gazetted on 10th June 2014.

The LEP is based on the Standard Instrument Order 2006 and contains provisions that reflect the local nature of Leeton.



2.3. Residential Zones

The residential areas of Leeton LGA are assigned a range of zones:

- R1 General Residential Zone
- R2 Low Density Residential Zone
- R3 Medium Density Residential Zone
- R5 Large Lot Residential Zone
- RU5 Village Zone.

The relationship between the residential zones is crucial; balancing the primary goal of housing with other complementary uses, the spatial context and density, and relationship to other land uses within the LGA.

Proximity to services and amenity is vital to all types of housing as is the efficient provision of infrastructure such as roads, footpaths, public spaces, water, gas, electricity and telecommunications, effluent and rainwater disposal.

One of the major attractions of regional and rural living is the desire to live on more spacious lots. That demand in Leeton LGA also needs to be balanced with primary production (avoiding its fragmentation and encroachment by residential use), as well as capitalising on the environmental, infrastructural and socio-economic benefits of compact urban forms.



2.3.1. R1 General Residential Zone

Zone Objectives

- 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 facilitate development of social and community infrastructure to meet the needs of future residents.
- To enable sensitive infill development of other housing types.
- To allow people to carry out a reasonable range of activities from their homes, where such activities do not adversely affect the living environment of neighbours.
- To minimise the impact of non-residential uses and ensure they are in character and compatible with surrounding development.

2.3.2. R2 Low Density Residential

Zone Objectives

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that a high level of residential amenity is achieved and maintained.

2.3.3. R3 Medium Density Residential Zone

Zone Objectives

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that a high level of residential amenity is achieved and maintained.
- To enable and enhance a high level of streetscape and urban design in the area.

2.3.4. R5 Large Lot Residential Zone

Zone Objectives

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To facilitate and promote an increased range of residential opportunities by providing for low intensity residential development compatible with the characteristics of the locality.

Access to reticulated sewerage and water systems should be considered when determining appropriate minimum lot sizes. Lot sizes can be varied within the zone depending on the servicing availability and other factors such as topography, native vegetation characteristics and surrounding agricultural land uses.

2.3.5. RU5 Village Zone

The smaller villages of Murrami, Wamoon and Whitton are all covered by the RU5 Village Zone.

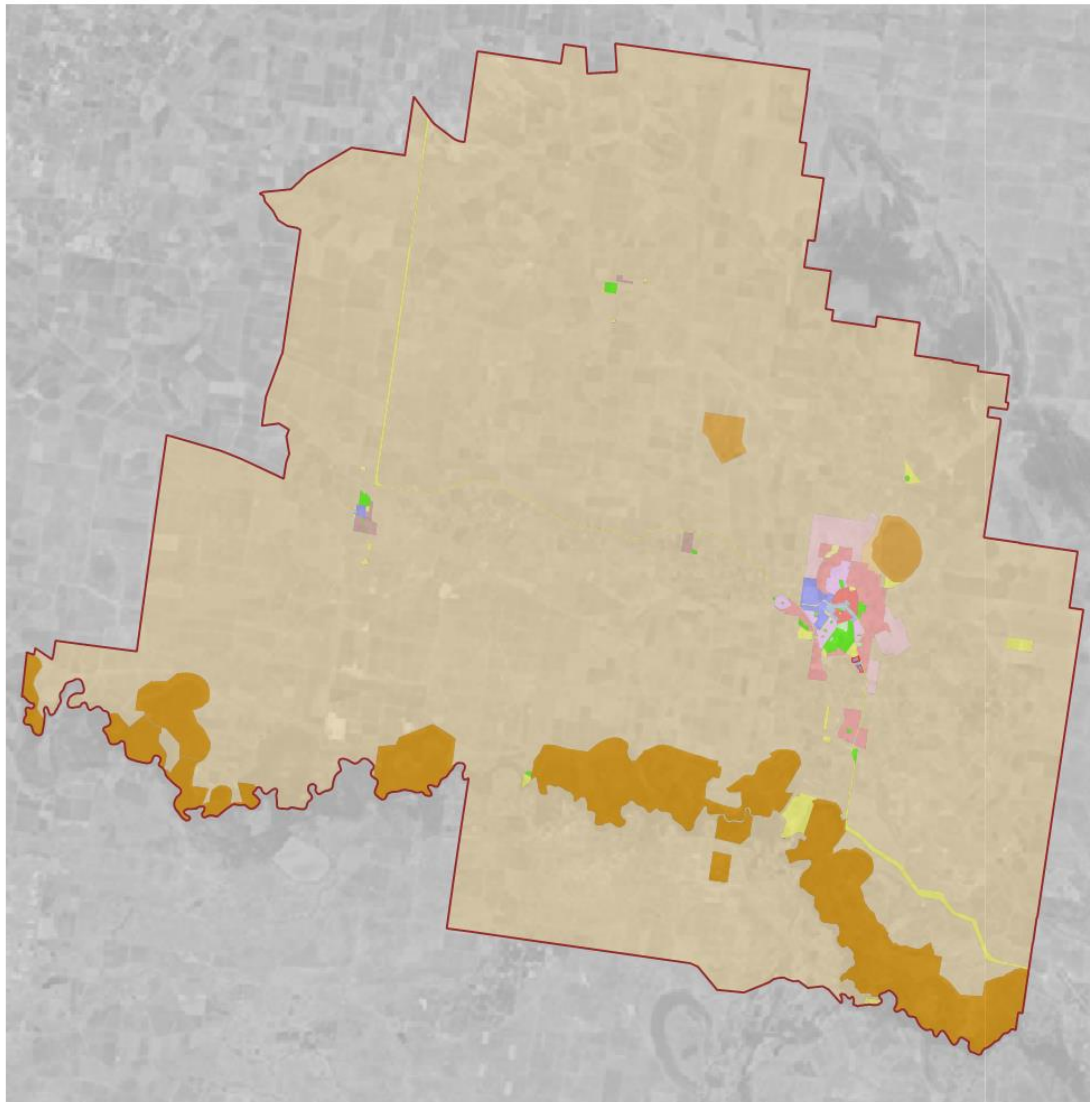
This zone is a flexible zone for centres where a mix of residential, retail, business, industrial and other compatible land uses may be provided to service the local rural community.

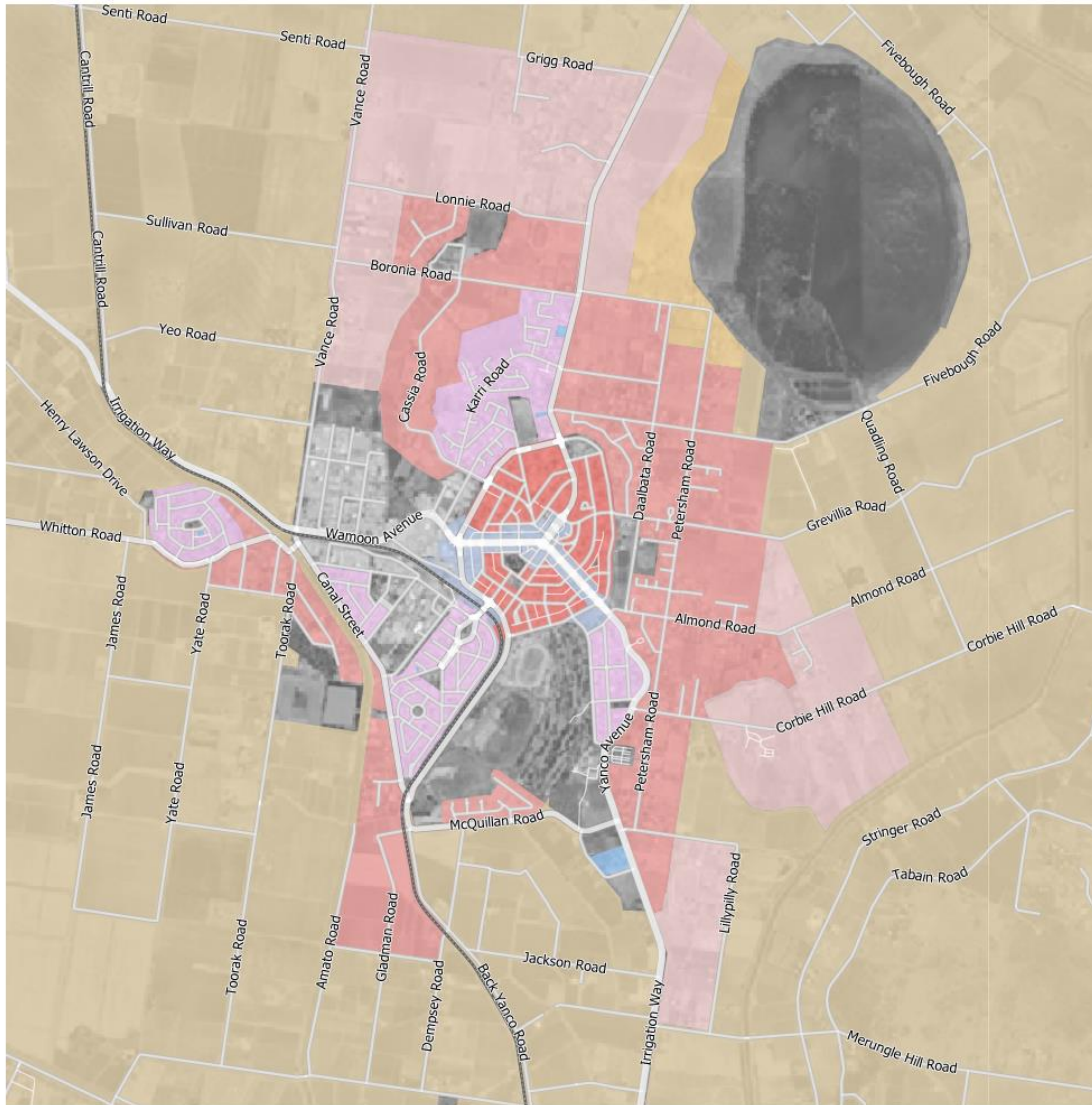
The RU5 zone caters for a variety of uses:

- Residential
- Commercial
- Health
- Retail
- Amenity
- Accommodation and Tourism
- Education

Zone Objectives

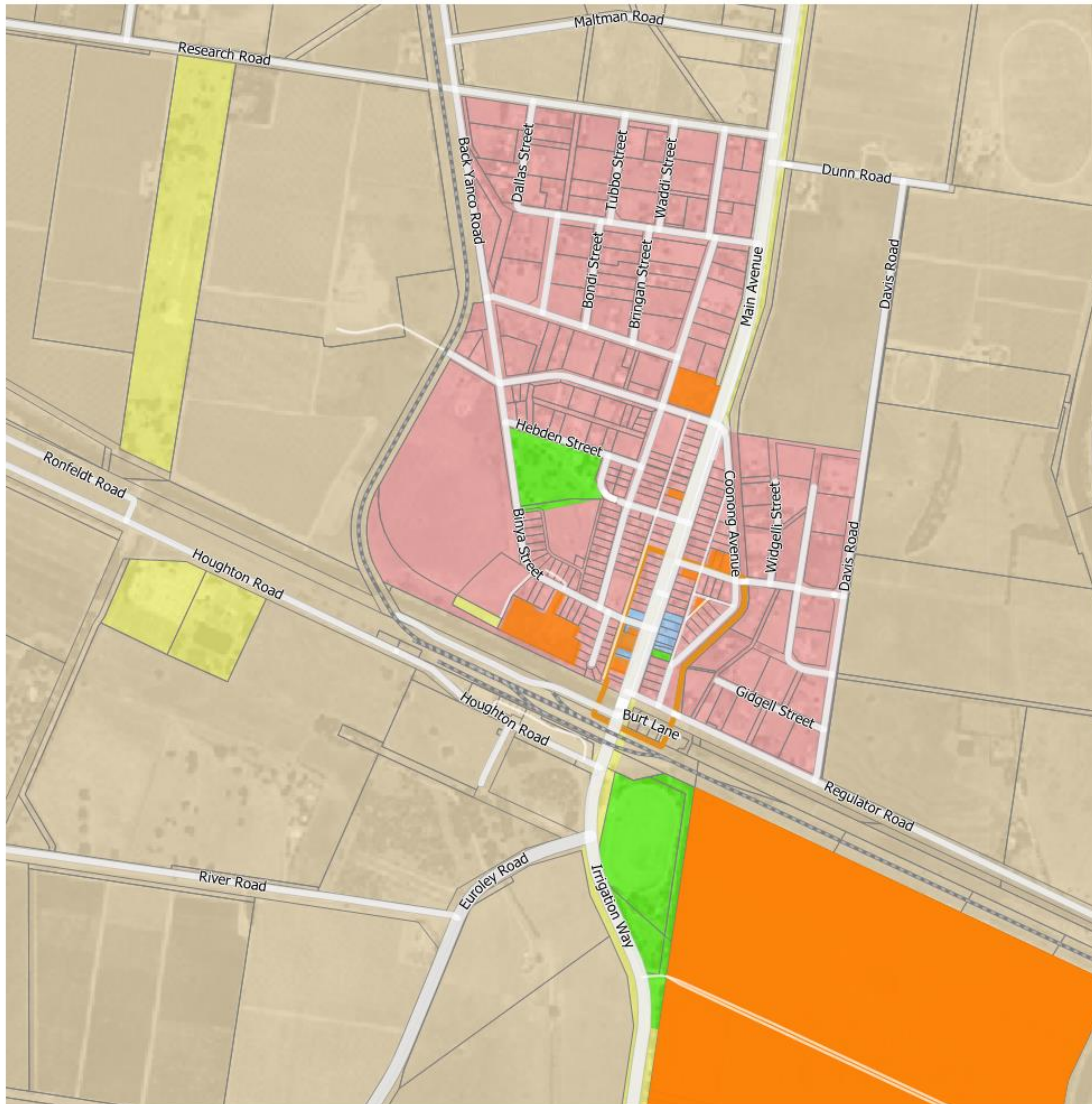
- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To define the village boundaries of Murrami, Wamoon and Whitton.
- To protect and conserve the rural atmosphere of village areas.
- To ensure that development in village areas is compatible with the environmental capability of the land, particularly in terms of the capacity of that land to accommodate on-site effluent disposal.





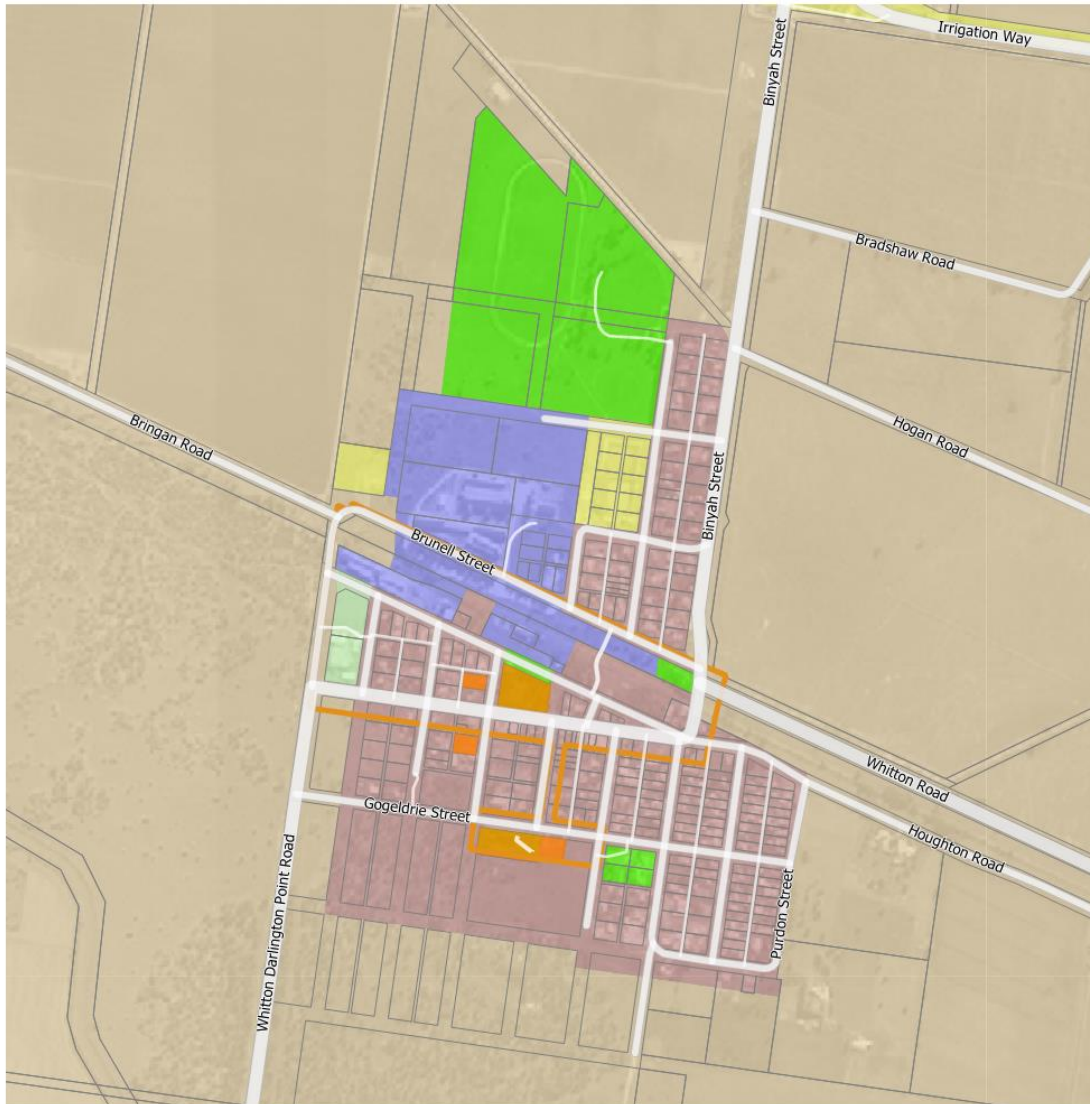
**Leeton LGA Zoning Map
Residential Zones
Leeton**

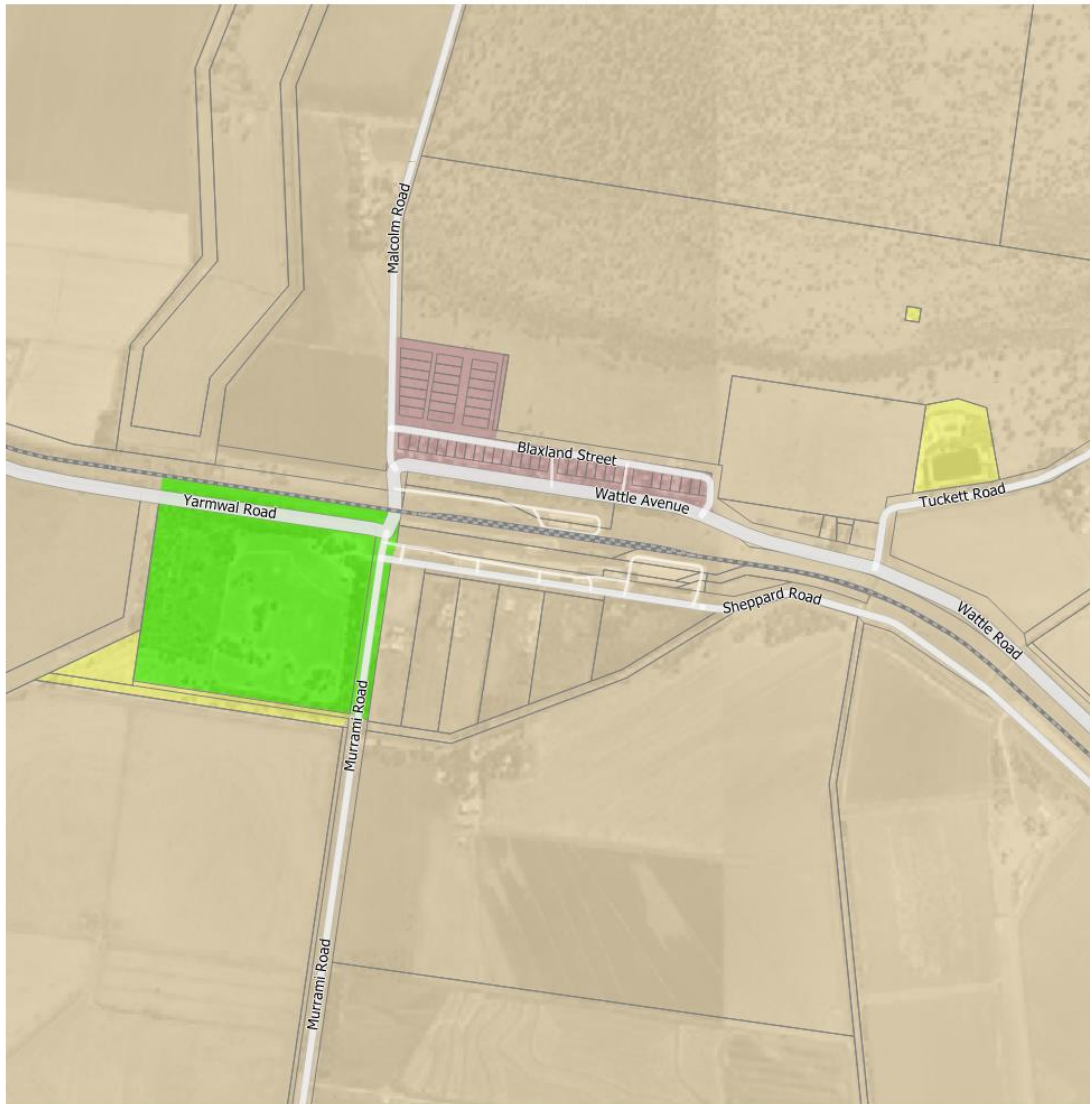
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R5 - Large Lot Residential
- E1 - Local Centre
- E2 - Commercial Centre
- C4 Environmental Living



**Leeton LGA Zoning Map
Yanco**

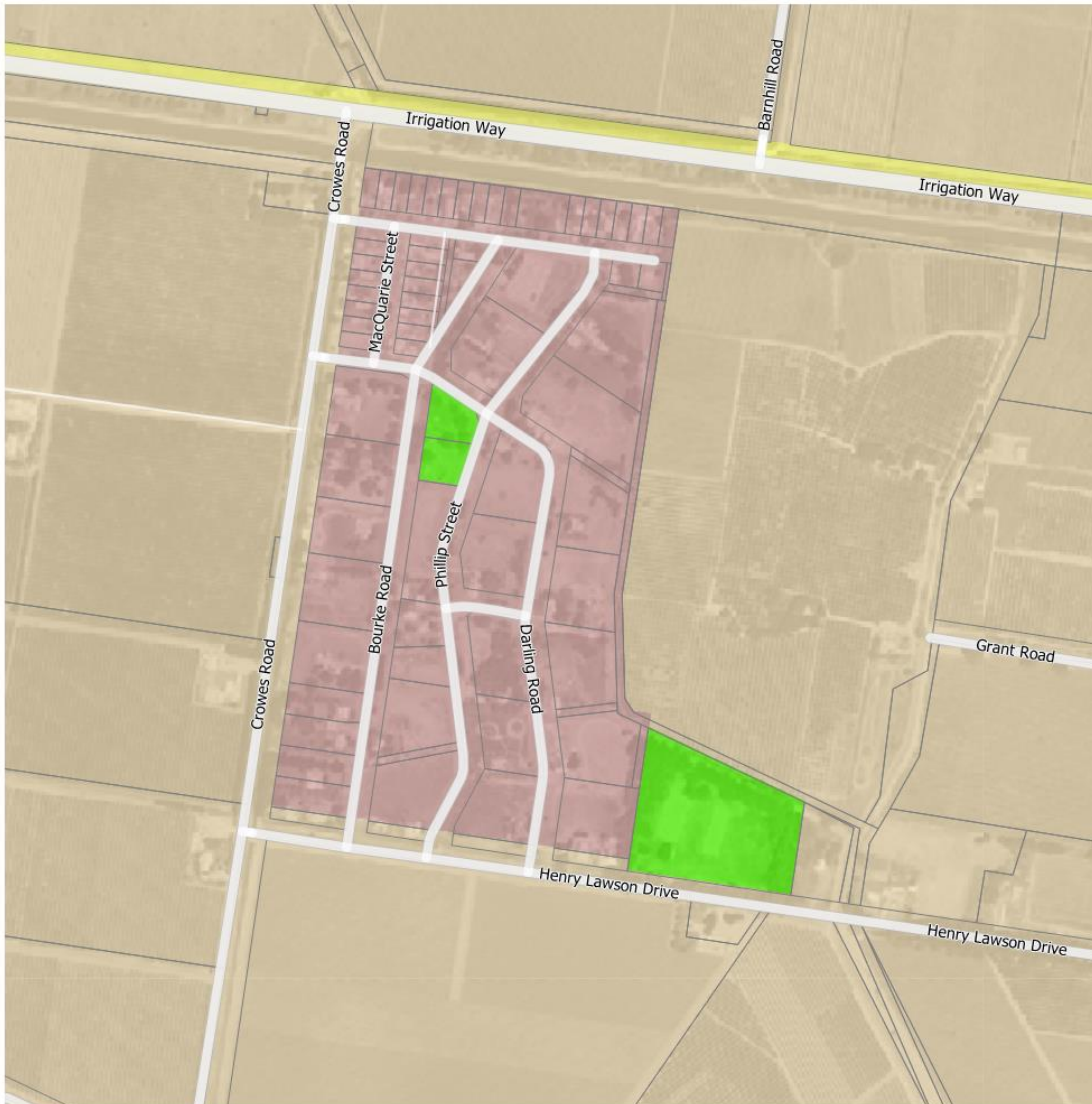
- E1 - Local Centre
- R2 - Low Density Residential
- RE1 - Public Recreation
- RU1 - Primary Production
- SP2 - Infrastructure
- Heritage - Local Item
- Heritage Conservation Area





Leeton LGA Zoning Map
Murrami

- RE1 - Public Recreation
- RU1 - Primary Production
- RU5 - Village
- SP2 - Infrastructure



**Leeton LGA Zoning Map
Wamoon**

- RE1 - Public Recreation
- RU1 - Primary Production
- RU5 - Village
- SP2 - Infrastructure

Key Issues for Discussion

The key issues in relation to zoning for the Shire include:



Identification of township boundaries to avoid encroachment on productive land.



Locations for the low density residential land to be utilised for most efficient existing infrastructure and access.



Consider minimum lot sizes to reflect the nature and context of Leeton and applied zones.



Consider a township growth boundary to limit the spread of inefficient residential land uses. Where low density residential use is spread, the infrastructural cost to the community is greater, as an initial cost and an ongoing maintenance cost.



Considering productive and non-productive rural areas and whether there is opportunity for enabling low density dwellings in appropriate areas.



Ensuring industrial land is in the right place, to take advantage of strategic transport networks and catchment areas for potential employee base.

2.4. Minimum Lot Size

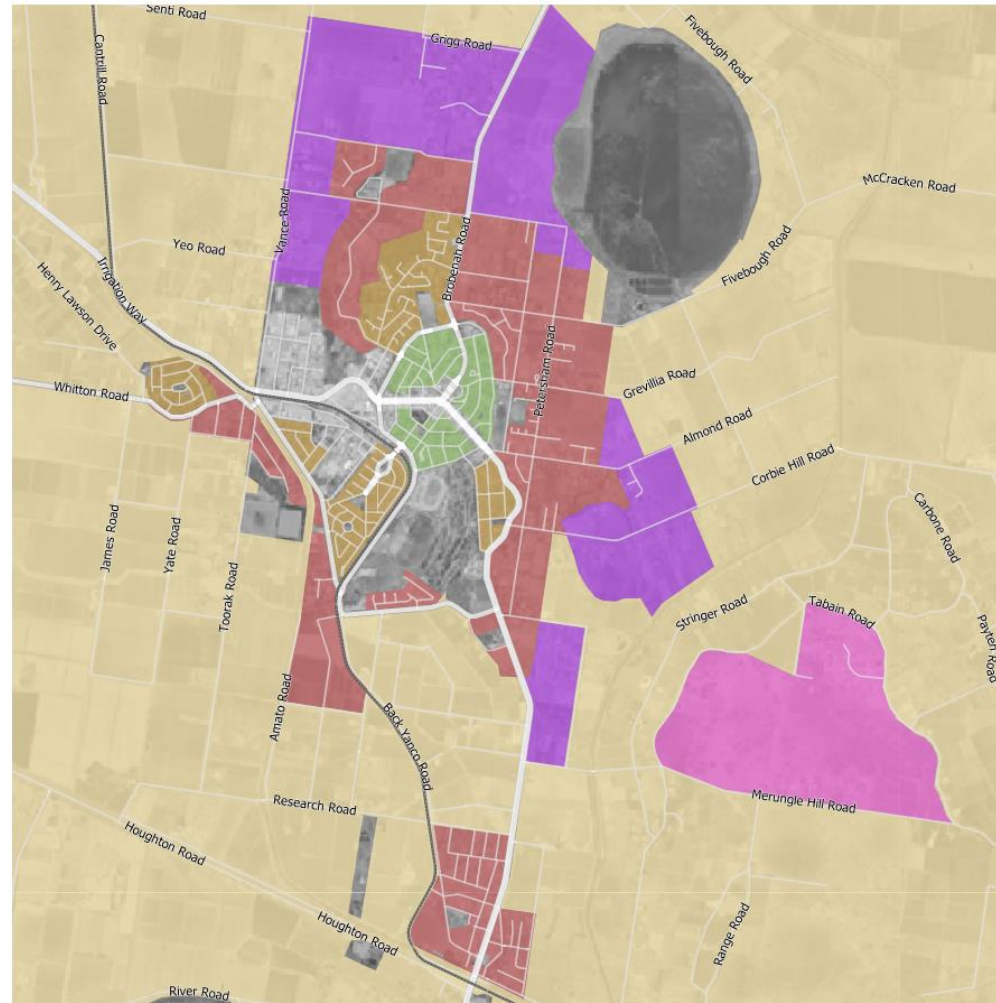
The minimum lot size is an additional control that can affect the density, allowable development and resulting character of an area. Resulting in different outcomes and effects, it applies to RU1 Primary Production lots, where there is a 150 hectare minimum, down to a 500m² minimum in the R3 Medium Density Residential Zone.

Consideration must be given to the “in-between” zones, which perform an important transitional purpose from the more urbanised town centres to productive, broadacre agricultural use.

The minimum lot size can seek to encourage or discourage development at a particular density and works in tandem with land use zoning. For a torrens title, a minimum lot size also dictates an entitlement of one dwelling per lot.

Where the zone permits, individual lot sizes can be effectively reduced through strata or community subdivisions.

To encourage infill development throughout Leeton, a reduction or abolition of the minimum lot size in urban areas could be considered.



Minimum Lot Size Leeton

- 500m²
- 750m²
- 4000m²
- 4ha
- 8ha
- 150ha

2.5 Local Strategies and Plans

Other local policies and plans that influence land use planning within the Shire include the following.

2.5.1 Development Control Plan

The Development Control Plan (DCP) is a non-statutory document produced by each LGA that guide and facilitate development. The DCP contains local planning controls, implemented by individual Councils, and assists in providing certainty on the aims and objectives set out in the respective Local Environmental Plans.

Unlike the State Environmental Planning Policies (SEPP's) and Local Environmental Plans (LEP), the DCP is not a legally binding document, and provides opportunity for variation where appropriately justified. Regardless, it is a fundamental component of the suite of documents that inform land use planning in NSW.

The *Leeton Shire Development Control Plan 2022* ("the DCP") contains additional matters that are required to be considered for developments to reflect the objectives of the Environmental Planning & Assessment Act 1979, assist in the administration of the LEP and to provide good planning outcomes for development in the Shire.



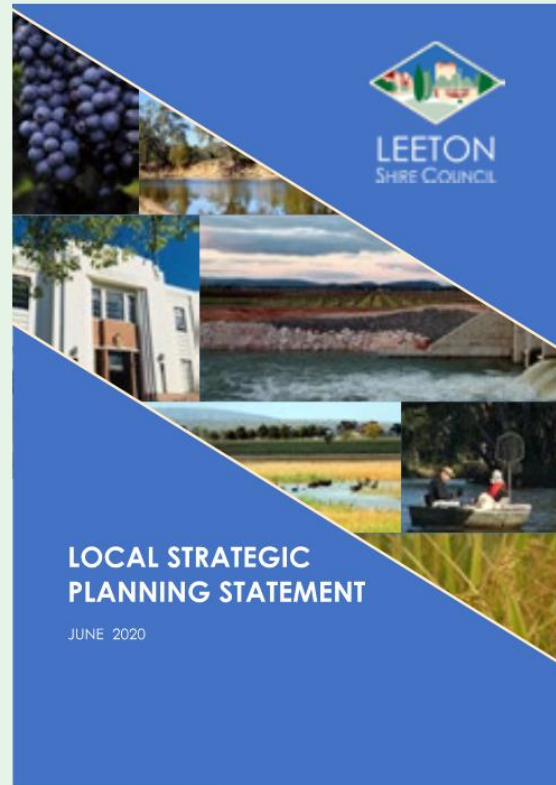
Leeton Development Control Plan

2.5.2 Leeton Shire Local Strategic Planning Statement

As of 2018, all LGAs throughout NSW must prepare and endorse a Local Strategic Planning Statement (LSPS). The LSPS is a unifying strategic document that brings together the planning priorities and planned actions for a particular LGA. Importantly, the priorities and actions outlined in the Leeton LSPS help to shape the Strategy.

The Leeton Shire Local Strategic Planning Statement 2020 (LSPS) sets out a 20 year vision for land use planning throughout Leeton Shire. It seeks to balance the principles and objectives of the higher order regional strategies with local plans and provide a contextual future-driven approach to planning within the Shire.

Leeton Shire's LSPS has outlined some of the fundamental planning and land use issues that the region faces. It will align with strategic objectives from guiding documents and legislation.



Local Strategic Planning Statement (2020)

2.5.3 Developer Contributions Plans

Local contributions plans levy new developments to contribute to infrastructure and other community costs. The Leeton S94A Fixed Levy Plan (Section 7.12) and applies to all development throughout the shire valued at over \$100,000.

Following the NSW Productivity Commission's "Review of Infrastructure Contributions", changes to the system will be progressively rolled out throughout the state in the coming years.

Leeton Shire's LSPS has outlined some of the fundamental planning and land use issues that the region faces. It will align with strategic objectives from guiding documents and legislation.



Planning Priority 1

Agriculture

Protect agricultural land functions and support the diversification and value-adding opportunities of agriculture.



Planning Priority 2

Employment

Protect key employment lands and access to markets.



Planning Priority 3

Tourism

Promote tourism opportunities.



Planning Priority 4

Retail

Enhance Pine, Kurrajong and Wade Avenues to promote retail opportunities and a vibrant place for the community.



Planning Priority 5

Housing

Ensure the community has access to diverse housing options.



Planning Priority 6

Community

Ensure the community has access to liveable neighbourhoods and quality open space.



Planning Priority 7

Environment

Protect the region's environmental assets and increase resilience to natural hazards and climate change.

SECTION

3

About Leeton Shire

Sunrise, Fivebough Wetlands





Yanco Agricultural High School

3.1. Administrative History

Leeton Shire was originally named Willembong Shire, created in 1928 under the provisions of the Irrigation Act and renamed Leeton Shire in 1946 after Charles Lee, the then Minister for Public Works.

Leeton is the birthplace of the Murrumbidgee Irrigation Area (MIA). It was first declared a town in 1913 and was originally administered by the Water Conservation and Irrigation Commission. Early development of Leeton was carried out during the 1920s and 1930s, with Art-Deco styled buildings throughout the urban area standing as an enduring legacy of this early establishment.

Along with Griffith, 57km to the west, the town of Leeton was developed as an important urban centre within the MIA, and irrigated agriculture continues to be the driver of Leeton's economy.

The Shire comprises an area of 1,167km² and includes the town of Leeton and the villages of Whitton, Yanco, Wamoon and Murrami.

3.2. Indigenous Context

Leeton Shire sits within the land of the Wiradjuri Nation. The Local Aboriginal Land Council is the Leeton and District Aboriginal Land Council (LALC).

The Wiradjuri nation is the largest cultural footprint in NSW and geographically the second largest aboriginal nation in Australia (See Table 2).

Some mapped sites of significant Aboriginal cultural importance within Leeton Shire include the Koonadan Historic Site, a Wiradjuri ceremonial and burial ground, around 9km north west of Leeton.

The major importance of Koonadan Historic Site lies in its value to the Aboriginal community. This value is based upon the following: - Aboriginal skeletal material associated with two skeletons has been found in the dune. The local Aboriginal community believes that Koonadan is an ancestral Wiradjuri burial ground. The area therefore has very high significance to the community because of the deep respect of Aboriginal people for their dead.

Koonadan is adjacent to Tuckerbil Swamp. The swamp and surrounding land was a traditional hunting/fishing area for the Wiradjuri people and was linked to a corroboree site at Yanco. Participants would go there to gather food after a corroboree. The swamp was originally extensive with abundant wildlife, in an area where water is a scarce resource. It was an important source of food for local Aboriginal families during the 1930's depression and was used until recent years by them when the swamp was drained and the area cleared.

Local Aboriginal knowledge maintains a bora ground, used for ceremonial purposes, was located between the Koonadan dune and Tuckerbil Swamp.


The historic site has both traditional and contemporary significance with continuity of Aboriginal association from pre-European times to the present day. The site was instrumental in the cultural re-awakening of the local Aboriginal people following their return from missions earlier this century and has been the focus of heightened awareness of cultural tradition and unity within the community in the past decade.

The historic site has considerable educational value as it contains a number of significant Aboriginal sites which can be interpreted to explain the traditional and spiritual life of the Aboriginal people. Its location close to a number of towns in a popular tourist area and its easy access add to its educational value.

From Koonadan Historic Site Plan of Management



**Heritage Listings -
Aboriginal**

 Koonadan Historic Site

Connecting With Country

The NSW Government Architect has published an introductory guide for understanding the value of Aboriginal knowledge in the design and planning of places.

“Connecting with Country will support design and planning industry engagement with Aboriginal culture and heritage. Its principles for action will help to realise projects that:

- protect the health and wellbeing of Country and therefore of Aboriginal communities, and by extension all communities
- embed Aboriginal knowledge into the design and planning of our built environment to make NSW a better place for all its citizens”

Considering the importance of natural systems to supporting the economic and environmental welfare of Leeton Shire (ie agriculture, the Murrumbidgee River System), it is an extraordinary opportunity to incorporate different systems of knowledge and understanding of place.



Table 2 Extract from the AIATSIS Map of Indigenous Australia



3.3. European Settlement and Heritage

Leeton was conceived and constructed as the birthplace of the Murrumbidgee Irrigation Area (MIA).

Leeton Shire owes its existence, economy and culture to the provision of water from the Murrumbidgee River for irrigated agricultural. The origins of what is now the Murrumbidgee Irrigation Area (MIA) can be attributed to noted pastoralist, Sir Samuel McCaughey, who in the late 1800's convinced the NSW State Government that land around his North Yanko holding (principally what is now the Leeton Shire) was suitable for irrigation. In response, the NSW Government commenced the construction of the Barren Jack Dam (now called Burrinjuck Dam) in 1906, following the severe drought of 1902, to dam the waters of the Murrumbidgee River to provide a regulated water supply downstream of the dam to drought proof inland NSW.

At the completion of Burrinjuck Dam and the supporting network of canals and channels the Murrumbidgee Irrigation Area was officially opened with a turning on of the water ceremony at Yanco on the 13th July 1912.

Since these early beginnings Leeton Shire has grown to a population of 11,445 with the major town of Leeton and rural villages at Whitton, Yanco, Wamoon and Murrumbidgee.

Leeton LSPS



Within the town of Leeton,
is a rich collection of
art-deco buildings.

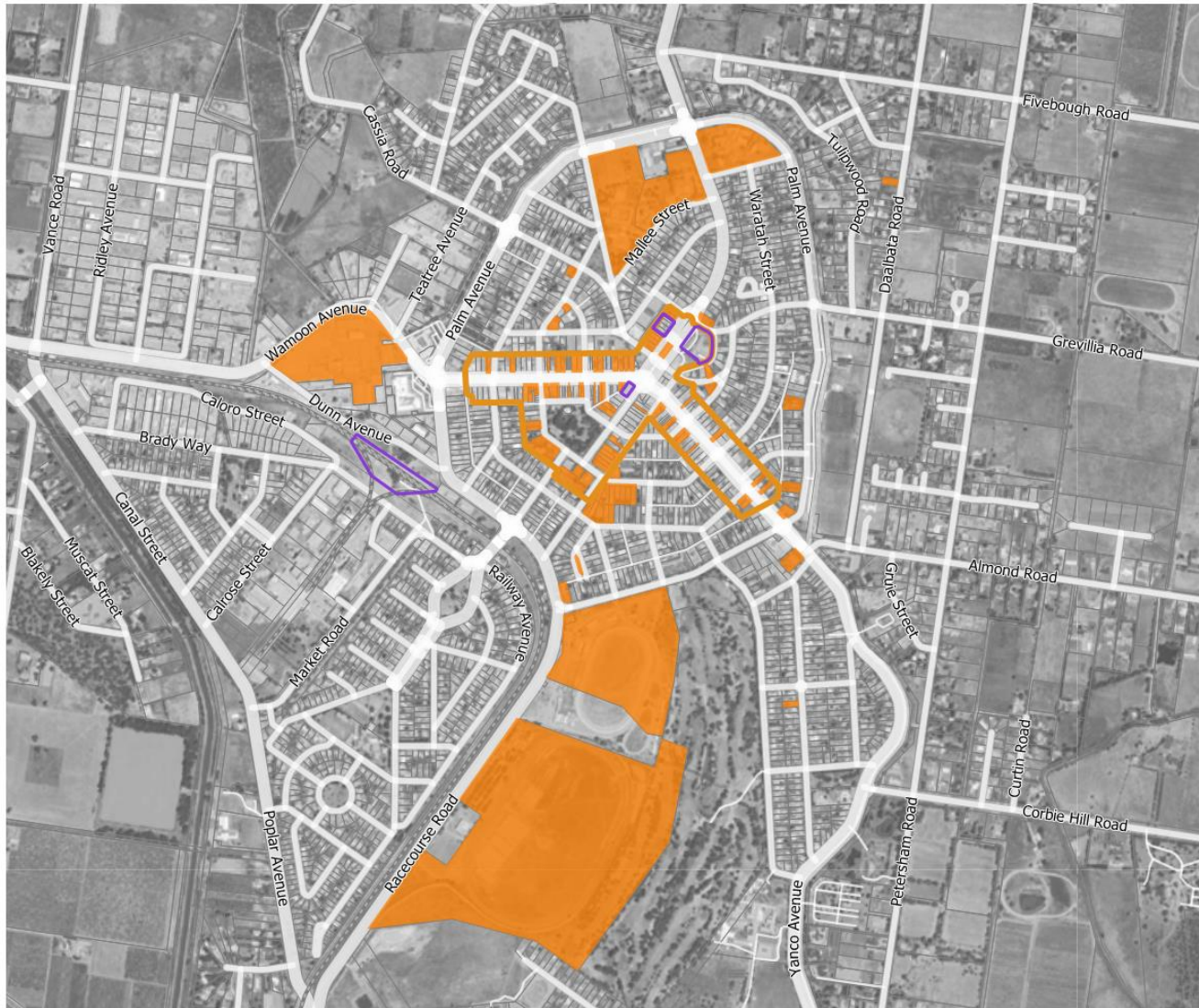
The town of Leeton contains a number of listed structures of State heritage significance, including the Hydro Hotel, Roxy Community Theatre, Leeton Railway Station and Yard Group and Leeton District Lands Office.

The Leeton LEP also has a list of buildings of local significance, including heritage precincts.

Further afield includes the Gogeldrie Weir and Yanco Weir, reflecting the irrigation related history of the Shire.



The Roxy Theatre



**Heritage Listings
– Leeton**

- Heritage - Local item
- Heritage - State item
- Heritage - Conservation Area

SECTION

4

Demographics



Leeton Shire Council Housing Strategy

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4.1. Population

4.1.1. Population

The Leeton LGA supports an estimated residential population of 11,452 persons (ABS, 2021) (based on usual place of residence), with an almost even split between males and females of 49.28% and 50.72% respectively.

Leeton Shire's population is concentrated in the town of Leeton and the smaller villages of Yanco, Whitton, Murrami and Wamoon.

Of the total population, 7.18% of the Shire identified as Aboriginal and Torres Strait Islander.

Note: The nature of the Census data is such that a proportion of the seasonal and migrant workforce, including the PALM scheme, is excluded from this data. It should be noted that the actual population is further inflated once these workforce populations are taken into consideration.



11,452

Residential population



49.28%

Female



50.27%

Male



7.18%

Aboriginal and Torres Strait Islander

Figure 1 ATSI Population Percentage 2021

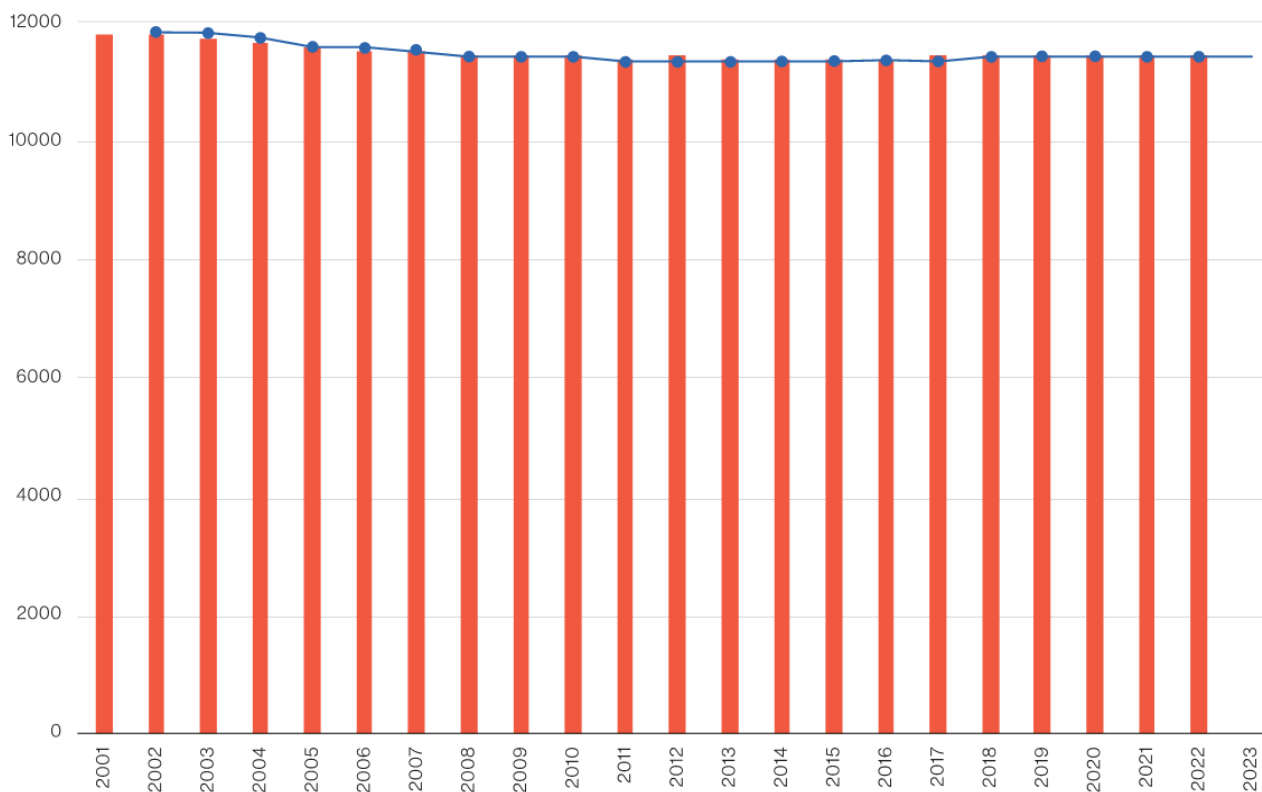


The makeup and location of the population, their preferences and requirements will inform future land use and planning strategies.

While over the last twenty years, the population has remained fairly steady, its makeup and distribution has fluctuated. Projections from NSW DPE indicate the population is like to remain steady.

Regardless, any future population change is not likely to be evenly distributed. The majority of future residents are expected to consolidate closer to the town of Leeton for the lifestyle, employment, services, healthcare and amenity.

Figure 2 Estimated Residential Population (2001-2022)



4.1.2. Population Changes and Distribution

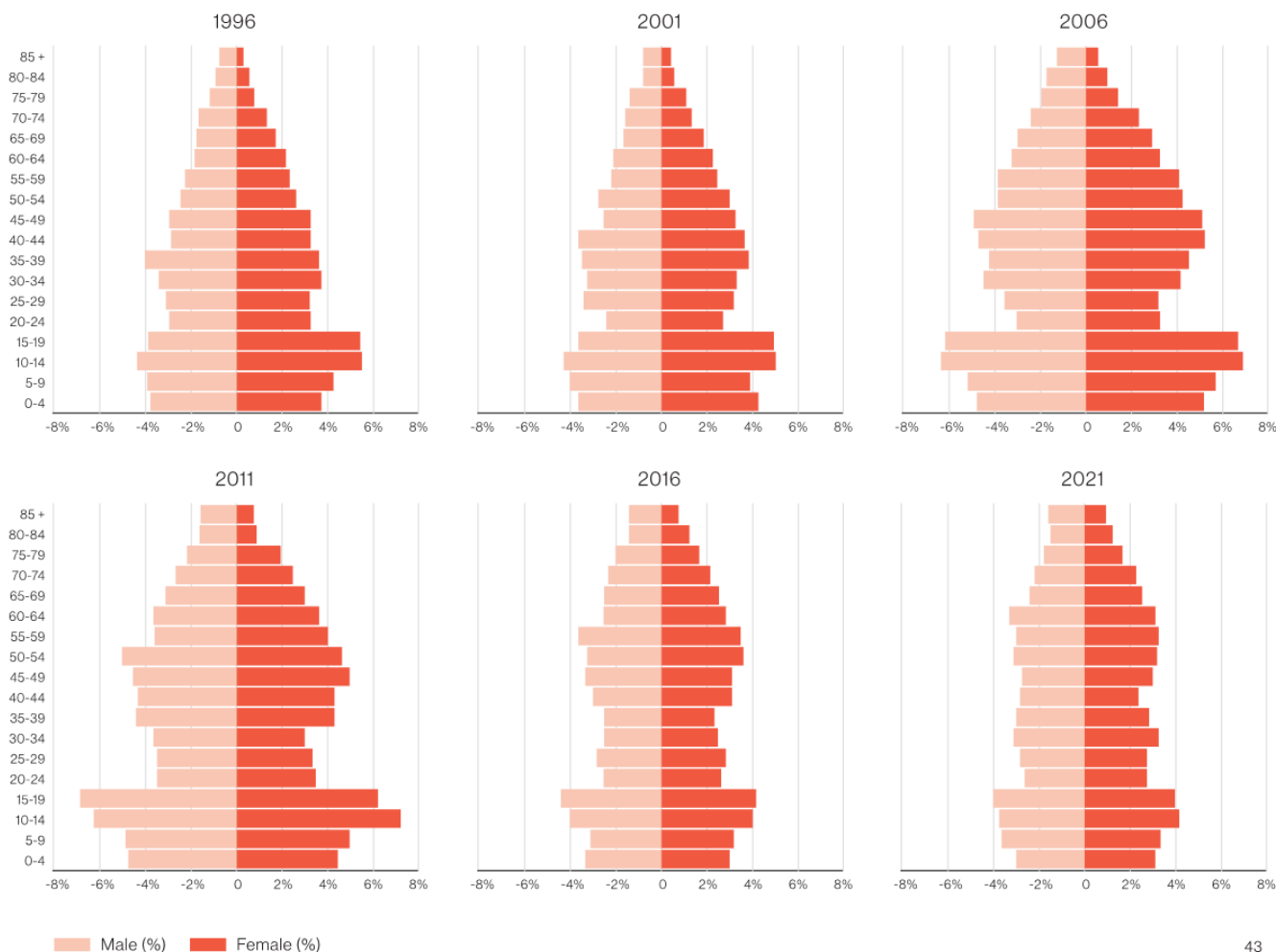
Overall, Leeton Shire's population has been fairly steady since the turn of the century, averaging around 11,500.

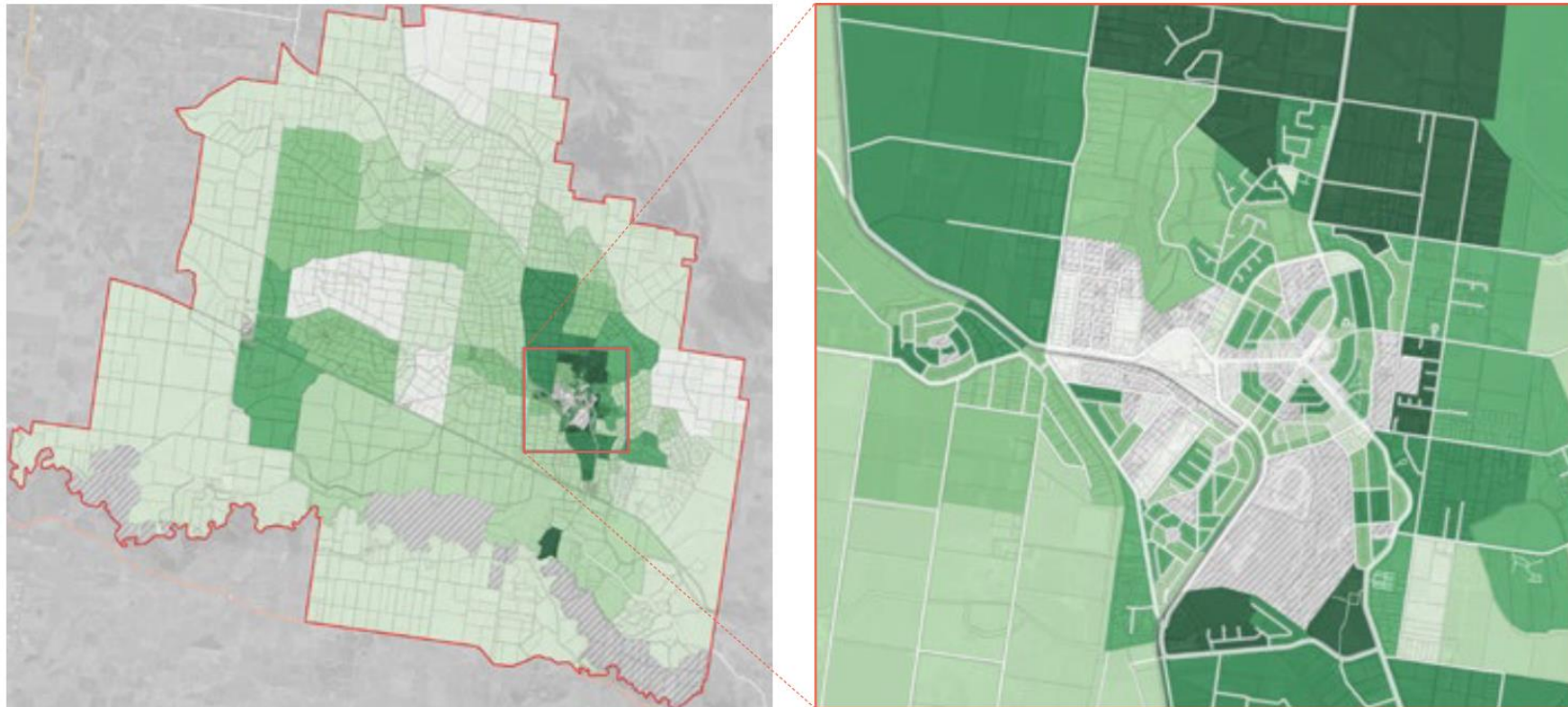
While the population is steady, the profile of Leeton is changing, particularly a shift toward an aging population, which is a trend fairly common to regional Australia.

As can be seen from the series of population pyramids spanning from 1996 to 2021, Leeton Shire has an aging population, which will affect community requirements for healthcare, amenity and land use planning.

While the population is ageing, there is a relatively stable cohort of 20-50 year olds within the Leeton Shire that represents the majority of the Shire's workforce. Council's vision for Leeton remains to attract and retain the population within these age brackets.

A local note on population distribution. Yanco is home to the Yanco Agricultural High School and St. Francis De Sales Regional College, which takes boarders who are counted in the five-yearly Census (enumerated population). The presence of enrolled students from year 7 to 12 (ages 12-17) is reflected in the larger 10-14 and 15-19 year age cohorts.





4.1.3. Population Density

The population density for the town of Leeton varies between one to four people per square kilometre.

The average density for Regional NSW towns is 3.62 people per square kilometre, which puts Leeton at the lower end of the spectrum. Leeton's relative size and remoteness also contribute to this.

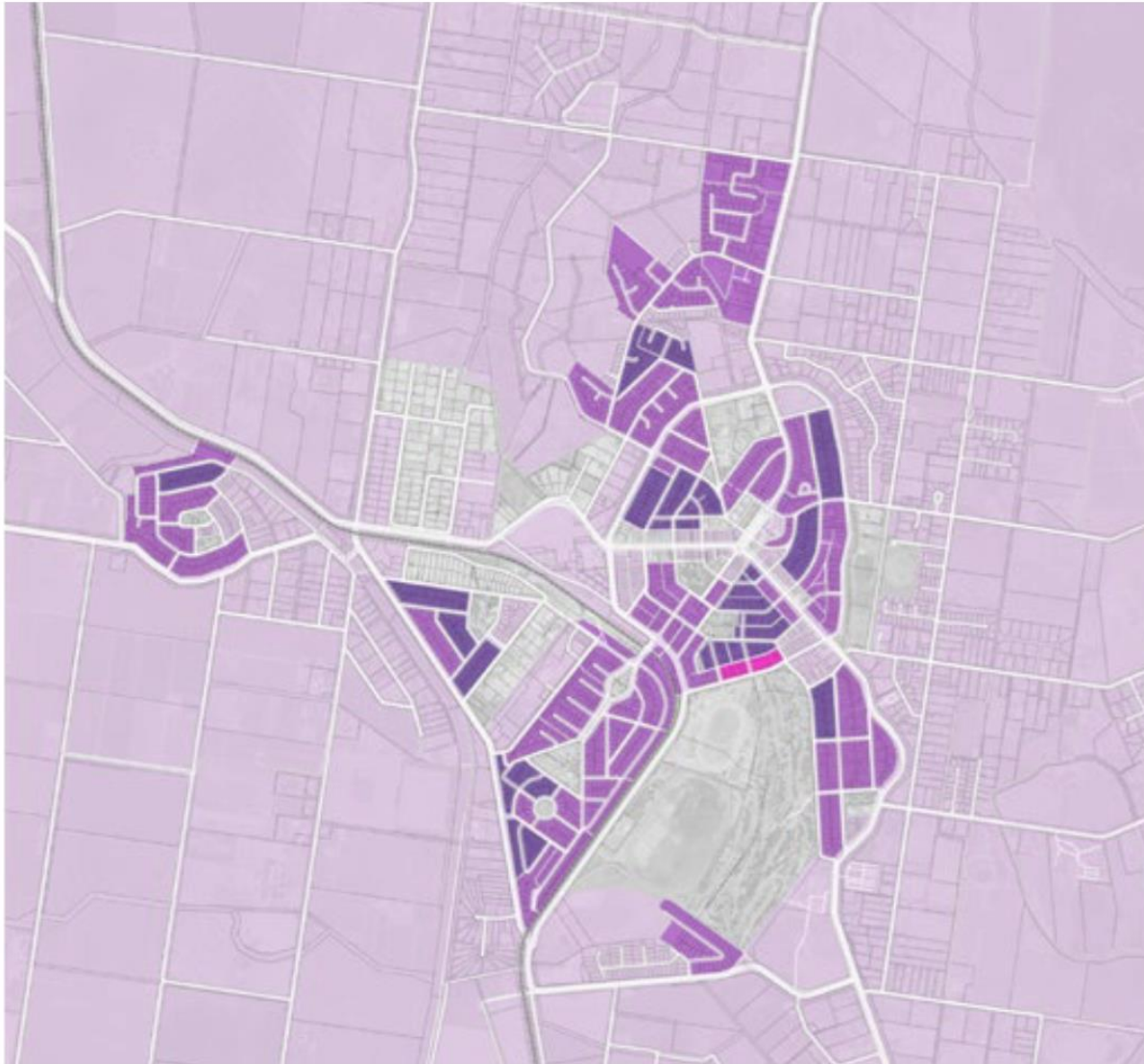
While low density living is often part of the appeal of a regional lifestyle, and a reason for many who choose to live there, it is important to balance this with inefficient land uses, such as embedding car dependency due to long travel distances by maintaining that low density.



3.62
People per km²

Leeton Farmers Market





4.1.4. Distribution by Age

Understanding where particular cohorts are choosing to live can give an indication of the types of housing that are required for certain areas.

Understanding the needs of different age groups and family groups can help to cater to their requirements.



Younger people have less want for large dwellings or space and may prioritise accessibility, walkability and amenity. Though likely not to the same extent as urban areas, younger people are driving less than previous generations.



Families seeking larger dwellings and lots will move further away from amenity and services to get that at a manageable cost.

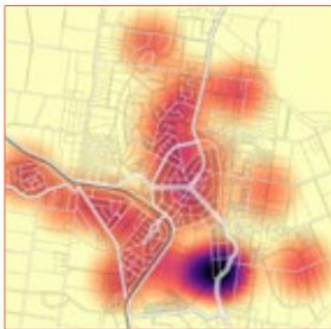


Retirees, empty nesters and couples without children may choose to be closer to services, healthcare and amenity.



Older people seeking to downsize will do so, as long as there are viable options for higher density living which align with lifestyle and access to the aforementioned services.

Heatmap Population Distribution by Age Group



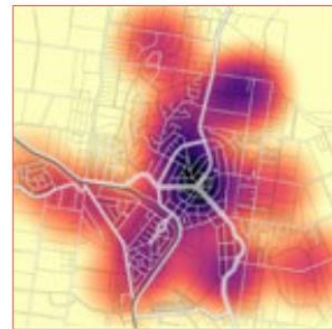
0 - 19 Years



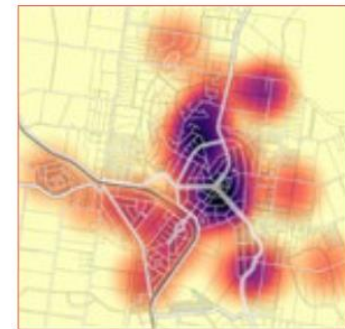
20 - 34 Years



35 - 44 Years



45 - 64 Years



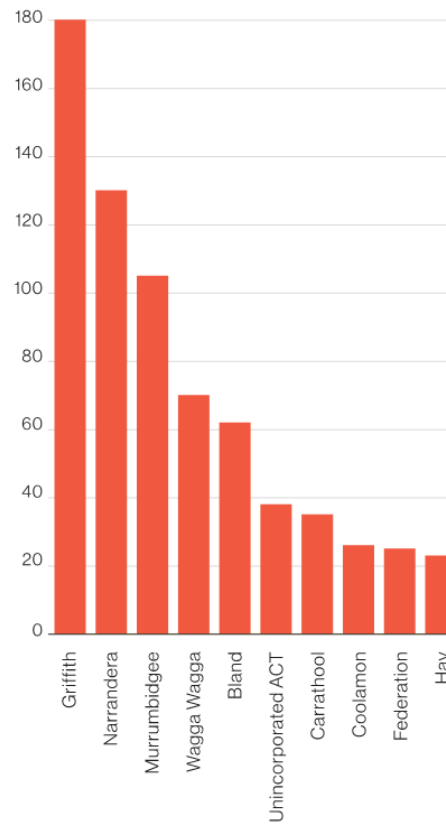
65+ Years

4.1.5. Population Migration



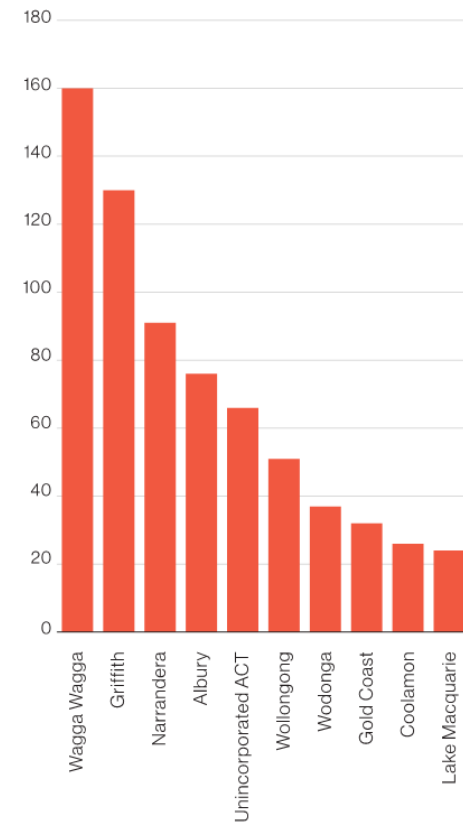
In Migration

The ten largest LGA sources of internal in-migrants are all regionally based.



Out Migration

The ten most popular LGAs for internal out-migration are also mostly quite close, though the size of the locations people are migrating to might indicate people may be moving for employment or greater opportunity.





Local Population Movement

From the neighbouring LGAs of Griffith, Narrandera and Murrumbidgee, Leeton has experienced high amounts of both in and out migration, indicating people moving around the region.



Migration by Age group

A loss of young adults (18-24 year cohort) is the most significant outward migration trend.



External migration

For a small regional LGA, Leeton has a relatively high proportion of the population born outside of Australia.

In the immediate region, Leeton (10.74% or 1,229 people) is comparable to Wagga Wagga (11.36%), Griffith (22.45%) and Carrathool (13.92%).

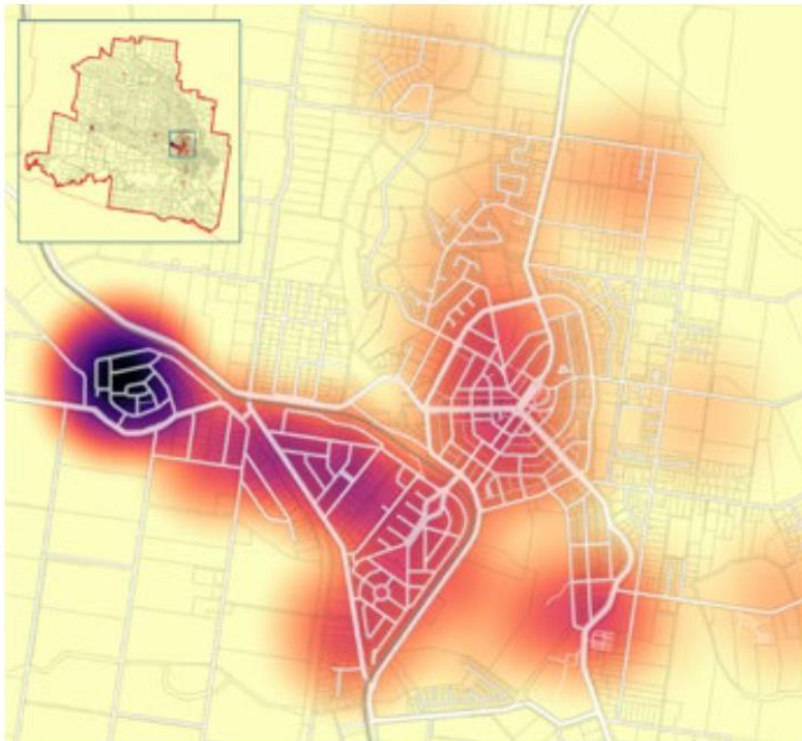
ABS (Country of Birth by Person)



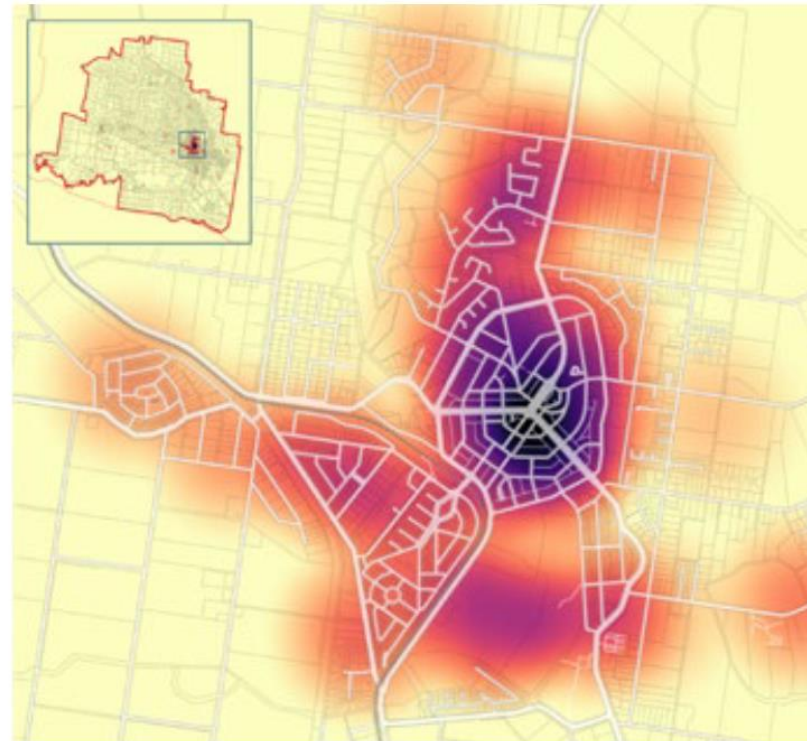
Cultural diversity

Leeton has earned a reputation as an accommodating community for migrants. Some further analysis on understanding the diverse housing and cultural requirements of different groups will be a foundational piece of research.

For instance, the concentration of migrants in the town of Leeton is a phenomenon that may be useful to unpack – the reasons for settlement, community, affordability can be investigated, as highlighted by the analysis within the following section.



ABS - 2021 Census
Heatmap - ATSI
Population SA1 Area



ABS - 2021 Census
Heatmap - People
born outside
Australia SA1 Area

4.1.6. Housing

Housing is one of the most influential factors in determining how the planning instruments should be framed for the future.

Demand for housing is high in the main town of Leeton with particularly strong demand for rental stock and affordable housing. Housing activity is not necessarily a result of historical planning or decisions made by Council though is more likely linked to larger scale migration flows locally, regionally and nationally.

The changes to the makeup of the population will place significant demands on housing stock in the future, particularly;

- The capability of the existing dwelling types to cater to changing household types
- The rise of lone person households
- Smaller family units and one parent families
- Housing stock suitable for an aging population
- The suitability of the minimum lot sizes, and lack of medium density developments
- Working housing (Temporary)



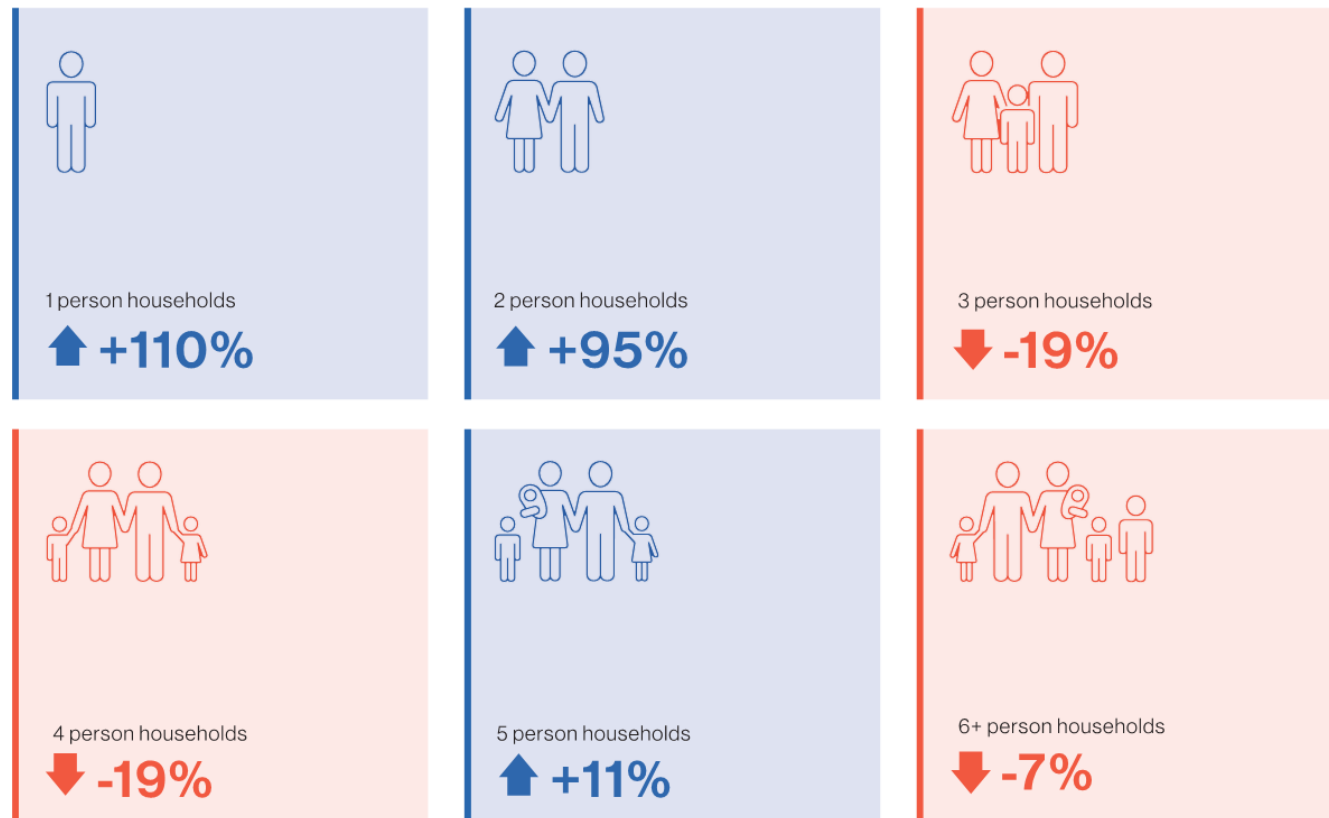
At the 2021 Census, there were 3961 occupied private dwellings recorded in Leeton Shire:



4.1.7. Household composition

Table 3 Change in Household Size 2006 – 2021

The change in household size, showing an increase of lone person households, should be analysed in conjunction with the change in age groups (see Population pyramids).



The change in household size, showing an increase of lone person households, should be analysed in conjunction with the change in age groups (see Population pyramids).

Table 4 Change in Household Type (2006 - 2021)



4.1.8. Dwelling Types

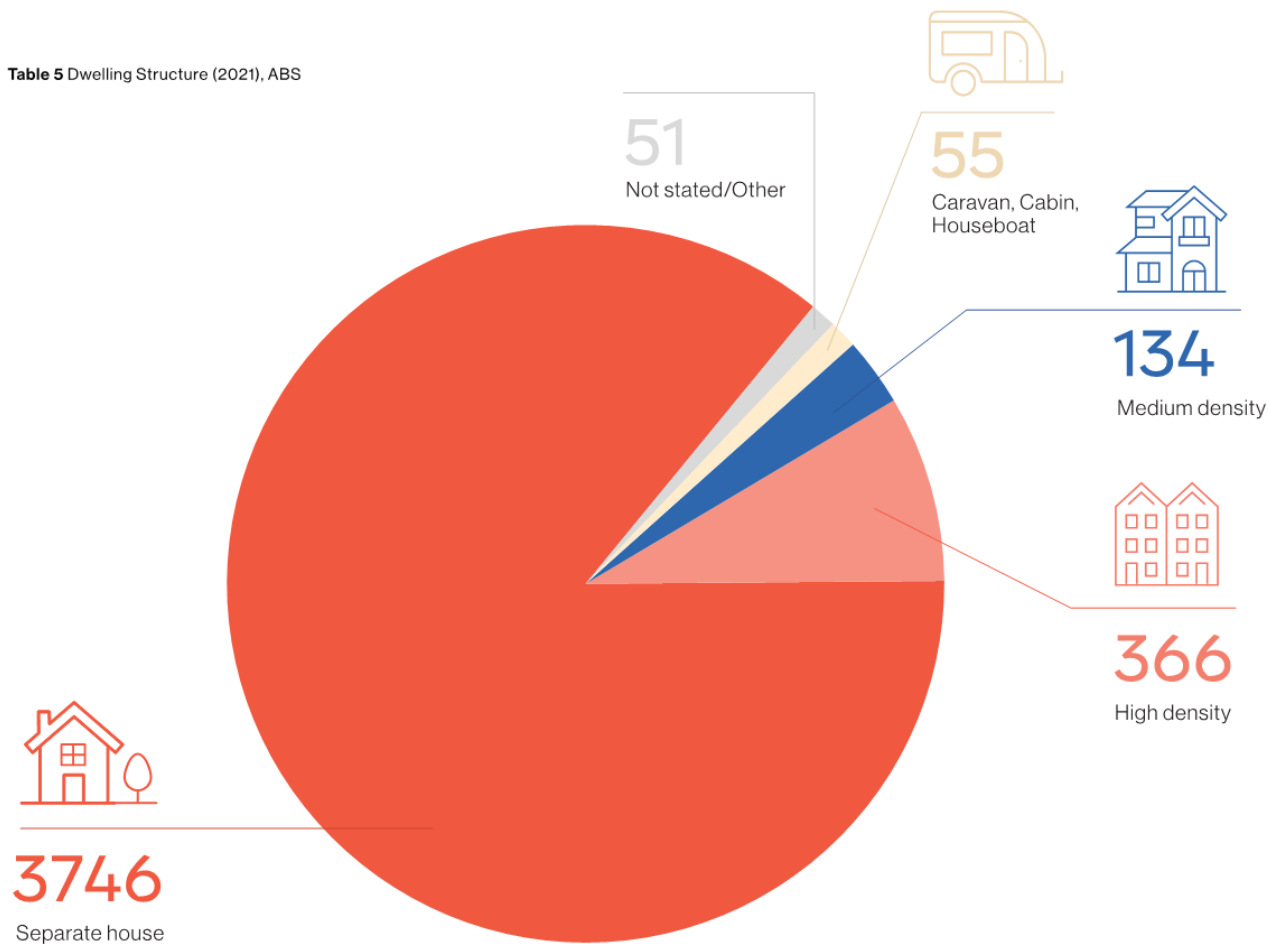
Table 5 Dwelling Structure (2021), ABS

Throughout the Leeton LGA, the dominant housing type is a detached three-bedroom dwelling. There is also a high proportion of four, five and over bedroom houses, and a small number of one and two bedroom dwellings, which is increasingly mismatching with the changing household compositions.

At the time of the 2021 census – there were 803 lone person households, residing in separate dwellings.

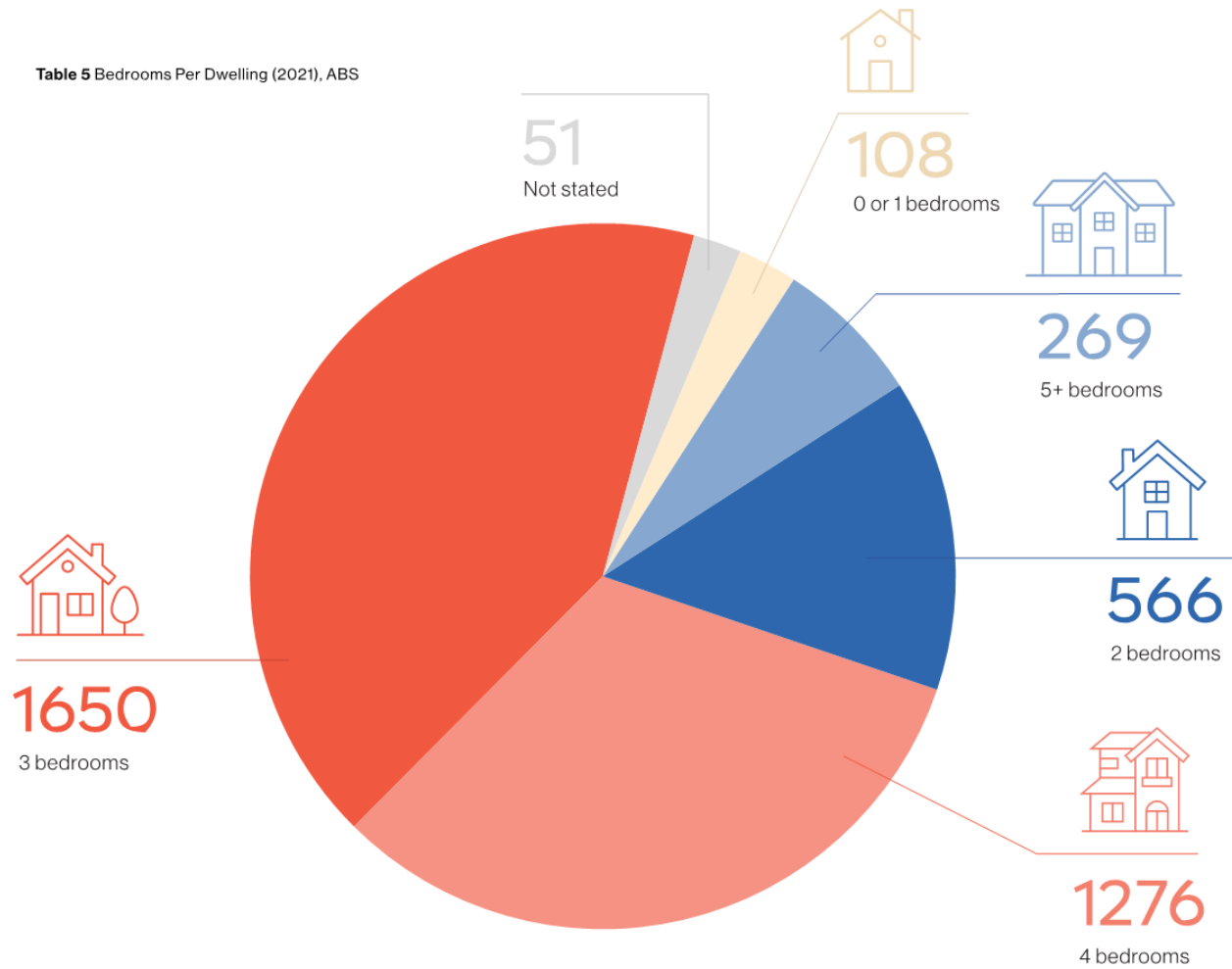
In 2021, of a total of 4,296 private dwellings, 330 are considered unoccupied – 7.68%

This is for a range of reasons including absent owners, dwellings for sale, the homes are rentals (but not occupied), or are newly completed and yet to be occupied.



Like much of regional New South Wales, changes in population distribution have occurred relatively rapidly compared to the pace of housing provision, turnover and urban development throughout the Leeton LGA.

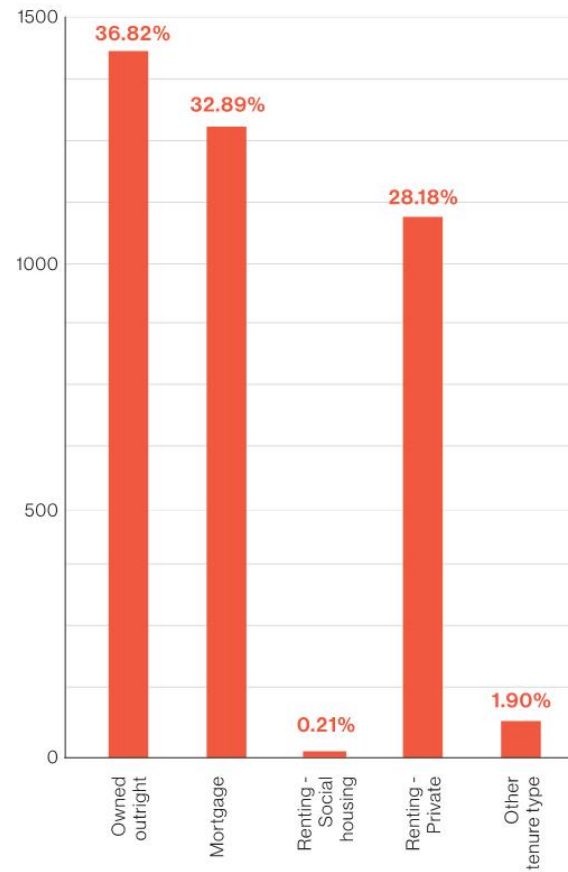
Table 5 Bedrooms Per Dwelling (2021), ABS



4.1.9. Housing Tenure

Due to the low population numbers, it can be hard to identify clear trends in housing tenure though it may be instructive to analyse them in conjunction with population dynamics.

Table 7 Housing Tenure, Leeton (2021)

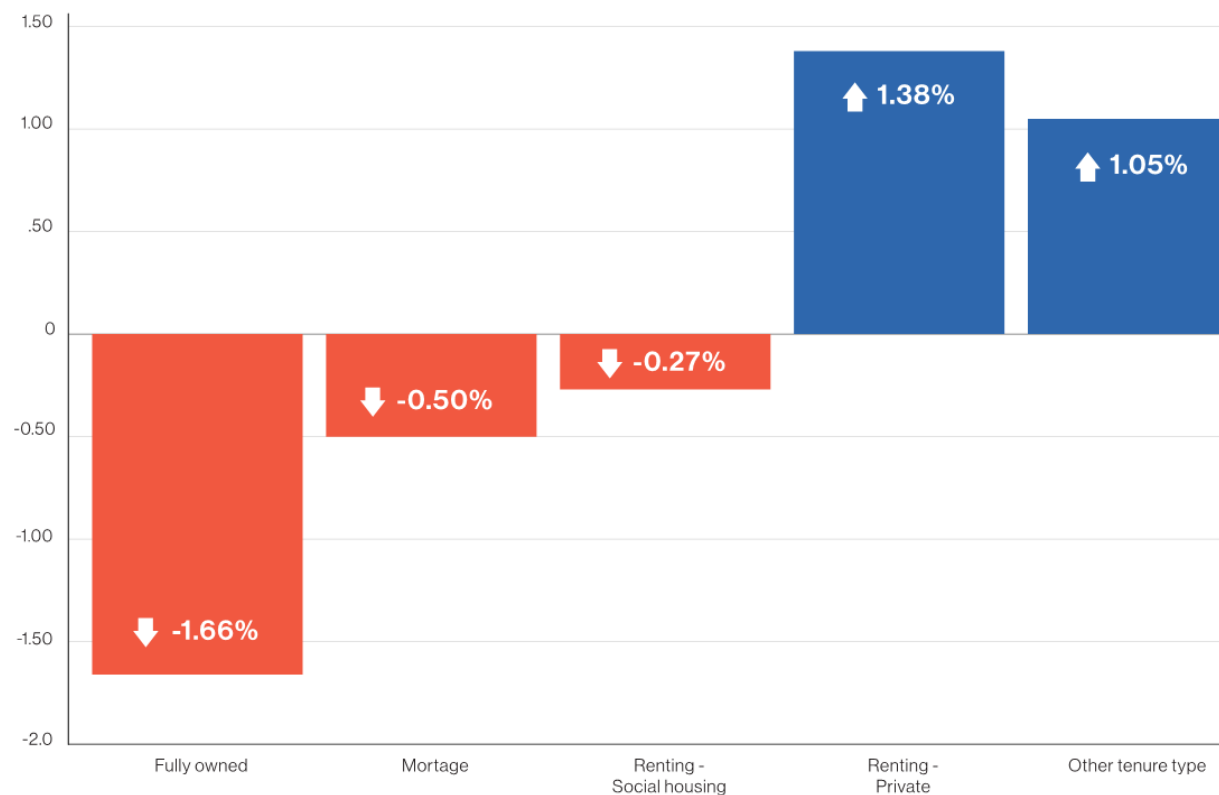


Changes between 2006 and 2021 show the number of fully owned properties has decreased slightly and mortgages increased, however this can't be considered a simple transition of one tenure to another.

As a percentage of the dwellings, fully owned and mortgaged properties, as well as social housing has decreased; and private renting has increased.

Housing stress can be measured in a number of ways, though is often gauged against income, where mortgage or rental payments of over 30% of income is generally considered as facing housing stress.

Table 8 – Change in Housing Tenure %, Leeton (2006-2021)

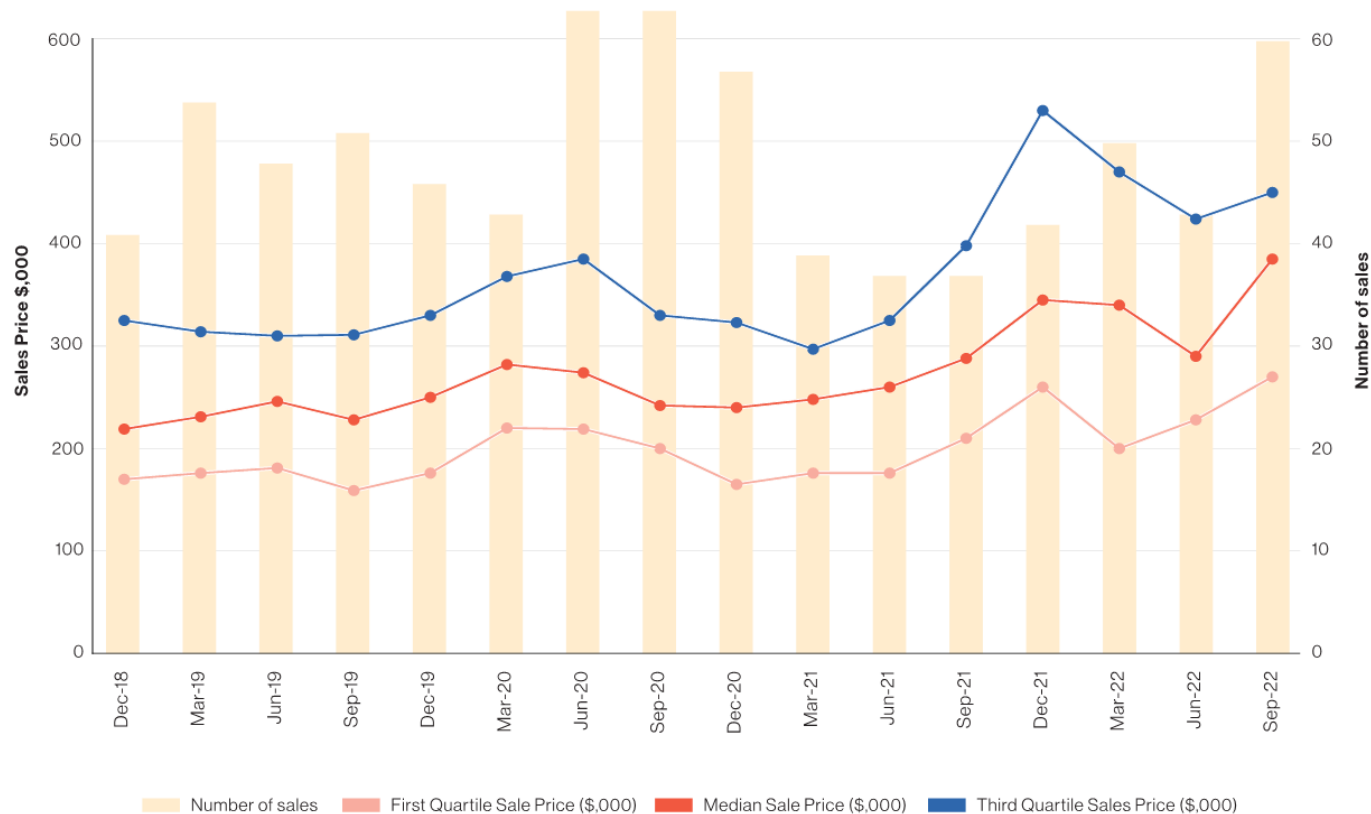


4.1.10. Housing Sales

Table 9 Leeton LGA House Sales (2018-2022)

Access to affordable housing is perhaps as important culturally as it is economically, in Australian society. As a fundamental human right, housing is important for shelter as well as security. This often clashes with property's standing as asset class, due to its potential for capital gains.

Within Leeton LGA, house prices have risen over the past few years, which also has flow on effects to rental markets. The number of houses sold per month has fluctuated, while a noticeable spike occurred during the COVID pandemic. Current research indicates regional housing price increases are beginning to slow following the resumption of regular internal migration patterns.



Housing availability is also decreasing as the net population of Leeton Shire has increased, putting pressure on a strained and mismatching housing supply.

The increase of private renting as a proportion of housing tenure is rising as well as the cost to rent those houses.

Figures held by the NSW Dept of Communities and Justice show the number of new bonds are decreasing but the total number of bonds held is increasing, this is an indicator that people are staying in their rental properties, and there is less housing stock turning over and becoming available for rent.

Table 10 Leeton LGA Weekly Rent (2018-2022)

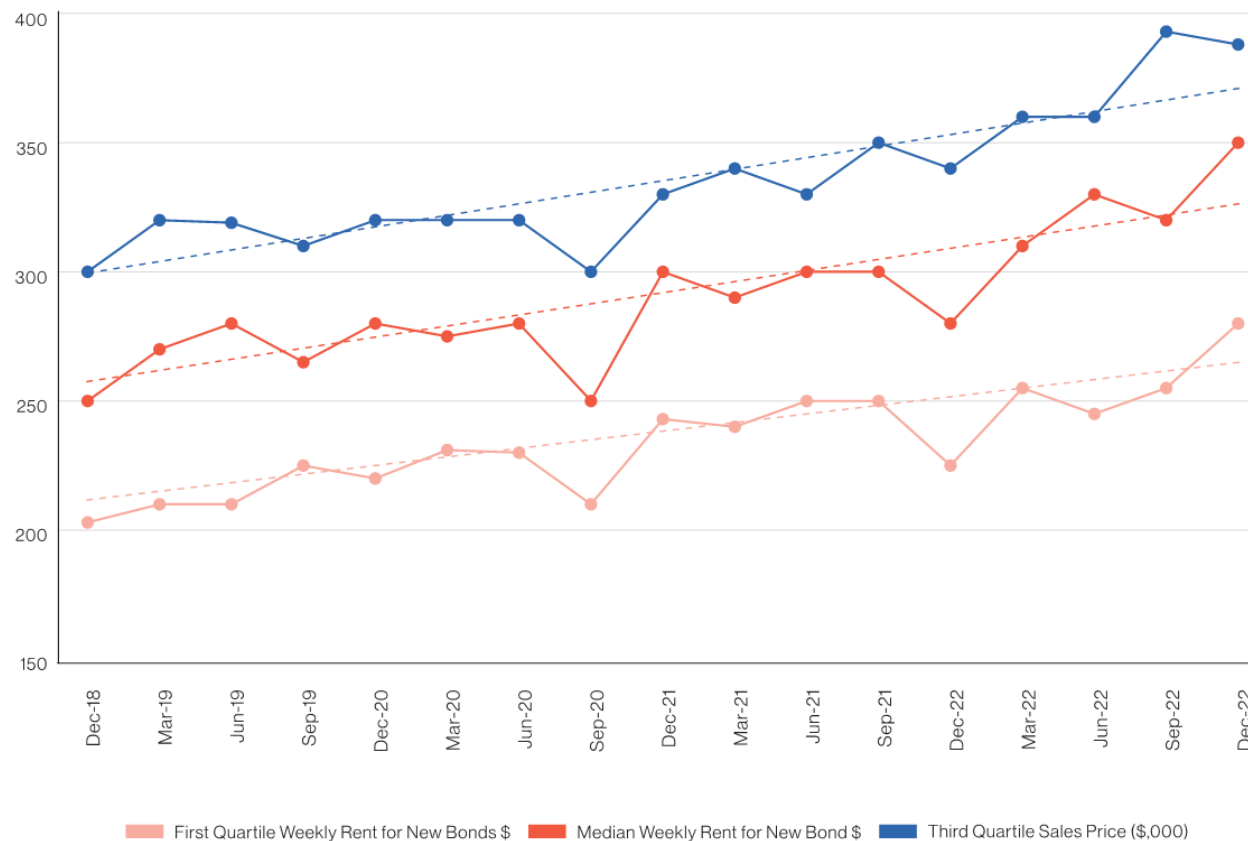


Figure 4 New Bonds Lodged (NSW Dept. Communities and Justice)

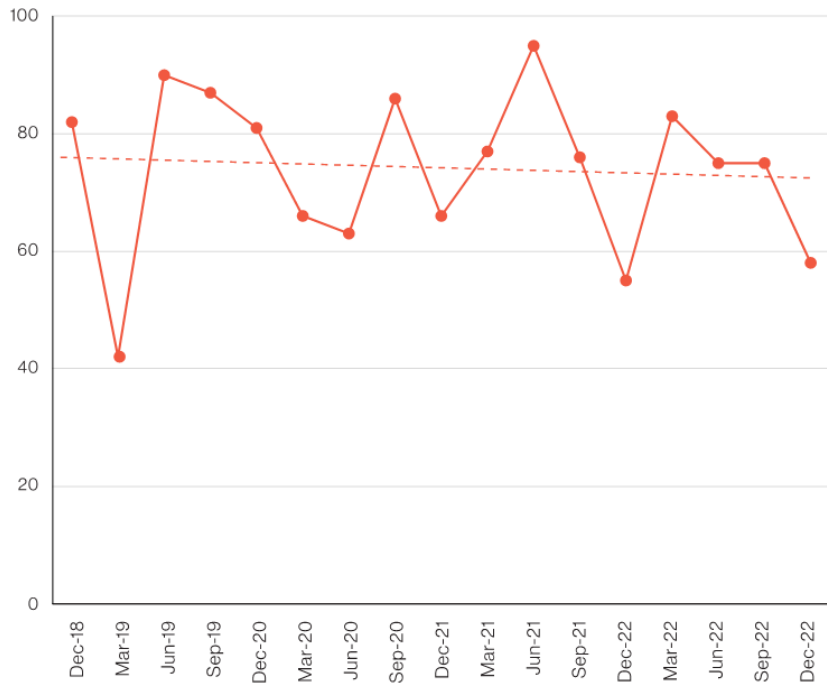
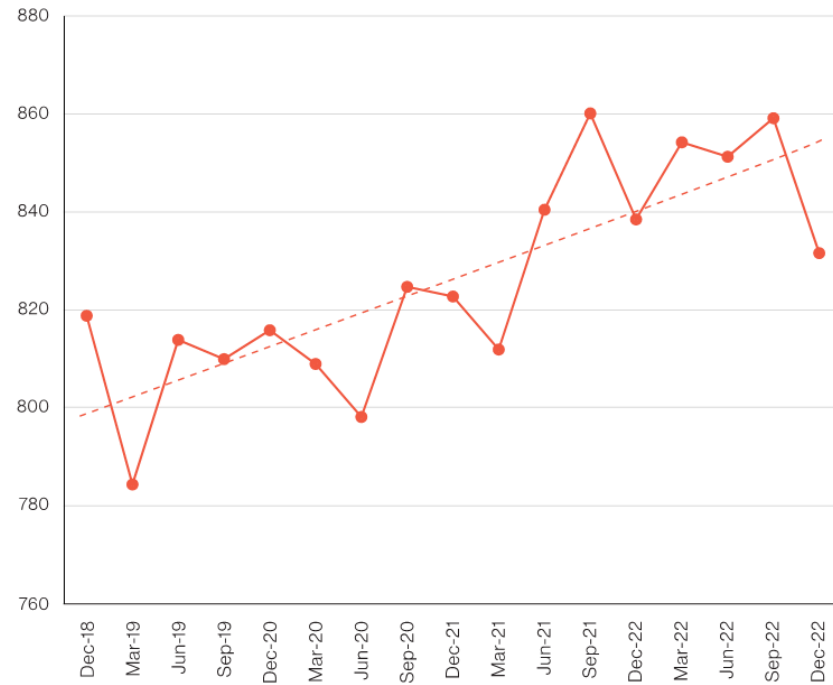


Figure 5 Total Bonds Held (NSW Dept. Communities and Justice)



4.1.11. Key Issues for Housing

The key issues in relation to housing include:



Lone person households are growing substantially.



Balancing the need for diverse housing to accommodate seasonal workers and housing for short term workforce associated with infrastructure projects and businesses.



Dwelling types are overwhelmingly three bedrooms and over – there is a disproportionate balance between household size and dwelling size.



Consideration of typical lot size, relative to minimum lot size, can make gentle increases in density (for example, by subdividing a lot into two torrens titled lots) difficult.



Affordability is increasingly becoming an issue. Leeton Shire has traditionally been relatively affordable, which has been a drawcard for retirees and young families.



The number of private renters is increasing. This is a common pattern in regional Australia, from the COVID pandemic where people stayed in place and the addition of a recent upswing in migration.



Correlation of housing tenure with age and employment, especially considering the rise in renting.



Rate Of land development in the LGA and the need to avoid instances of 'land-banking' that prevents new land and housing



Cost of developing and releasing new urban land in comparison to seeking new infill development of the townships.



Housing for aging populations and the availability of services in the towns, including lifestyle villages to accommodate retirees seeking to live in Leeton.



Consideration as to whether the housing stock suitable for the age profile of the community, including housing types.

4.1.12. Planning Approvals and Development

Demand for residential land use is strong, particularly in the township of Leeton. Approvals for development have been steadily increasing over the past ten years.

The distribution of development approvals is a strong indicator of where land is more sought after, for what uses and to understand the pressures that an area may be experiencing. New dwelling approvals, alterations and additions for instance, are heavily weighted toward Leeton.

The average number of DAs determined (by FTE), has grown steadily to 163 in FY21/22, taking an average of 35 days to be determined.

Table 11 Approved Residential Development Applications (2012-2022)

SUBURB	NEW DWELLINGS	ALTERATIONS AND ADDITIONS	RESIDENTIAL SUBDIVISIONS (LOTS CREATED)
Corbie Hill	0	7	0
Cudgel	1	3	2
Euroley	1	1	4
Gogeldrie	1	2	5
Leeton	261	677	320
Merungle Hill	19	31	1
Murrarni	3	9	6
Stanbridge	2	6	3
Whitton	3	23	3
Yanco	12	44	12

(Local Development Performance Monitoring)

4.2. Socio-economics

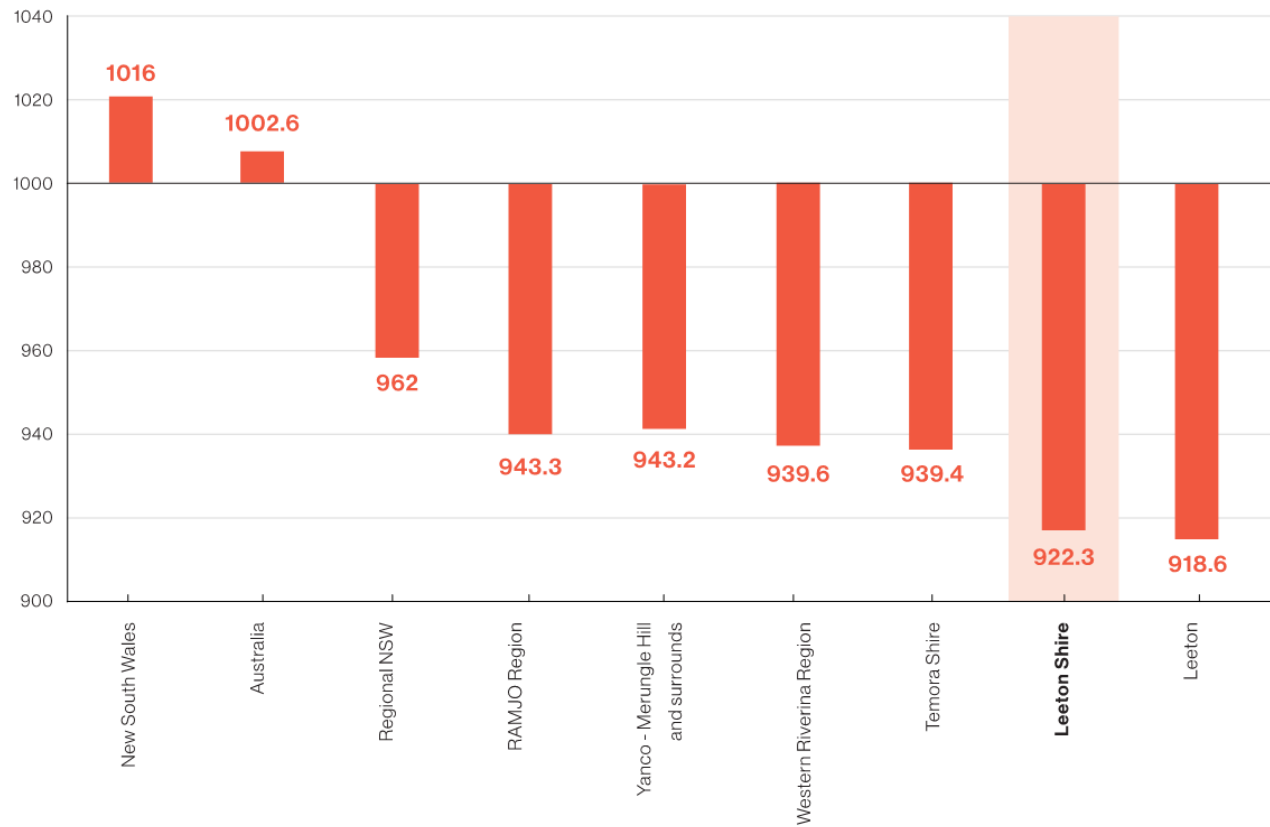
4.2.1. SEIFA

The Socio-Economic Indexes for Areas (SEIFA) is a measure of relative advantage and disadvantage. It's not an absolute figure and can be a good indicator of accessibility to employment, education, amenity, healthcare, higher order regional towns, or where funding might be required.

1000 is the national, median rating for the index where the further deviation from 1000 indicates the relative advantage or disadvantage.

Listed in the 19th percentile (where only 19% of the areas are considered more disadvantaged), Leeton LGA's rating for the 2021 index is 922.

2021 SEIFA index



4.3. Social Assistance and Housing

Leeton sits within the Murrumbidgee Family and Community Services (FACS) District.



405

Disability Support Pension Recipients



1355

Aged Pension Recipients



495

Commonwealth Rent Assistance Recipients



350

Carer Allowance Recipients



405

Job Seeker Recipients



As shown in section 4.1.9, the small amount of social housing within the LGA has also declined. Much of the direct control for social housing sits outside of Council's remit, such as the rates of rent assistance and income support.

The current wait time for social housing in Leeton ranges from five to ten years, depending on the size of the house required.

At a minimum, effective advocacy to all levels of government will be required from Council to support housing for vulnerable groups in the community.

Figure 6 Leeton Unemployment rate (Small Area Labour Markets, 2022)

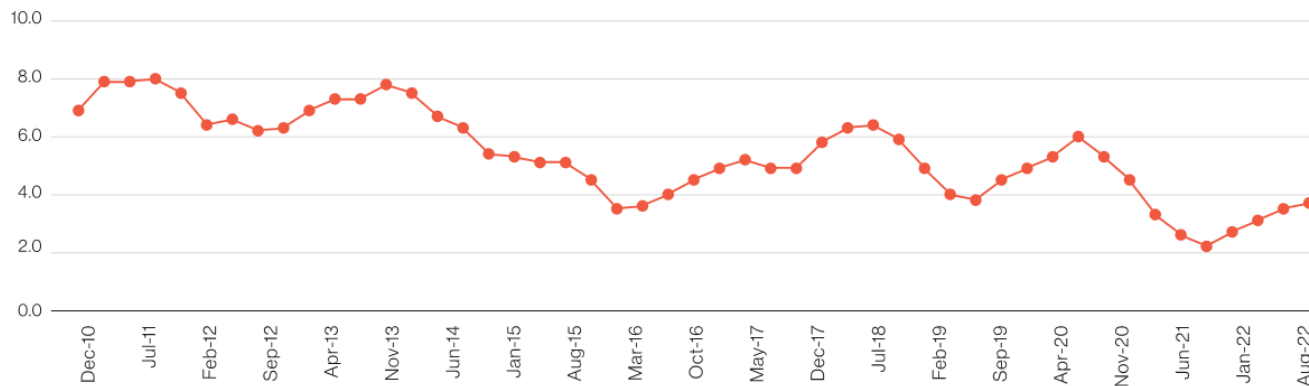
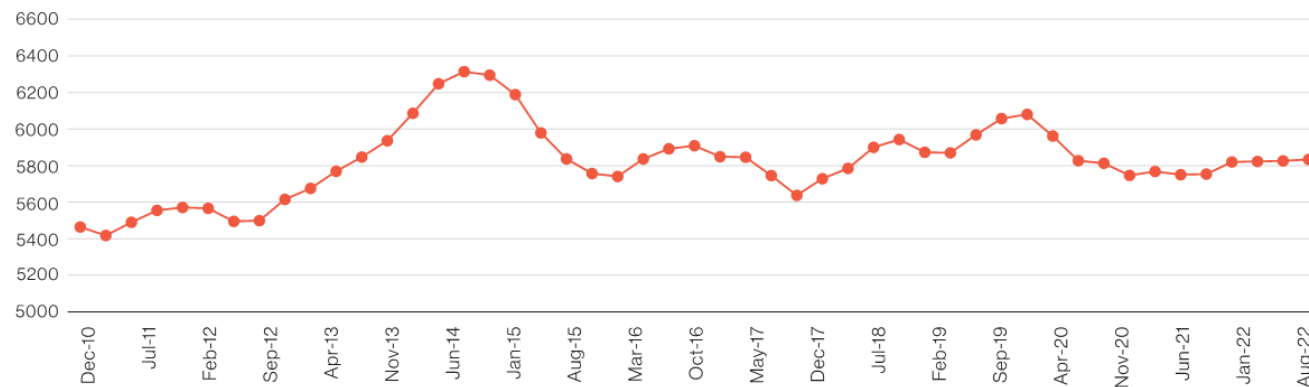


Figure 7 Labour Force Participation (Small Area Labour Markets, 2022)



*Note: does not include Pacific Australia Labour Mobility (PALM) scheme.

4.4. Housing stress

Housing Cost and Affordability analysis, by the NSW Department of Communities and Justice, shows Commonwealth Rental Assistance (CRA) recipients at the 2021 census were considered in rental stress.

A higher income doesn't necessarily indicate a better level of rental accessibility. In the 'low income' bracket, almost 40% of renters were considered in stress. This bracket may indicate a cohort earning too much for rental assistance, though not enough to ease the burden of increasing housing costs.

Median rental prices in the Riverina SA4 area have risen by 27% in the past three years to \$445 per week.

Mortgage affordability

At the 2021 Census, around 20% of low income earners and 13% of moderate income earners were considered in mortgage stress.

At the time of writing, housing affordability is a major issue at a national scale, and while Leeton LGA would be considered affordable, compared to the region, as well as nationally, the proportion of the community experiencing housing stress will have increased, due to rate and rent increases and the cost of living, more generally.



27.4%

of Commonwealth Rental Assistance recipients were considered in rental stress.



27%

27% increase in rental prices over the past 3 years.



20%

of low income earners were considered in mortgage stress.



13%

of middle income earners were considered in mortgage stress.

4.5 Education

There are a number of public and private schools providing primary and tertiary options through Leeton, including Yanco, Wamoon and Whitton.

Leeton Shire has three major high schools, six primary schools, an independent school, a support school, two long day care centres, one pre-school and several family day care providers. Two high schools offer boarding facilities which draw students from a wide area across the region and further afield. A new Christian-based school is currently under development.

TAFE NSW has a campus in Leeton though students need to travel for an on campus university education.

The Country Universities Centre is located within Leeton, as well as nearby Griffith, which provides a physical location for any enrolled tertiary student to access study spaces and internet. The CUC Western Riverina is government funded and provides an essential hub for students who may be studying externally, online and live in the area.

In 2021, 428, or 3.7% of Leeton's population were attending tertiary education (TAFE or university).

Leeton Shire Council Housing Strategy



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4.6. Employment

The Agriculture, Forestry and Fishing and Manufacturing sectors have for a long time been the most populous employers in Leeton and, while this is still the case, each is slowly declining.

As a rural LGA, the reasons for this include:

- Farm lot consolidation
- General improvements in technology and efficiency
- Water pricing
- Drought and climate change

There has been a steady growth in other industry sectors, that aligns well to the population including Health Care and Social Services, Education and Training and Construction.

Where people are employed has an impact on land use planning. The service based emerging industries benefit from co-location with other amenities and services in town centres, and within proximity to where the people are who require those services.



↓ **Agriculture, forestry and fishing**



↓ **Manufacturing**



↑ **Health Care**



↑ **Social Services**

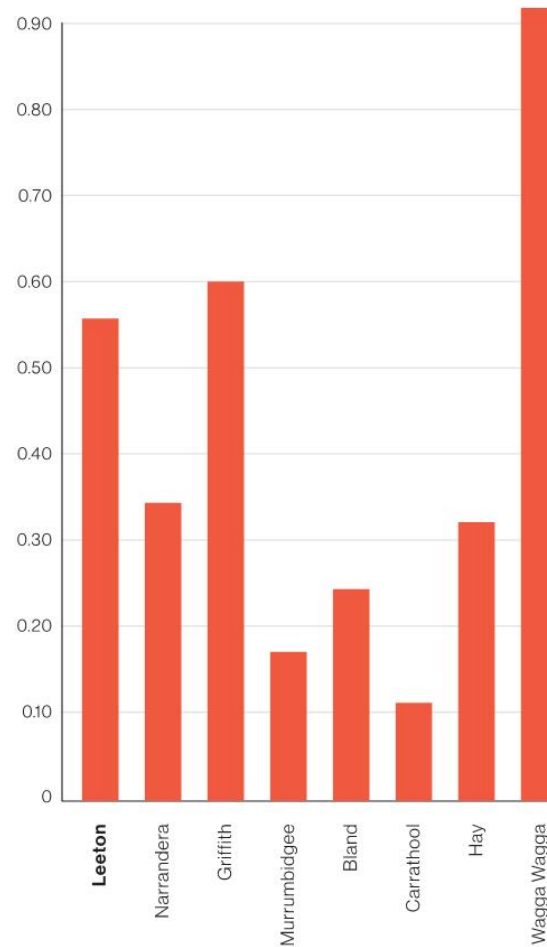


↑ **Education/Training**



↑ **Construction**

The Regional Australia Institute classifies the diversification of Leeton's economy as 0.56 (where zero indicates no diversity and one indicates a very diverse economy), relative to the rest of Australia. Neighbouring LGAs include Narrandera 0.43, Griffith 0.60, Murrumbidgee 0.17, Bland 0.24, Carrathool 0.11, Hay 0.32 and Wagga Wagga 0.92. Diversity can be classified as a loose proxy for resilience – the more diverse, the better prepared an economy is to systemic shock.

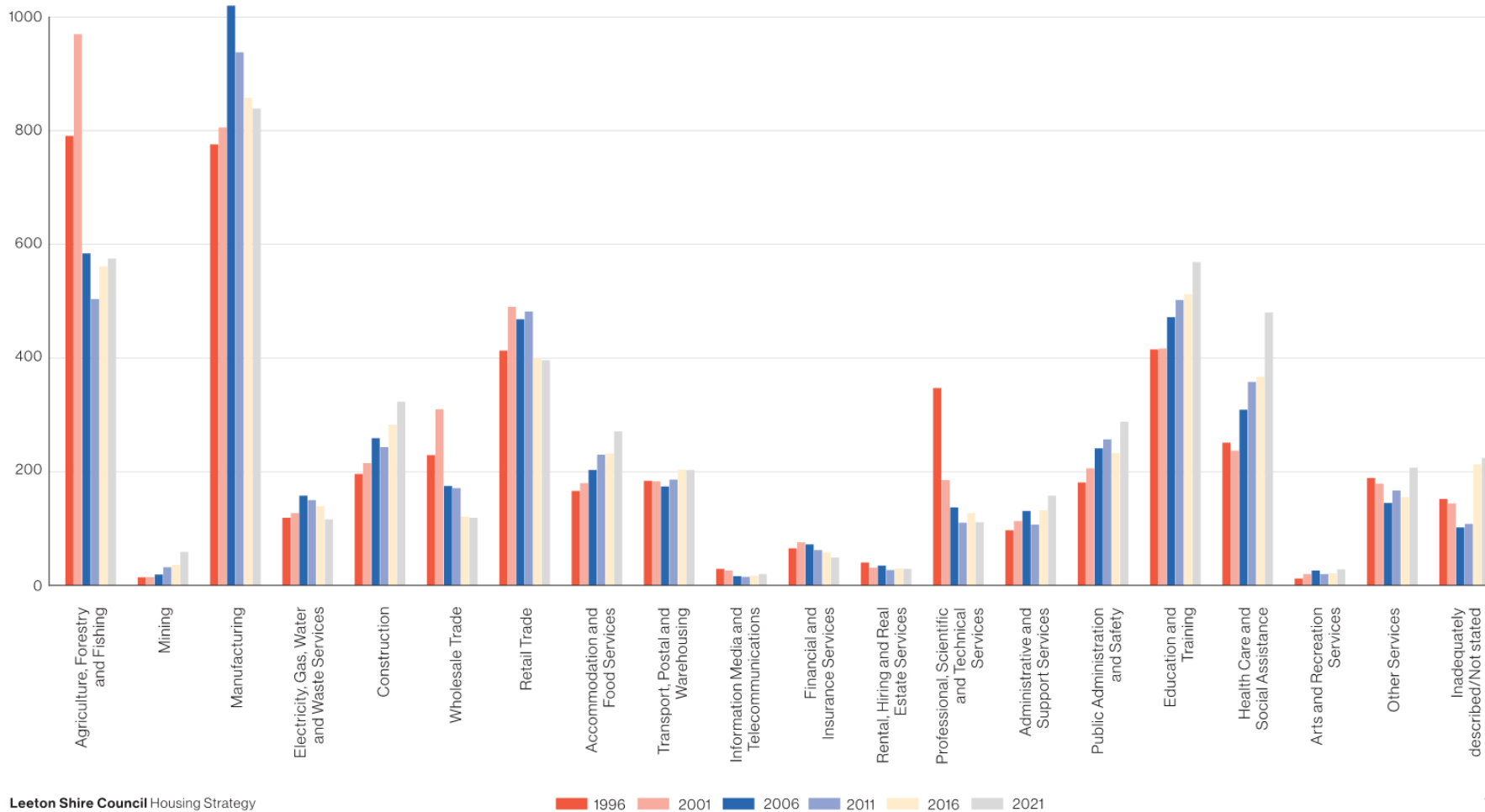


Leeton Shire Council Housing Strategy



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Figure 8 Employment Fields - Leeton LGA



Leeton Shire Council Housing Strategy

1996 2001 2006 2011 2016 2021

70

4.7. Journey to work

The spatial relationships between where people live and work are vital to land use planning structures. The geographic spread of both housing and employment lands, how far people travel and by what mode of transport all contribute to the urban and socio-economic structures.

By far, the most dominant transport mode is the private car. Public transport is for all intents, non-existent and there is a small cohort of people who cycle or walk to work.

Post COVID and reported in the 2021 Census, there has been a growing quota of workers performing their jobs from home. This has implications for the spaces people live, as well as those they work in.

As a consequence, people may seek extra bedrooms in a dwelling for office or work space. As there is currently the combination of 3+ bedroom homes with shrinking family units, this is unlikely to create a substantial problem for housing supply in the short term.

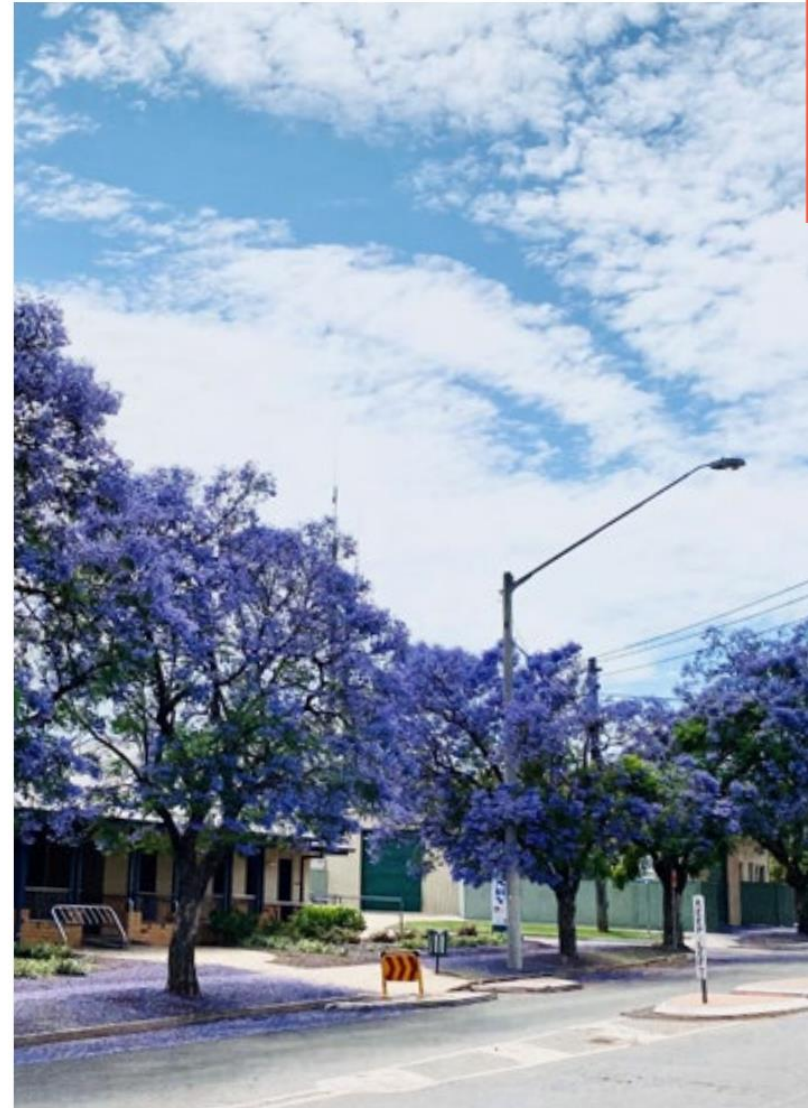
At the 2021 Census, 88.23% of the 4040 people of Leeton's working population worked and lived in the Leeton LGA. The remainder came mostly from the neighbouring Narrandera (6.55%/300 people) and Griffith (3.36%/154 people).

Leeton workers who travelled outside of the shire also commuted to Griffith (502 people) and Narrandera (208 people).



88.23%

of Leeton's working population worked and lived in the Leeton LGA



SECTION

5

Environment



Leeton Shire Council Housing Strategy

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This section of the strategic review addresses the environmental aspects that will influence the preparation of a housing strategy.

Areas of analysis in this section include climate, vegetation, environmentally sensitive land, threatened species, flooding and bushfire hazards, air, noise, water, salinity, waste management, effluent disposal, land use conflict, heritage, local state of the environment reports as well as the implications and issues for planning.

The Leeton Shire LSPS vision pays particular attention to a "healthy and natural environment" seeking to "...preserve and enhance our wetlands and river system."

The Leeton LGA sits at the boundary of the Riverina Bioregion.

"The Riverina bioregion lies in southwest NSW, extending into central-north Victoria. It goes from Ivanhoe in the Murray Darling Depression Bioregion south to Bendigo, and from Narrandera in the east to Balranald in the west.

The Murray and Murrumbidgee Rivers and their major tributaries, the Lachlan and Goulburn Rivers, flow from the highlands in the east, westward across the Riverina plain.

The climate is dry and semi-arid with hot summers and cool winters. Most rain falls in winter.

Vegetation ranges from river red gums, along river channels, to saltbush on the plains. There are several threatened species of both plant and animal in this bioregion. Several significant wetlands occur in the Riverina bioregion, including NSW Central Murray Forests and Fivebough and Tuckerbil Swamps, and these support many waterbirds, including migratory species."

Riverina Bioregion Snapshot, NSW DPE



5.1. Climate

Climate modelling for the Murray Riverina region is important for the Leeton LGA, especially as it relates to agriculture, water availability, bushfire risk as well as human, flora and fauna health. Projections include:

- Maximum and minimum temperatures are projected to increase.
- Number of hot days will increase.
- Number of cold nights will decrease.
- Forest Fire Danger Index (FFDI) - Average fire weather as well as severe fire weather days to increase in Spring and Summer.

"The long-term temperature trend indicates that temperatures in the region have been increasing since approximately 1950, with the largest increase in temperature variables coming in the most recent decades."

Murray Murrumbidgee Climate Change Snapshot

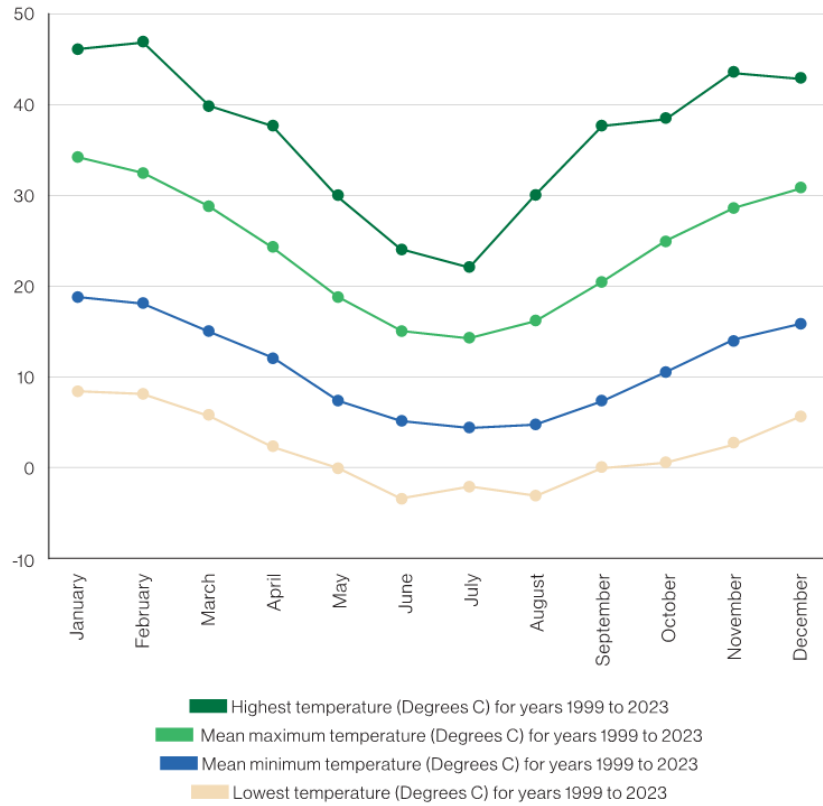
"People aged 65 years and over are at increased risk of heat-related illnesses and need special care in hot weather.

Risk factors include living alone, chronic medical problems and certain medications."

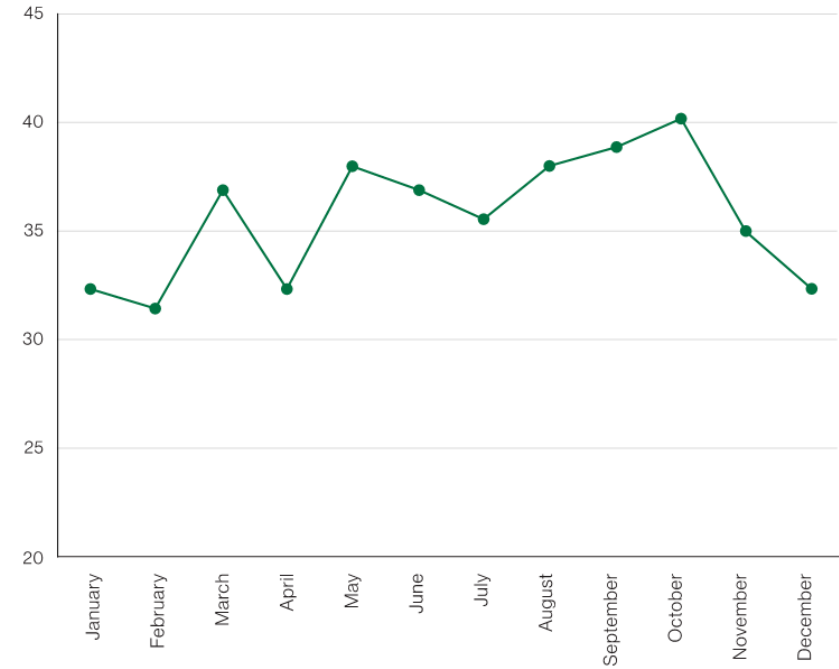
Heat stress and older people - betterhealth.vic.gov.au



Annual Temperatures



Mean Rainfall (mm) 1897 to 2022



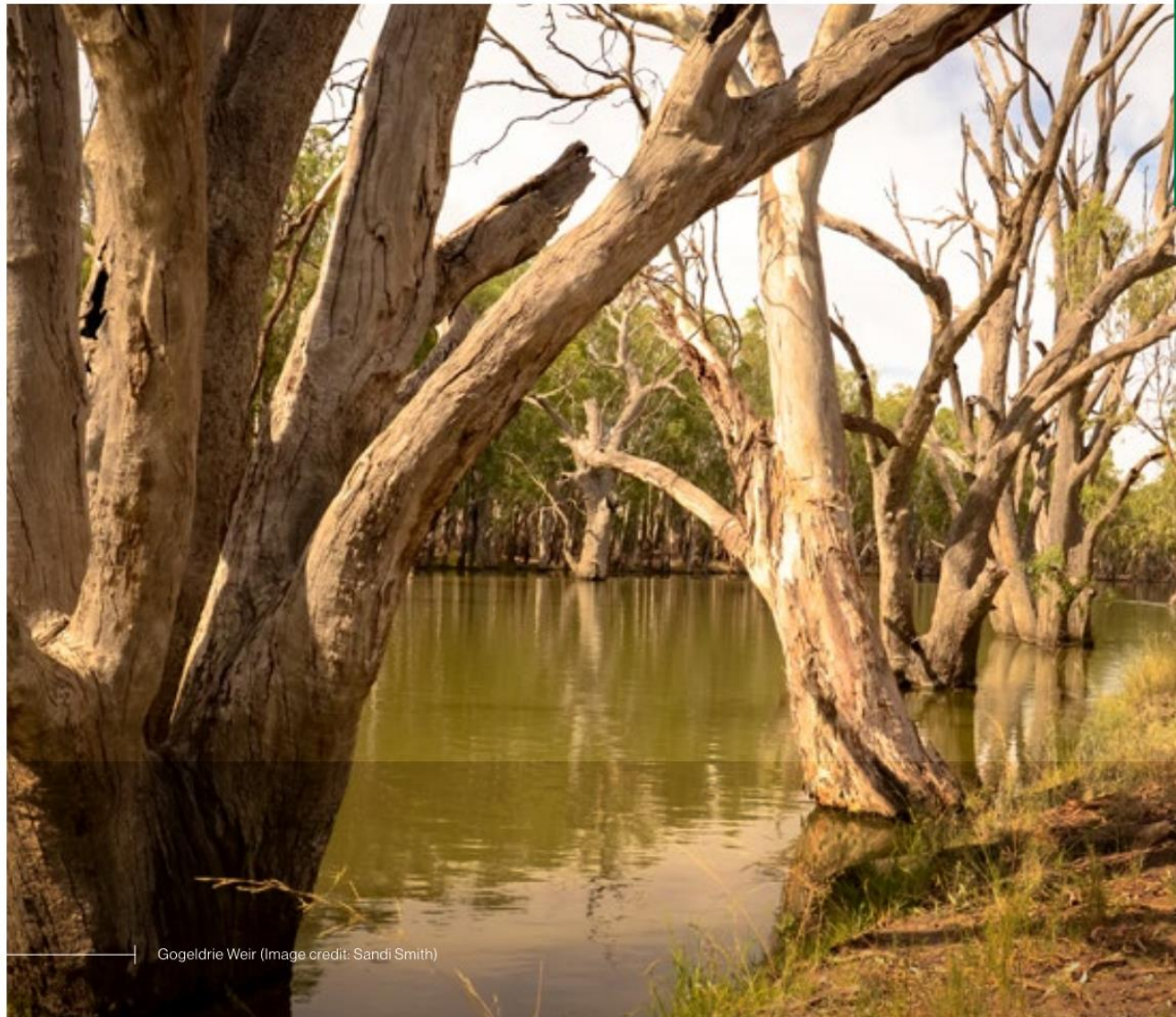
5.1.1. Flooding and Water

The impacts of climate change will result in more extreme weather events. Flooding has the potential to be more devastating than previously modelled or planned for.

In certain geographic areas, insurance premiums are already beginning to rise in accordance with the increased risk.

As the average temperature increases, so too does the atmosphere's capacity to hold water, and precipitate larger volumes. While the Murrumbidgee River is a highly controlled environment (through systems of levees, locks and weirs), Leeton is at risk from overland and riverine flooding, which can be widespread. As a result of the Leeton Shire Flood Study (2015), houses are built to a minimum 300mm above freeboard. Increasing density and the intensity of development will affect drainage behaviour throughout flood storage areas.

Leeton's Flood Study is currently being reviewed and updated to reflect the changes that have occurred throughout the shire since it was first prepared.



Gogeldrie Weir (Image credit: Sandi Smith)

SECTION

6

Principles, Strategies and Actions



Palm Avenue, Leeton

Housing is a complex issue and there is no one solution to addressing the vision of Leeton's housing future.

This Strategy is built on three inter-connected and encompassing principles, further strategies and actions that each contribute to a multifaceted approach.



Diversity

Reflecting the diversity of the community in the types of housing available.

A diversity of tenures reflecting the diversity of needs and circumstances.



Accessibility

Physical accessibility through universal design.

Addressing the community's needs – how to access the appropriate housing at the right time.

Financial accessibility.



Sustainability and Resilience

Developing resilience in the built and natural environment; and

Resilience in the communities that live in it.

Resilience in built form/construction.



Action before Advocacy

Building community and local capacity.

Fostering readiness.



Incremental Change

Small, consistent steps towards common goals.

Building resilience and participation.



Triple Bottom Line

Rethinking the value proposition.

A new framework for measuring success.

6.1 Supporting Concepts

6.1.1 Action before Advocacy

The principle of “Action before advocacy” in local government prioritises demonstrating solutions before pushing for external support. This approach aims to bolster local credibility and effectiveness when advocating for changes or resources, seeking grant or funding from State and Federal Government.

It is important to acknowledge the position that Local Government holds in the land use planning environment and while advocacy is a vital part of Local Government’s role, this Strategy encourages Council to build the capacity to better advocate and present “shovel ready” projects for funding consideration.



Building Internal Strength

Instead of immediately seeking change from higher levels, local governments first focus on internal capacity, building expertise and managing resources efficiently. This responsible approach strengthens their future funding cases.



Demonstrating Effectiveness

By successfully tackling local issues with existing resources, local governments showcase their capabilities. This track record serves as powerful evidence when advocating for additional support.



Empowering Local Solutions

This approach prioritises local initiative and innovation. By tackling challenges head-on, local communities build self-reliance while highlighting the need for potential external support when necessary.



Fostering Collaboration

Taking action first allows local governments to collaborate effectively with other stakeholders. This builds stronger partnerships, creating a more receptive environment for future advocacy efforts.



Avoiding Premature Demands

By demonstrating proactive problem-solving and ownership of local challenges, local governments build credibility and trust, strengthening their future advocacy efforts.

6.1.2 Revaluating the value proposition — Triple bottom line viability — Environmental, Social and Economic.

Economic lenses have for a long time been the basis for measuring the costs, benefits and outcomes of land use planning strategies and legislation.

By building a comprehensive portrait of land use planning throughout Leeton that encompasses a wide range of criteria, it is important to be able to drive change and measure it with a similarly comprehensive model.

A triple bottom line (TBL) considers three main aspects:

- Environmental
- Social
- Economic

The TBL approach to land use planning considers the environmental, social, and economic impacts of development, seeking solutions that benefit all three.

1. More Balanced and Sustainable Development:

Environment: TBL focuses on minimising environmental impact by promoting sustainable practices, such as protecting natural areas, encouraging energy-efficient development, and minimising waste generation.

Social: It prioritises equitable and inclusive communities by fostering walkable neighbourhoods, affordable housing options, and public spaces that cater to diverse needs.

Economy: TBL ensures development fosters economic prosperity by encouraging mixed-use development, attracting businesses and jobs, and promoting long-term economic viability.

2. Long-Term Thinking and Risk Reduction:

TBL encourages planning for the long-term well-being of the community, ensuring environmental sustainability and social cohesion alongside economic growth. This reduces the risk of future problems like environmental degradation, social unrest, or economic instability.

3. Improved Decision-Making and Stakeholder Engagement:

By considering all three aspects of the TBL, decision-making becomes more transparent and accountable, allowing for better consideration of potential trade-offs and ensuring diverse voices are heard.

This fosters greater stakeholder engagement, as communities and individuals understand the broader societal and environmental implications of proposed land use decisions.

4. Increased Public Support and Investment:

By demonstrating a commitment to sustainability and social well-being, TBL approaches can garner stronger public support and attract investments from entities aligned with responsible and sustainable development practices.

5. Adaptability and Resilience:

A TBL approach encourages flexibility and adaptability in planning, allowing communities to respond to emerging challenges and opportunities, such as climate change or changing demographics. This fosters a more resilient community that can adapt and thrive in the face of change.

6.1.3 Incremental Change — towards a gentle density.

In between what Leeton's built and natural environment is now, and the vision for the next twenty years, will be a number of small, interrelated steps that are all working towards the same goal of providing housing for a changing community. Building towards that vision must be consistent, over time and the results can be transformative.

In regional areas, where lifestyles are often synonymous with large open spaces, increasing density will be entirely contextual to the area. Council's role will include leadership, to assume some risk, to take the community with it on that journey.

For Leeton, this can take the form of medium density "missing middle" outcomes, ranging from smaller lots, dual occupancies and granny flats, low rise density or terrace developments that address the shortfall of smaller dwellings required by an ageing community and one with shrinking families, couples, and lone persons.

Resilience

Small, iterative projects with lower upfront costs reduce risk and allow for adjustments based on real-time feedback and needs.

Organic growth

Incremental change supports mixed-use neighbourhoods that evolve over time, becoming more walkable, vibrant, and economically sustainable.

Community participation

Incrementalism encourages active community input in each step, fostering a sense of ownership and ensuring development aligns with actual community preferences.



6.1.4 Incremental Change — strategies for infill development

Infill development refers to the process of developing vacant or underutilised land within existing urban areas, as opposed to expanding outward into undeveloped or greenfield areas, which historically has been the accepted and preferred way to create housing opportunities in Leeton.

There are many benefits to encouraging infill development:

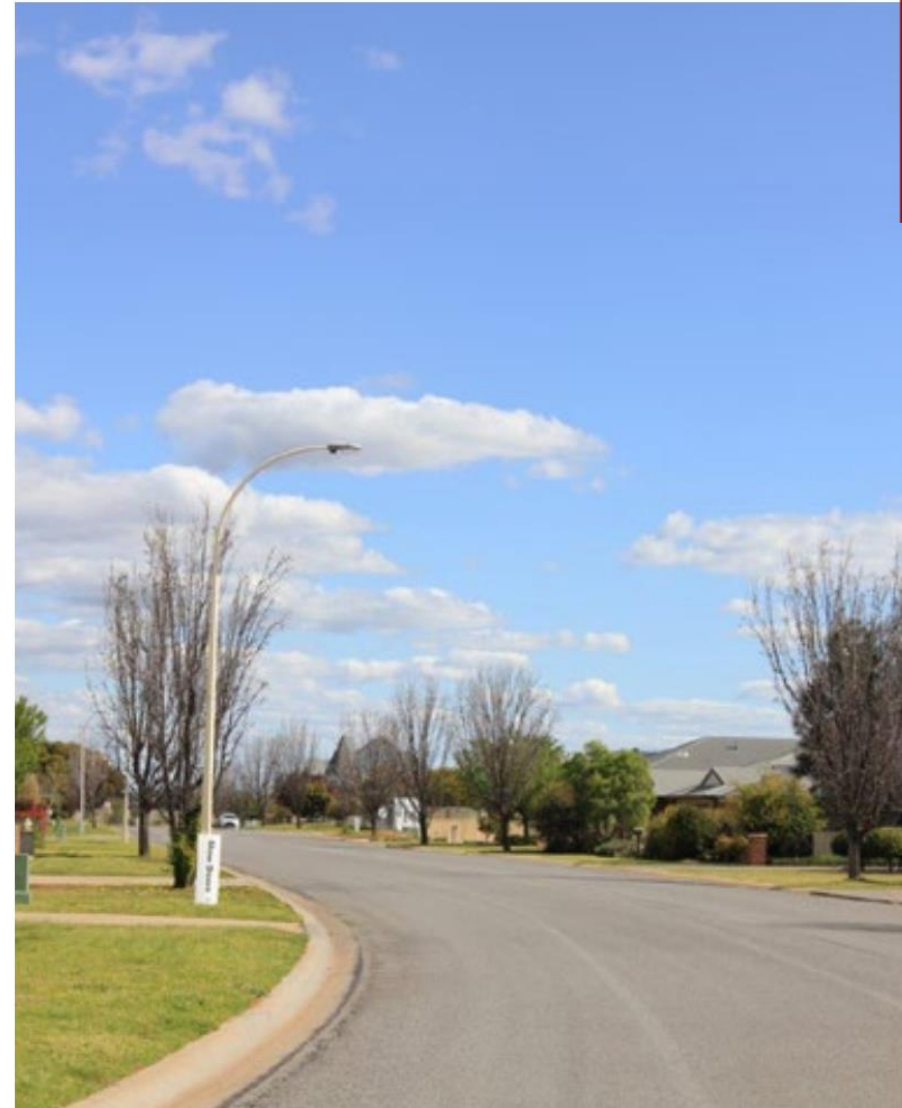
It maximises the use of existing urban infrastructure, services, and amenities. It allows for the efficient use of land within established communities, and leverages existing infrastructure, reducing the need for additional expansion and maintenance, which is a costly burden for the community.

By building in already built up and serviced areas, infill development can take advantage of existing transportation and road networks, reducing barriers to varied and more sustainable transport modes, such as public transport, cycling and walking.

It can contribute to the revitalisation of existing areas by bringing new life, attracting new residents, businesses, and investments. It also increases the catchment for businesses seeking to attract investment and a stable employment base.

Infill development helps to slow the spread of inefficient land use by utilising available space within existing residential zones. It can help to avoid the fragmentation and erosion of prime agricultural land, and environmentally significant spaces in the surrounding areas (such as the Fivebough Wetlands).

Infill development allows for the creation of a variety of housing options, including multi-family dwellings, townhouses, and mixed-use developments. This diversity contributes to a more inclusive and resilient housing market that can meet the needs of different demographic groups, one of the changes occurring within the Leeton community.



6.2 Actions

6.2.1 Minimum Lot Size

Like many regional towns throughout Australia, Leeton has traditionally larger lots, one of the perceived advantages of regional living. While that pattern of development has been historically preferable, as Leeton grows it risks becoming exponentially inefficient as costly infrastructure is required to support that spread.

House prices, construction and infrastructure costs, shrinking household groups and a housing mismatch means smaller and more affordable alternatives are increasingly valuable and sought after.

There is enough turnover of residential land within Leeton that means land isn't being overly held on to by private land owners.

Density done well and infill can be encouraged by reducing the minimum lot size requirements for housing and residential land.

Incrementally decrease the minimum lot size across the residential zones, including:

1. Consider removing the minimum lot size in the R3 Medium Density Zone, and applying provisions of the DCP to consider appropriate lot size on a case-by-case basis.

2. Consider reducing the minimum lot size in the R1 General Residential Zone from 750m² to 450m².
3. Subject to land capability, consider reducing the lot size in R2 to a) R2 to 2000m² and b) R5 to 5000m²
4. Consider suitability for some R2 lots to be rezoned to RE1.

Amendments will be subject to land capability and infrastructural capacity as the housing stock increases.

Additionally, the Development Control Plan should be reviewed to ensure tree canopy and access to open spaces are retained and encouraged.

An increase in density will also alter flood and drainage behaviour as well as requirements for infrastructure. Suitable flood modelling should be undertaken to ensure this is done without providing extra risk to existing or new housing.

Action

Review minimum lot size restrictions to encourage compact urban form and residential development.

Review Flood and drainage models to identify appropriate opportunities for residential density.



6.2.2 Land Use Zoning

Land use zoning throughout Leeton is generally quite permissible – it does not obstruct innovation.

Within the LEP for example, the land use tables do not prevent innovative types of developments (such as mixed use) from being built in preferred areas.

Any changes to zoning are to increase the permissibility of use, incrementally increasing density.

A review and update to relevant sections of the development control plan, including mapping and master planning of specific places, will help provide certainty for development within infill areas.



6.2.3 Floor Space Ratio

Floor Space Ratios (FSR) can play an important role in land use planning. They control the density and scale of buildings by dictating the maximum allowable floor area relative to a site's land area.

FSRs are crucial for:

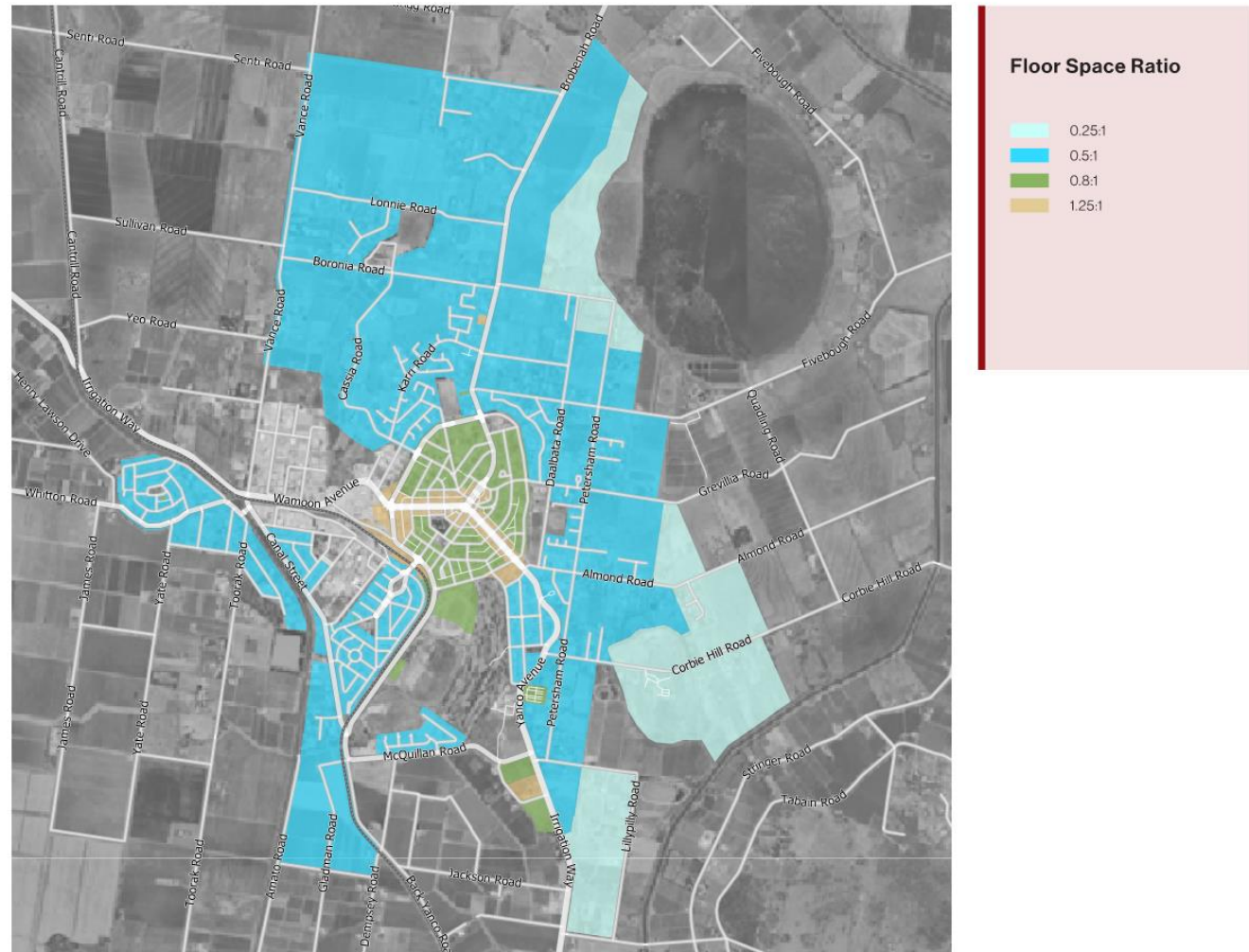
- Managing urban growth and preventing overcrowding
- Ensuring developments fit within the character of existing neighbourhoods
- Influencing development potential.

Throughout residentially zoned land in Leeton, FSRs have played an important role in maintaining the character of built form. Now the strategy of infill development is growing in importance, FSRs risk becoming restrictive to "density done well."

Actions

Remove Floor Space Ratio from planning maps.

Review and ensure Development Control Plan communicates a preferred vision for urban character.



6.2.4 Laneways and rear-lot developments

Stakeholder feedback indicated a desire to develop laneways and rear-lot style developments.

While the LEP does not obstruct rear of lot or laneway development types, a review and update of the Development Control Plan may be instructive for potential developers and landowners.

Attempted on an ad-hoc basis, constraints to development may include the quality of laneways, drainage, service provision and rubbish pickup.

For laneway style developments to flourish, a detailed analysis and stocktake of potentially developable lots should be prepared, followed by a master planning exercise that encompasses a housing vision for suitable areas, centred around "density done well", to avoid overcrowding or over exploiting the land.

An initial study might factor in an area within 800m (or 10 minute walk) distance from services and amenity. The street hierarchy within the bounds of the Town Circle (Palm and Acacia Avenues), and the centre of Leeton lends itself well to laneway and rear lot development.



Walkability

- E2 Commercial Centre Zone
- Leeton Town Circle
- 400m walk (5min)
- 800m walk (10 min) from commercial centre

Action

Perform an audit of the street and infrastructure network within walkable distances to the town centre, informing a town Structure Plan for medium and higher density development.

Housing for anyone, at any time. Strategies for accessibility, diversity and inclusion.

A diverse community needs diverse housing.
It should reflect different living situations,
family and household groups, cultural groups
and changing circumstances.

**When the problem is solved for the
most vulnerable, it is solved for everyone.**

6.2.5 Funding Pathways

Acknowledging that the bulk of funding and delivery of accessible housing is driven by State and Federal governments, there are ways for Local Government to participate directly.

The Federal Government established the Housing Australia Future Fund (HAFF) in November 2023 with a \$10 billion investment to address the critical shortage of social and affordable housing. The HAFF aims to deliver 30,000 new social and affordable rental homes within the first five years.

It prioritises vulnerable groups, including:



Women and children escaping family violence and older women at risk of homelessness



Frontline workers



Indigenous communities

Local Government can contribute in a number of ways:

1. Directly Applying for Funding:

- Local governments and local-government-owned corporations are eligible to apply directly for funding from Housing Australia to deliver and/or operate social and affordable housing.
- Council and Community housing providers can form a Special Purpose Vehicle (SPV)
- The first round of funding prioritises projects that are already completed, under construction, or ready to commence construction within 18 months of receiving funding

2. Supporting Delivery:

Local governments can play a crucial role in supporting the delivery of social and affordable housing even without direct funding applications. This can be achieved through:

- Offering accelerated approval processes and potential planning bonuses for social and affordable housing projects.
- Providing grants and other forms of support to encourage affordable housing development.

Action

Council can work with specialist housing providers, including aged care, disability, Local Aboriginal Land Council (LALC) to develop delivery models and applications for HAFF. Grants from Federal and State Government will often prioritise developments that are "shovel ready."

6.2.6 Universal Design Principles for new and renovated dwellings

Universal design for housing aims to foster an equitable and built environment and homes usable by everyone, regardless of their age or physical abilities. It focuses on removing barriers and incorporating features that make daily living accessible and comfortable for all.

Instead of relying on adaptations or specialised solutions, universal design builds in flexibility and inclusivity from the start. This includes:

- No-step entrances and wide doorways for easy access.
- Adaptable features like adjustable countertops and levers instead of doorknobs.
- Clear sightlines and nonslip flooring for enhanced safety.
- Accessible bathrooms with grab bars and roll-in showers.
- Flexible layouts that can accommodate changing needs and future modifications.

Universal design can enhance:

- Safety for all age groups, preventing falls and injuries.
- Comfort and independence for people with diverse abilities.
- Future-proofing homes as residents age or their needs change.
- Market value due to broader appeal and potential for easy modifications.

Actions

Review and ensure the Development Control Plan includes a guide to Universal Design

Educate staff and developers (of all scales) and the community on how to construct and renovate housing that embraces these principles.

Housing that includes investigate universal design may be eligible to be subsidised through a contributions plan.

The eight goals of Universal Design

Body fit

Accommodating a wide range of body sizes and abilities.

Comfort

Keeping demands within desirable limits of body function and perception.

Awareness

Ensuring that critical information for use is easily perceived.

Understanding

Making methods of operation and use intuitive, clear and unambiguous.

Wellness

Contributing to health promotion, avoidance of disease and protection from hazards.

Social Integration

Treating all groups with dignity and respect

Personalisation

Incorporating opportunities for choice and the expression of individual preferences.

Cultural Appropriateness

Respecting and reinforcing cultural values, and the social and environmental contexts of any design project.

6.2.7 Unused building and land register

In the 2021 Census, 330 private dwellings were listed as unoccupied in Leeton. This is for a range of reasons including absent owners, dwellings for sale, homes are rentals (but not occupied), or are newly completed and yet to be occupied.

As these are privately owned, utilising the stock may present difficult negotiations. Brownfield sites may present more readily available opportunities.

The Housing Australia Future Fund (and any other State or Federal housing grants) will prioritise projects that are ready to commence.

Knowing sites that are potentially ready to develop will be an important first step towards that readiness.

Short Term Rentals are increasingly scarce as the private rental market tightens exacerbated by the increase of temporary and seasonal workers. Council could facilitate a short term rental register to audit and understand the extent of the perceived problem.

6.2.8 Public Land Audit

A comprehensive study of all publicly owned and managed land will help to provide a fuller picture of available land supply, within the urban areas of Leeton.

In 2023, the NSW State Government has indicated a state-wide Crown Land audit should occur to identify available, publicly owned lots that have the potential to be dedicated and developed for social and community housing.

Adding some complexity to the situation will be the ongoing assessment by the State Government of Native Title claims, which has a backlog of many years. Council may be able to work with local LALCs to gain a better understanding of Crown Land and ongoing claims.

Action

- Consider undertaking a comprehensive public land audit
- Consider preparing or updating and Plans of Management.



Crown Land

 Crown Land

6.2.9 Council as developer – an affordable housing portfolio

The appetite for risk amongst developers within the region is understandably low, especially where it involves exploring new housing types, not historically catered for in the area.

Where Council is the developer, success can be measured in ways other than financial gain and the outcomes can be designed to be both flexible and specific e.g. medium density developments designed and constructed with universal design principles. Developments could be managed by community housing providers and made available to approved residents or key workers.

It may benefit the community for Council to act as a developer for pilot projects, to explore, educate and promote new types of development for under served members of the community.

The factors that define a community driven project, rather than a developer led project are vastly different.

Increased control over housing development:

Local governments can directly shape housing development within their area, ensuring it aligns with community needs and planning objectives. This could include factors like housing type, affordability, and sustainability.

Addressing specific housing needs: Local governments have a deep understanding of their community's housing needs, allowing them to tailor development projects to address specific gaps, like affordable housing for key workers or seniors.

Potential for cost savings: By eliminating the profit margin of private developers, local governments could offer more affordable housing options.

Community engagement and ownership: Local government involvement can foster a sense of community ownership and participation in the development process, potentially leading to better outcomes.

Innovation and experimentation: Local governments could experiment with innovative housing models and construction methods, potentially leading to better and more sustainable housing solutions.

Risks:

- **Lack of expertise:** Local governments may not have the necessary expertise in large-scale development, leading to cost overruns, delays, and poor quality construction.
- **Conflicts of interest:** There is a risk of conflicts of interest arising between the local government's regulatory role and its developer role.
- **Financial risk:** Unsuccessful development projects could lead to significant financial losses for the local government, impacting other services.
- **Existing policies and regulations:** The feasibility and potential success of this model would depend on existing policies and regulations governing local government involvement in development.
- **Public support and community engagement:** Strong public support and inclusive community engagement are crucial for the success of this approach.

Action

Subsequent to a land audit, Council may explore options for modest pilot projects to demonstrate alternative housing models required by the community.

6.2.10 Contributions Schemes

Following the completion of the Strategy, council can review the contributions for infrastructure. A contributions scheme can help deliver critical components for future development.

6.2.11 Infrastructure Contributions

Council's infrastructure contribution rates and policy has not been reviewed for some time, including the projects it would fund as well as the rates to be charged.

This includes mapping of the areas to be covered, as well as they types of development eligible for contribution.

As a major part of the Strategy is centred on densifying urban and suburban areas, the provision and servicing of public land and community land is known to developers of all scales.

The costs to the community to develop and service land are not inconsiderable and Council can in effect, subsidise the types of development it wants to promote, and seek contributions from development commensurate with the cost on community resources.

Action

Review infrastructure contributions scheme



6.3 Key investigation sites. Identifying spaces to grow.

Key investigation sites have been nominated in this Strategy which can provide further land for brownfield and greenfield development opportunities within the already residentially zoned areas of Leeton. As has been considered within this Strategy, rezoning more land at the periphery or "spreading out" is not an efficient use of land nor is it cost effective for the community, despite its perceived expedience.

There are a number of factors to consider when determining the most appropriate land for future development.

Key environmental constraints will have to be considered, especially flood risk. Any intensification of development will alter flood behaviour and change the ability for land to adequately drain during a flood event. Irrigation channels, both in use and disused have engineered a landscape with site specific drainage qualities.

Landscape forward master plans, that consider environmental flows can be beneficial especially where a more detailed design response can consider the synthesis of each subject site.

Positively, there is a plentiful supply of land within the key investigation sites which will allow the time for Council to consider a well-designed outcome.

At the current rate of consumption, around 24 dwellings are being developed per year in Leeton.

An indicative timeframe has been added, which aligns to the Strategy principles and a preferred sequencing of site investigation. These will be subject to further analysis in ongoing technical work.

KEY INVESTIGATION SITE	SITE AREA M ²	PREFERRED LAND USE ZONE	INFRASTRUCTURE % AND EXISTING DEVELOPMENT	LOT SIZE M ²	POTENTIAL LOT YIELD	YEARS' SUPPLY (COMMON GROWTH SCENARIO)	YEAR'S SUPPLY (HIGH GROWTH SCENARIO)	TIMEFRAME
1	407,015	R1	30	600 (option a)	474.00	18.96	13.54	Short
1	407,015	R1	30	450 (option b)	633.00	25.32	18.09	Short
2	119,473	R1	30	600	139.00	5.56	3.97	Short
3	51,894	R1	30	600	60.00	2.40	1.71	Short
4	47,616	R1	30	600	55.00	2.20	1.57	Short
5	382,948	R2	40	2000	114.00	4.56	3.26	Medium
6	120,316	R1	30	600	140.00	5.60	4.00	Medium
7	14,934	R3	30	300	34.00	1.36	0.97	Short
8	640,000	R2	40	2000	192.00	7.68	5.49	Long
9	1,488,644	R2	30	2000	521.00	20.84	14.89	Long
					1888.00	75.52	53.94	

Action

Council can develop master plans to aid certainty of development outcomes by exploring opportunities with landowners and the community, and acknowledging the range of appetites to develop land.

Key investigation sites have been chosen on a balance of criteria:

- Proximity to employment, business and amenity
- Environmental risk; flooding, bushfire, buffers from sensitive land
- Proximity to infrastructure (reticulated water, sewer, electricity, roads, etc)

A common growth scenario and a high growth scenario have been calculated for future lot consumption and land requirements.



Common growth =
 25 lots consumed per year

High growth =
 35 lots consumed per year

Lot yield assumptions are shown in previous table.



Key Investigation Sites

-  Large Lot Residential
-  General Residential

*Note: An approval has been issued for part of this site.

6.4 It's not just about the house. Understanding strategic inter-relationships.

While this strategy is focused on housing, one of the most vital land uses in Leeton, it is only one part of many that contributes to the overall economy, environmental health, and community wellbeing.

One of the benefits of increasing density is the potential to concentrate infrastructure spending, which economises and increases the quality of the outcome. A suite of comprehensive, and inter-related local strategies and plans ensure that it is done in an orderly manner and avoids the pitfalls of overcrowding.

First among the important next work for Council will be Structure and Master Planning in the Town Centre (bounded by Palm and Acacia Avenues) and the Key Investigation Sites proposed in this Strategy. Building with the community a vision for alternative housing models and the infrastructural network that supports them will set Leeton up to address the shortfalls identified throughout the development of this Strategy.

Other work to review and update will include:

- Open Space Strategy
- Employment Land Strategy
- Leeton Shire Playground Strategy
- Active Transport Strategy
- Community Strategic Plan
- Disability Inclusion Action Plan
- Ageing Well Strategy
- Transport and Movement Strategy
- Plan of Management



SECTION

7

Conclusion



7.1 Summary of key actions

	TIMEFRAME	RESPONSIBILITY
Local Environmental Plan and Mapping		
Review and reduce minimum lot size restrictions to encourage compact urban form and residential development.	Short term	Council
Remove Floor Space Ratio from planning maps.	Short term	Council
Key Investigation Sites and Town Circle		
Structure and master planning of key investigation sites to inform development control plan mapping, future zoning, lot size and preferred outcomes, infrastructural requirements	Short term	Council
Perform an audit of the street and infrastructure network within the Town Circle and walkable distances to the town centre, informing a Structure Plan for medium and higher density development.	Short term	Council
Development Control Plan		
Review and ensure Development Control Plan communicates a preferred vision for urban character	Medium term	Council
Social, Affordable and Specialist Housing		
Work with specialist housing providers, including aged care, disability, Local Aboriginal Land Council (LALC), industry and agriculture to develop delivery models and applications for Housing Australia Future Fund.	Short term	Council

	TIMEFRAME	RESPONSIBILITY
Auditing and Readiness		
Undertake a comprehensive public land audit, and update Plan of Management.	Short term	Council
Council as Developer		
Subsequent to a land audit explore options for modest pilot projects to demonstrate alternative housing models required by the community.	Long term	Council
Universal Design		
Consider development control plan to include principles and guide to Universal Design	Medium term	Council
Provide education to staff, developers, landowners and the community on how to construct and renovate housing that embraces universal design principles	Medium term	Council
Contributions		
Review and develop infrastructure contributions scheme.	Short term	Council
Environment		
Update bushfire mapping to reflect NSW policy changes and mapping categories.	Medium term	Council

7.2 Monitoring and evaluation

Council will undertake regular monitoring and reporting of this Strategy.

The success of this Strategy's implementation can be measured by the delivery, or the working towards it, of housing missing from Leeton's supply and the underservicing of different family groups, age cohorts and tenures.

What are the types of housing this Strategy has recommended, and has it been delivered?

What parts of the community don't currently have access to appropriate housing and how have they been supported?

What does success look like in one, five, ten and twenty years?

- Annual reviews of housing delivery and supply against the implementation and delivery plan to ensure that the Strategy and the LEP are delivering the Strategy's objectives in a timely manner;
- Five-yearly reviews of the evidence base and housing stock against the broader aims of the Riverina Murray Regional Plan to ensure that the Strategy is aligned with the housing needs; and
- Ten-year review of the Strategy to ensure the community vision statement, the evidence base and the strategic and planning contexts are aligned with the goals of the community, the broader aims of the Riverina Murray Regional Plan and the Strategy implementation and delivery plan.

Action

Triple Bottom Line Assessment.

Develop an evaluation framework for assessment, that considers environmental, social and economic outcomes.



7.3 Information Sources

This Strategy Report has been informed by a wide range of resources and data sets, to accurately render Leeton Shire, its community and establish them in a contemporary planning context.

Information for the purposes of the report has been obtained from a wide range of sources including:

NSW State Environmental Planning Policies

NSW Environmental Planning and Assessment Act (1979)

State Environmental Planning Policy (SEPPs)

Riverina Murray Regional Plan 2041

Riverina and Murray Joint Organisation (RAMJO) Strategic Regional Priorities

Newell Highway Corridor Strategy

Adapt NSW – Western Enabling Regional Adaptation – Riverina Murray region report

Leeton Shire Local Strategic Planning Statement (LSPS)

Leeton Shire Community Strategic Plan (CSP)

Leeton Shire Ambition (Economic Development, Tourism and Events Strategy) 2030

Leeton Shire Ageing Well Strategy (2021-2025)

Leeton Local Environmental Plan (2014)

Leeton Development Control Plan (2022)

NSW Department of Communities and Justice

NSW Department of Primary Industries

Australian Bureau of Statistics

Informed Decisions

Leeton Shire Flood Study



23 — 25 Chelmsford Place,
Leeton NSW 2705
council@leeton.nsw.gov.au
(02) 6953 0911
Leeton.nsw.gov.au

Department of Primary Industries - Agriculture
Department of Regional NSW



OUT24/7425

General Manager
Leeton Shire Council
Chelmsford Place
Leeton NSW 2705



Leeton Housing Strategy (Leeton Shire Council)

Dear [REDACTED]

Thank you for your correspondence of 30 April 2024 and the opportunity to provide comment on draft Leeton Housing Strategy.

The NSW Department of Primary Industries (DPI) Agriculture collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

NSW DPI Agriculture has reviewed the draft Leeton Housing Strategy (LHS) and provides the following feedback and comments:

1. NSW DPI generally supports the approach in the draft LHS to focus on infill development and existing residential zoned areas to deliver housing for the LGA.
2. NSW DPI would also support the key action to undertake “structure and master planning of key investigation sites to inform development control plan mapping, future zoning, lot size and preferred outcomes”.
3. However, the document does not provide any baseline information on predicted housing requirements or any details of how the key investigation sites have been derived. Therefore there is no quantification or justification about how the investigation sites have been identified or time frames for their need.
4. New residential investigation sites which are located on rural zoned land should undergo a master planning process to address the interface between new residential land and rural land so as to minimise the potential for land use conflict with ongoing agricultural land uses and achieve physical separation of these land uses where possible. Undertaking a Land Use Conflict Risk Assessment would assist in determining potential risks and in identifying mitigation measures.

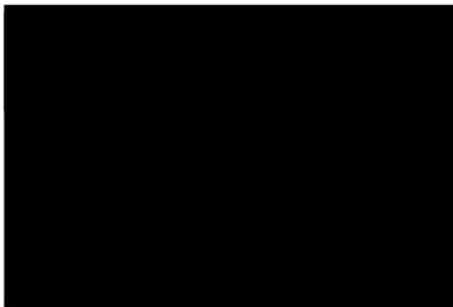
105 Prince Street | Locked Bag 21
Orange NSW 2800

E: landuse.ag@dpi.nsw.gov.au
dpi.nsw.gov.au

5. Future residential investigation areas on rural zoned land should be rigorously assessed against the agricultural capability and sustainability of the land, particularly its irrigation potential.



Sincerely





Department of Climate Change, Energy, the Environment and Water

Your ref: Leeton Housing Strategy 2024
Our ref: DOC24-335599



Dear ■ i

Subject: Leeton Housing Strategy 2024 (LHS) -Draft

Thank you for your email dated 30 April 2024 seeking advice from the Biodiversity, Conservation and Science Group (BCS) of the NSW Department of Climate Change, Energy, the Environment and Water. BCS has statutory responsibilities relating to biodiversity and flood risk management.

We have reviewed the documents supplied and provide detailed advice in **Attachment A**.

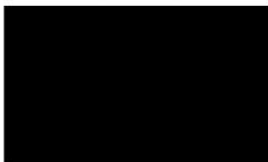
Flood Risk Management

Leeton Shire Council (LSC) is responsible for applying NSW Flood Risk Management Process (FRM). We understand LSC is in the process of expanding and updating the Leeton Flood Study (2015) to include the smaller Villages of Whitton, Wamoon and Murrami. This work should be followed by a review of the Leeton Shire Flood Risk Management Study and Plan (Leeton FRMS&P).

Biodiversity

Council has a duty to avoid, minimise and offset the impact of development on threatened species. The draft Leeton Housing Strategy 2024 (LHS) is an important opportunity for Council to exercise that duty but makes no progress in that regard.

If you have any questions about this advice, please contact Marcus Wright, Senior Conservation Planning Officer, via planning.southwest@environment.nsw.gov.au or 02 6983 4917.



27 May 2024

**Senior Team Leader (Acting) – Planning, South West
Biodiversity, Conservation and Science Group
NSW Department of Climate Change, Energy, the Environment and Water**

ATTACHMENT A – Detailed advice on Draft Leeton Housing Strategy 2024

ATTACHMENT A Detailed advice on Draft Leeton Housing Strategy 2024

Flood Risk Management

Flood risk at Whitton, Wamoon and Murrami remain undefined. Section 5.1.1 of the LHS (2024) suggests the Leeton Flood Study (2015) recommended adopting a Flood Planning Level to the 1% Annual Exceedance Probability (AEP) design flood plus 0.3m freeboard. However, that recommendation was based on the *Leeton Floodplain Risk Management Study and Plan 2019* (Leeton FRMS&P). The Leeton FRMS&P only covered the urban areas of Leeton and Yanco.

Council have recently been successful in obtaining NSW grant funding to update and expand this flood study to include Whitton, Wamoon, and Murrami. This study should be followed by a review of the Leeton FRMS&P. Flood risk at Whitton, Wamoon and Murrami will remain unknown until that work is done.

Section 6.2 of the LHS (planning for future residential development) should be informed by, and compatible with, flood behaviour and constraints defined in the best available flood studies and FRMS&P. Development should not impact on flood behaviour, flood risk and emergency management risk to the detriment of the existing community.

The key investigation sites listed at Section 6.3 of the LHS should be assessed for flood risk. This should be done in the FRM process at the FRMS&P phase once the flood risks have been defined in the revised flood study.

Biodiversity

Since 25 August 2017, Council has a duty to avoid, minimise and offset the impact of development on threatened species and their habitats. The draft Leeton Housing Strategy 2024 (LHS) is an important opportunity for Council to exercise that duty. Currently it makes no progress regarding biodiversity.

The LHS is also a blueprint for achieving the goals of the Leeton Local Strategic Planning Statement (Leeton LSPS), and we reiterate our comments of 17 March 2020 (our ref DOC20/121376) in that regard.

Council is the regulator of clearing when it is ancillary to development with consent, activities under Part 5, and on land to which the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (the B&C SEPP) applies. The burden of these duties is reduced if they are resolved in the strategic planning phase, such as a draft housing strategy.

The LHS should be informed by native vegetation extent and threatened species distribution. Council has access to various biodiversity assessments associated with development applicants and Part 5 Reviews of Environmental Factors (REFs). Council also has access to threatened species information via the Sharing and Enabling Environmental Data (SEED) portal. These resources provide valuable insight to the presence of threatened species in the Leeton Local Government Area.

These sources should identify land that is not constrained by native vegetation and threatened species habitat and is more suitable for housing.

Our response to the draft Leeton LSPS dated 17 March 2024 provides similar detail about the importance of including considerations relating to Aboriginal Cultural Heritage, flood, and climate resilience in a Land Use Plan.

Potential impacts to biodiversity could be better anticipated and managed with improved analysis and mapping. While some existing local policies will assist, we encourage Council to consider additional strategies for avoiding, minimising, and mitigating biodiversity impacts when finalising the LHS.

BCS welcomes the opportunity to provide continued advice as the LHS is finalised and implemented. Early consultation on Planning Proposals is encouraged.

Opportunities to avoid and minimise potential impacts to threatened species are highest at the strategic planning stage, where growth and development can be directed away from areas of biodiversity value. Doing so will assist Council and development proponents in addressing the requirements of Part 7 of the BC Act. The following advice is provided with this objective in mind.

Understanding biodiversity values

Terrestrial Biodiversity mapping in the Leeton Local Environmental Plan 2014 (LLEP) is now outdated and likely underrepresents naturally treeless native vegetation.

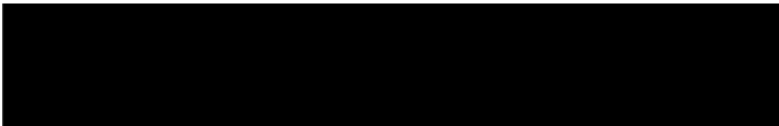
There are better quality and more current mapping products available that could improve the understanding of key biodiversity values in Leeton Shire and improve terrestrial biodiversity mapping. BCS can provide support in identifying these.

We encourage town masterplans and tree protection provisions in a Development Control Plan (DCP). These either complete more detailed biodiversity assessment or require it as part of future planning and development proposals. This enables biodiversity values to be recognised and to balance their protection and enhancement with growth and amenity objectives in the townships.



Department of Planning, Housing and Infrastructure

Ms Jackie Kruger
General Manager
Leeton Shire Council
23-25 Chelmsford Place
Leeton NSW 2705



Dear Ms Kruger

Draft Leeton Shire Council Housing Strategy (April 2024)

Thank you for providing us with the draft Leeton Shire Council Housing Strategy 2024. I would like to congratulate Council in its attempts to understand housing needs to assist meeting future demand in the Leeton local government area.

There are several matters in the draft Strategy we would encourage Council to address to assist with its future implementation. Overall, it lacks clear policy positions identifying how housing and associated development will be managed and provided in the future.

We also strongly encourage Council to include a diagram of how the draft Strategy fits with Council's other existing and proposed strategic work, such as the Leeton Housing Strategy 2021 and the proposed 2025 Residential Growth Strategy and Precinct Master Plans.

Strategy Outcomes

Many of the suggested outcomes and actions identified in Section 6 of the draft Strategy are supported to assist Council to manage the provision of housing into the future. It was unclear if associated actions were meant to be included in Section 6.2.2 of the draft Strategy, similar to the other subsections before and after this section.

However, the inclusion of Section 6.3 in the draft Strategy is somewhat confusing. The sites identified have not been assessed against high level constraints or suitability for infrastructure and service provision, as is usually provided when identifying future development sites in a housing strategy. Therefore, we offer the following comments about the investigation sites included in the Strategy:

Evidence Base

The draft Strategy lacks appropriate consideration of the existing supply of residential land and its ability to address housing demand, also known as the theoretical housing capacity of existing zoned land, and therefore the overall need for additional residential land proposed for the town of Leeton in the Strategy.

The draft Strategy proposes investigation sites to facilitate the development of over 1880 dwellings, which at the current development rate of 24 dwellings per year, is potentially 75 years of additional supply. To understand the full housing potential in Leeton and in response to the changing demographics, household composition and market needs, Council should consider undertaking an analysis of Leeton's existing housing stock, zoned land, lot

sizes and areas for potential infill development within proximity to Leeton CBD. Given the draft Strategy's preference for infill development, we strongly encourage Council to further analyse existing vacant land/potential infill sites in addition to the single site identified in the draft Strategy.

It is suggested that the draft Strategy should give more emphasis to future population projections or the vision for growth in Leeton Shire to inform housing supply. The draft Strategy identifies demand for smaller housing types; however, most investigation sites will provide greenfield development similar to existing housing stock in Leeton.

Aligning growth and infrastructure

The draft Strategy lacks discussion of each investigation site in terms of the capacity of Council to service the lots with water, sewer and other infrastructure and services, such as open space or transport. We note the current data limitations required to understand Council's water network and sewerage treatment plants, however general commentary on Council's capacity to service growth and the high-level infrastructure upgrades required would inform the feasibility of additional residential development. Without this in the draft Strategy, any future proposals to increase development would need to be accompanied by analysis of Council's ability to provide appropriate infrastructure.

Staging

The draft Strategy would benefit from a high-level approach to the staging of the identified investigation areas that aligns with infrastructure and service provision. Alternatively, if the proposed Leeton Integrated Land-use, Infrastructure and Transport Strategy (funded under the Regional Housing Strategic Planning Fund) will address this, the draft Strategy should include relevant details and identify how it fits together with the other Strategy.

We encourage Council to further understand development feasibility of the identified investigation sites as some, for example site 1, would not result in the efficient extension of the existing residential infrastructure if sites 2 and 3 were not developed first.

Environmental Constraints

The draft Strategy should include mapping and discussion of environmental values and constraints, if not for the entire township of Leeton, then at a minimum for each of the investigation sites in the Strategy. It is noted that some investigation sites are impacted by groundwater vulnerability, biodiversity values, Crown Land tenure, and potential land use conflicts. Without further analysis in the Strategy, any future planning proposals would need to address not only these issues in detail but also the strategic merit of the locations of these sites and would not be able to rely on the Strategy for strategic alignment.

Flooding

The Leeton Shire Floodplain Risk Management Study identifies some investigation sites are impacted in the 1% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF) events. The draft Strategy should include mapping and analysis of flooding constraints at investigation sites. Any future planning proposals on flood affected land will need to demonstrate consistency with Section 9.1 of the Environmental Planning and Assessment Act 1979, Local Planning Direction 4.1 Flooding and Council's floodplain risk management study and plan, noting that recent changes to flood policies required planning proposals to consider events up to and including the PMF level.

Consultation

Addressing the land use constraints listed above in the short-term will assist to streamline future planning proposals. It is recommended that Council incorporates consultation outcomes from relevant State land use planning agencies such as the Department of

Climate Change, Energy, the Environment and Water and the Department of Primary Industries – Agriculture into the final Strategy.

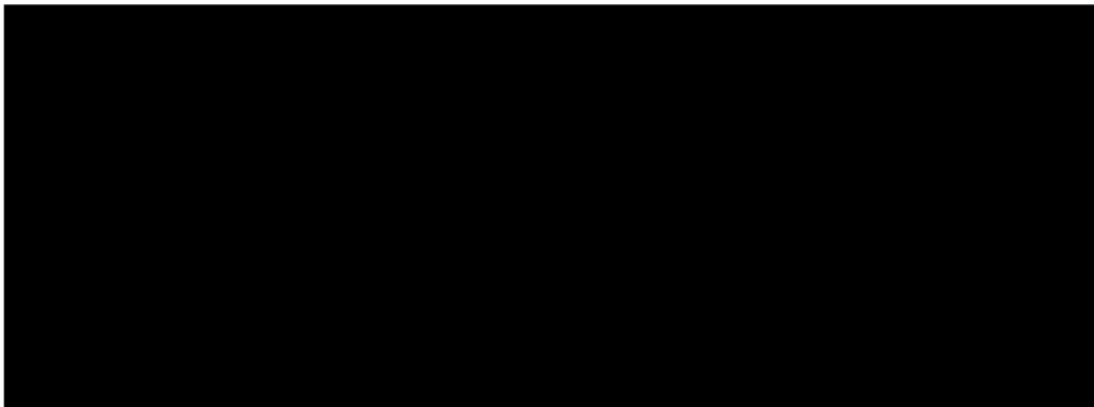
Strategic Planning Framework

The draft Strategy would benefit from consideration of relevant objectives of the *Riverina Murray Regional Plan 2041*. Future planning proposals will be required to demonstrate strategic and site-specific merit and consistency with the regional plan.

Other

We note that Section 6.2 of the draft Strategy provides strategies for incrementally decreasing the minimum lot size across residential zones as well as considering the suitability of some R2 Low Density Residential zoned lots to be rezoned to RE1 Public Recreation Zone. There is no further discussion about this matter, and it is unclear what this relates to or why this outcome has been recommended. If it remains in the Strategy, it is recommended additional justification be provided. Alternatively, any future planning proposal to rezone such land would need to include detailed justification and would not be able to rely on the Strategy for strategic alignment.

We look forward to working through these matters with you and to support Leeton Shire Council in providing additional residential land to meet local demand.



**A/Manager, Southern, Western and Macarthur Region
Local Planning and Council Support
Department of Planning, Housing and Infrastructure**



**Department of Climate Change,
Energy, the Environment and Water**

Our ref: DOC24/337337

Your ref: n/a

[REDACTED]
Leeton Shire Council, 23-25 Chelmsford Place,
Leeton, NSW

Subject: Draft Leeton Housing Strategy

Dear [REDACTED]

Thank you for the opportunity to comment on the draft Housing Strategy. It is noted that the draft housing strategy considers heritage as follows:

'...1.2. Objectives of the housing strategy...

At a broad level, the objective of the Strategy is to assess the current land use planning environment in regards to housing, balancing demographic research and forecasts with the aims of the community, giving consideration to:...

- Cultural and Built Heritage...'*

It is noted that the relevant legislative framework in regard to heritage matters is included in the document and that the LGA includes state heritage listed items that may be impacted by future housing proposals.

The following comments have been formulated after consideration of the information provided as part of the documentation provided:

State and local heritage considerations under the *Heritage Act 1977*

Potential Direct impact on SHR

The subject council area includes the following State Heritage listed items:

Item name	Address	SHR listing number
Yanco Agricultural High School	259 Euroley Road, Yanco	02021
Yanco Weir and site	Yanco, Leeton	00969

4PSQ, 12 Darcy Street, Parramatta NSW, 2150
Locked Bag 5022, Parramatta NSW 2124

www.environment.nsw.gov.au/topics/heritage

1

Hydro Hotel	Chelmsford Place, Leeton	00247
Leeton District Lands Office	Chelmsford Place, Leeton	00965
Leeton District Office – Artefacts in Reception Lobby Showcase 1	Chelmsford Place, Leeton	00966
Leeton Railway Station and yard group	Dunn Avenue, Leeton	01178
Roxy Community Theatre	114-118 Pine Avenue, Leeton	01747
Gogeldrie Weir	Murrumbidgee river, Narrandera	00961

It is noted that these are not earmarked for any future housing initiatives and given the nature of the sites no future impacts are anticipated.

Adding reference to heritage based objectives in regard to the final housing strategy would be appreciated to assist with the future management of the area in a way that is sympathetic to heritage values.

In relation to historic archaeology, if the proponent has not already undertaken their own investigation to assess the likelihood of ‘relics’ and any subsequent management required under the *Heritage Act 1977*, they should do so.

Aboriginal cultural heritage considerations under the *National Parks and Wildlife Act 1974*

Heritage NSW recommends that a comprehensive Aboriginal cultural heritage assessment report is needed and should inform this strategy. Early assessment provides the best opportunity to identify and protect Aboriginal cultural heritage values. It also provides certainty to all parties about any future Aboriginal cultural heritage management requirements.

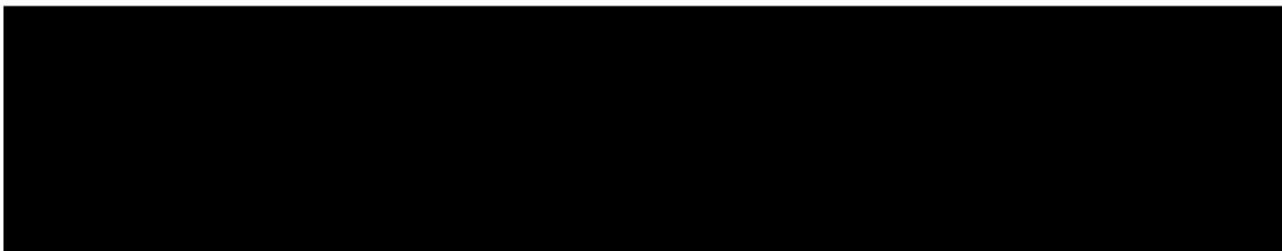
It is important that any management, mitigation and conservation mechanisms are developed at the earliest stage to help mitigate the cumulative impact of development in this region on Aboriginal cultural heritage.

We recommend the strategy also consider impacts to the Aboriginal cultural landscape, including potential impacts on visual corridors. These potential impacts can only be understood through consultation with the Aboriginal community. Measures to limit any impacts to identified Aboriginal cultural landscape values should be developed and integrated into the strategy.

If the strategy is adopted and future development proceeds, the proponent would need to consider the Aboriginal cultural heritage impacts within their environmental assessments. Where harm to Aboriginal objects cannot be avoided the proponent would be required to obtain an Aboriginal Heritage Impact Permit (AHIP) before proceeding. Further information is available in the guide, [Applying for and Aboriginal Heritage Impact Permit: Guide for applicants.](#)

General Comments

Prior to finalisation of the strategy, Council should be satisfied that all necessary heritage assessments have been undertaken and that any impacts have been sufficiently addressed. Council's assessment should include, but not be limited to, a search of the State Heritage Inventory (<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>) and the Aboriginal Heritage Information Management System (<https://www.heritage.nsw.gov.au/protecting-our-heritage/record-aboriginal-sites/>).



Manager, South Assessments
Heritage NSW
as Delegate of the Heritage Council of NSW
29 May 2024



30 May 2024



Our ref: D2024/43759

General Manager
Leeton Shire Council
23-25 Chelmsford Place
LEETON NSW 2705

Dear Sir/Madam,

RE: Draft Leeton Shire Council Housing Strategy

We refer to Council's email of 30 April 2024 inviting comment on the Draft Leeton Housing Strategy 2024.

The Housing Strategy is a high-level planning document which considers current and future land urban uses within the Leeton LGA. The document includes consideration of Leeton township as well as the smaller villages of Murrami, Whitton, Wamoon and Yanco (P. 5). It encompasses consideration of planning frameworks, demographics, environment to identify actions and key sites for future urban investigation.

Leeton receives raw water from the Murrumbidgee River which is a regulated river system with water sourced, stored and released from Burrinjuck and Blowering Dams. Within the Leeton Local Government Area (LGA), WaterNSW has a Leeton office and two depots which service Leeton and the wider southern region. We manage several weirs and related infrastructure within the Leeton LGA, including Yanco and Gogeldrie Weirs and the Coonacoocabil Regulator. We also own and manage Berembed Weir in neighbouring Narrandera Shire which is where Leeton's water supply is diverted from the Murrumbidgee River. We supply water in the region primarily to Murrumbidgee Irrigation and other customers direct, with water used for agriculture, town water supply and environmental purposes.

We support Council's initiative in preparing the Strategy to help guide future strategic urban planning and related development in the Leeton Local Government Area (LGA) over the next twenty years. Our detailed comments on the Strategy are provided in Attachment 1.



Manager Environment, Sustainability and Catchment Protection



ATTACHMENT 1 – DETAILED COMMENTS

Zoning and Minimum Lot Sizes

The Strategy includes current zoning for Leeton and the other villages and a minimum lot size (MLS) map for Leeton. The Strategy may benefit by including MLS maps for the other villages.

Environment

Chapter 5 of the Housing Strategy considers aspects of the environment that influence the Housing Strategy. Particular attention is given to the issues of climate (section 5.1) and flooding and water (Section 5.1.1). We support the inclusion of these issues. Climate change factors could also be expanded to include consideration of drought and any potential implications for water demand. Further comment on those subsections is provided below. Chapter 5 may benefit by providing additional subsections and related information regarding waterways, bushfire risk, vegetation and other environmental values to support how environmental constraints have been considered and influenced the identification of the new urban investigation areas.

Flooding Risk

The Housing Strategy considers the risk of flooding under section 5.1.1 (P. 75) and 6.2 Actions (P. 82), although flooding risk is dealt with at a high level. The document notes that climate change will result in more extreme events and is likely to increase flooding risk. Reference is made to the Leeton Shire Wide Flood Study (2015) and how flood prone areas are documented and protected by appropriate zoning (P. 75). Section 5.1 may benefit by cross-referencing the consideration of flooding under Section 6.2 (P. 82) which includes a future action for considering flooding risk.

Section 6.2 Actions (P. 82), advises that suitable flood modelling should be undertaken to reduce and potential increased in risks to existing or new housing. The Strategy includes an action to review flood and drainage models to identify appropriate opportunities for residential density (P. 82). We note and support this proposed action. Any future flood modelling should incorporate consideration of climate change scenarios including projected changes in rainfall intensity and distribution.

Key Investigation Sites

Section 6.3 (Pp. 92-93) considers key investigation sites for further brownfield and greenfield development, noting these are within land already residentially zoned. It notes how key environmental constraints will have to be considered, including flood risk (P. 92). Nine key investigation sites are identified, the location of which are presented on page 93.

While the Strategy notes that the key investigation sites have been chosen based on factors and constraints such as environmental, risk, flooding, bushfire and sensitive land, no flood risk or other environmental mapping is presented to demonstrate the selection of these sites. To this end, the Strategy would benefit by better illustrating, by means of maps and overlays, how these sites have been selected based on the environmental constraints and values



including flood risk. A map showing the location of the key investigation sites with respect to waterways may also be helpful. Further investigation and consideration of flood risk will also be needed at master-planning and rezoning stages.

The strategy (P. 93) identifies that key investigation sites have been chosen by proximity to infrastructure (e.g. reticulated water, sewer). The map presenting the location of key investigation sites distinguishes between large lot residential and general residential areas (P. 93). The strategy would benefit by clarifying whether large lot residential areas are intended to be connected to reticulated water and sewer.

Area 9 appears to be zoned C4 Environmental Living. The document may need to clarify that it is including reference to C4 land when discussing residentially zoned land. The document may benefit by discussing C4 Environmental Living zones under section 2.3 (P. 17) Residential Zones as Key Investigation Site 9 (P. 93) appears to be zoned C4 (P. 21).

The key investigation sites identified for further housing opportunities relate to Leeton township only (P. 92). The document may benefit by clarifying whether further opportunities are also being considered for the other villages within the LGA.

Other

The final Strategy would benefit by providing relevant numbers and captions for Figures and Maps.

The term 'Leeton' appears to sometimes refer to Leeton township while at other it refers to the Shire. For example, in the Executive Summary refers to Leeton's expected population growth being to 12,700 residents by 2041. Is this in reference to the LGA or township? The document would benefit by clearly distinguishing identifying between the LGA and township to help contextualise the Strategy.



Leeton Shire Council
23-25 Chelmsford Place
Leeton NSW 2705

Your reference: Dated 30/4/2024
Our reference: SPI20240503000069

ATTENTION: [REDACTED]

Date: Monday 20 May 2024

Dear Sir/Madam,

**Strategic Planning Instrument
Other – Other**

In an effort to address future housing needs, Leeton Shire Council has prepared the Leeton Housing Strategy 2024 & to identify the future growth areas.

I refer to your correspondence dated 30/04/2024 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

A strategic plan of this nature will be required to address Chapter 4 of *Planning for Bush Fire Protection 2019* (PBP 2019) and would routinely be accompanied by a Strategic Bush Fire Study (SBFS). Considering the risk profile of the landscape involved and the scope of the proposed amendments Council may use its discretion to determine how any additional information is presented to the RFS for more detailed advice.

It is noted that the Bush Fire Prone Land (BFPL) mapping was last certified in 2016 and does not appear to have included grassland. A review of BFPL mapping would better inform the strategy on areas that should address Chapter 4 of PBP 2019.

As outlined in Chapter 4 of PBP 2019, the RFS recommends the following items to be addressed as a minimum.

- **Does the plan ensure land is suitable for development in the context of bush fire risk?;**
 - Council should consider the potential for any environmental constraints in riparian areas to impact on the provision of appropriate Asset Protection Zones (APZs)
 - Council should consider the potential for tension between the principals of "right to farm" and the provision of appropriate Asset Protection Zones (APZs) where rural land adjoins areas with the potential for residential development.
- **Does the plan ensure new development on BFPL will comply with PBP?;**
 - Council should consider the additional bush fire protection measures required for Special Fire Protection Purpose facilities including, but not limited to, residential care facilities, schools and tourist accommodation.
 - Council should consider siting hazardous industry to minimise the risk of accidental ignition spreading to unmanaged land.

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

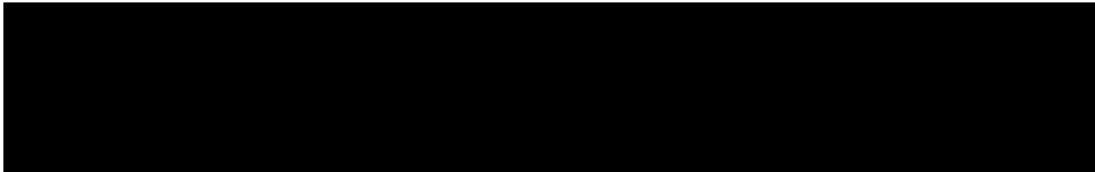
T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au



RFS



- ***Does the plan minimise reliance on performance-based solutions?;***
- ***Does the plan ensure adequate infrastructure associated with emergency evacuation and firefighting operations is provided?;***
 - Council should consider the fiscal implications of providing the required infrastructure to facilitate development in the context of emergency management.
- ***Does the plan facilitate appropriate ongoing land management practices?.***
 - Council may wish to consider the management requirements of any areas of public open space and how these may be addressed in a review of the Bush Fire Prone Land mapping.



Supervisor Development Assessment & Plan
Built & Natural Environment



From: [REDACTED] ▶
Sent: Tuesday, June 11, 2024 3:58 PM
To: [REDACTED]
Subject: RE: Leeton Draft Housing Strategy 2024

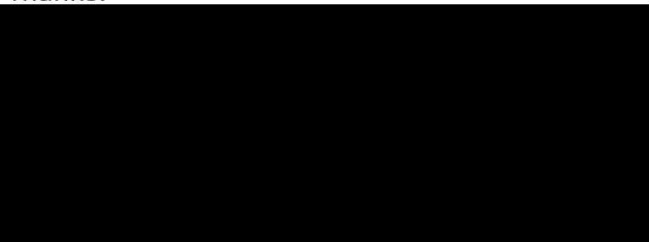
Hi [REDACTED],

It was great to meet you on Tuesday and thank you for allowing Maurice and I the opportunity to provide comment in person about the Draft Leeton Housing Strategy 2024.

As requested, please see below our written comments in relation to the Strategy:

1. TfNSW notes the key figures in relation to Population and Housing in the Shire, as per Section 4 of the Strategy;
2. TfNSW also notes Council's desire for Incremental Change – towards a gentle density as per Section 6.1.3;
3. Most importantly, TfNSW notes the Key Investigation Sites as per section 6.3. As discussed last Tuesday, TfNSW is particularly interested in Key Investigation Sites 9 & 10 given their proximity to the Classified Road Network. The Irrigation Way forms part of the western boundary of Site 8 and eastern boundary of site 9;
4. As also discussed, TfNSW will required that a Planning Proposal to amended the zoning of these investigation sites be accompanied with a Traffic Impact Assessment (TIA) to understand the full extent of the traffic generation and distribution and the impact on the classified road network;
5. Finally, the TIA will need to consider required upgrades to intersections of the local road network and Irrigation Way, especially the following intersections:
 - a. McQuillan Road with Irrigation Way;
 - b. Lillypilly Road with Irrigation Way;
 - c. and Jackson Road with Irrigation Way.

Thanks.



transport.nsw.gov.au

Level 3, 193-195 Morgan Street
Wagga Wagga NSW 2650



Transport
for NSW

[REDACTED]

Hi [REDACTED].

We own a property at Merungle Hill and would like Council to consider reducing our minimal lot size from approximately 40 acres to 10 acres.

The property is not suitable for any profitable farming purpose.

[REDACTED]

From: [REDACTED]
Sent: Thursday, May 30, 2024 5:18 PM
To: Leeton Shire Council <Leeton_Shire_Council@leeton.nsw.gov.au>
Subject: Re: Submission for the Housing Strategy - XX River Road Yanco.

Apologies I just realised a typo in my submission which said RU4 instead of RU5.
Thanks

[REDACTED]

On Thu, 30 May 2024, 4:59 pm [REDACTED] wrote:
I would like to put in a Submission for the Leeton Shire Council Housing Strategy in relation to our property at [REDACTED] River Road Yanco which has been held in our family since [REDACTED]

We would like to be considered for RU4 zoning to allow for subdivision should that be something we would like to progress in future. Our current classification is RU1 however our block is only 147 acres and we are very close to Yanco township.

Regards

From: [REDACTED]
Sent: Thursday, May 30, 2024 5:00 PM
To: Leeton Shire Council <Leeton_Shire_Council@leeton.nsw.gov.au>
Subject: Draft housing strategy 2024

Thank you for the opportunity to comment on the draft housing strategy 2024.
I think the strategy is very good.
I didn't understand the map at Page 43. I think the key is back to front, because it shows the town circle as non-residential and my area (Petersham Road near Fivebough wetland) as the most densely populated in 2021. Also on page 45, there were no colours on the key to help understand the map. On page 49 there was no key at all for the heat maps.
Thank you

From: [REDACTED]
Sent: Thursday, May 30, 2024 4:22 PM
To: Leeton Shire Council <[Leeton Shire Council@leeton.nsw.gov.au](mailto:Leeton_Shire_Council@leeton.nsw.gov.au)>
Subject: Submission for the Housing Strategy [REDACTED] X Almond Road Leeton NSW 2705

Good Afternoon Leeton Shire Council

We appreciate [REDACTED] time and professionalism in taking our enquiries today and yesterday.

We would like to put in a Submission for the Housing Strategy for Leeton NSW 2705 regarding our property that we have owned since January 2012:

[REDACTED] Almond Road Leeton. The following details relate to our property:

- Zone : R5 – Large lot residential.
- Land size: 6.07 hectares (or 15 acres)

Our Western boundary is adjacent to **Jayden Place Leeton** which is zoned:

- Zone : R2 – Low density residential.

Further East from us another parcel of land was subdivided quite some time ago, that being:

- **Lansdowne Estate**

Therefore, we have a subdivision to the East (Jayden Place) and West (Lansdown Estate) of us.

We believe we have been overlooked for the opportunity to subdivide our property and would like to have our property reclassified to:

- Zone: R2 – Low density residential.

This would allow us to have the potential to subdivide our land as our current classification as Zone : R5 – Large lot residential does not.

It is concerning to us that we are in amongst 2 subdivisions and have not been granted the same opportunity. We would appreciate feedback on this matter.

Could you please confirm that you have received this email by the closing date of this submission which is today the 30th of May 2024?

Thank you.
Kind regards

From: [REDACTED]
Sent: Wednesday, May 29, 2024 6:41 PM
To: Leeton Shire Council <[Leeton Shire Council@leeton.nsw.gov.au](mailto:Leeton_Shire_Council@leeton.nsw.gov.au)>
Subject: Draft Housing Strategy

Dear Councillors,

I refer to page 93, the Key Investigation Sites.

The number of sites have been identified by Council for residential purposes numbered 1 to 9. Red areas have been identified as Large Lot Residential and green as General Residential, however number 7 is yellow and it does not appear in the Key explaining its identification.

This area (No 7) is the old Tourist Caravan Park and is situated next to the Mens Shed which is currently used by residents and visitors as an off leash dog park. As per our previous communications with Council in regard housing in this area we have been told numerous stories about this being utilised for low cost housing and/or units and we have also been told that it was not being considered due to its zoning, however some Council staff tell us that it was being considered. We have also been told that the zoning is residential and recreational - so no wonder the community is confused regarding this site.

As regular users of the off leash dog park in Leeton we often meet people who are touring and utilise this area to exercise their dogs while passing through or staying in Leeton, along with many general residents who frequent this park. Again, I wish to reiterate that this area should be left alone and improved for the purpose of an off leash area. Improvements such as removal of the old toilet block, removal of the infrastructure (power) both of which are the legacy of the old caravan park, renovation of the surrounding fences to make the area more secure and maybe some animal activity infrastructure of dog agility equipment which includes poles, ramps and tunnels.

The Leeton off leash area is used 7 days a week, 365 days of the year. Dog owners can park on the main road or can drive off the main road and park in a small car park where they can unload and load their dogs in safety, with a small catch area. No other field in Leeton is used every day of the year like this area. Sporting areas are subject to seasonal usage. The Leeton off leash area is large enough for many dogs of varying breeds to be exercised at the same time.

Council have established a small off leash area at Yanco however it is inadequate having no shade, seating, little water, very minimal exercise area particularly for large dogs, and its full of cat heads and other weeds. It is also difficult for some residents to access without a vehicle as many users of the Leeton off leash area walk to the facility.

As mentioned in previous correspondence, the Tuncurry off leash area should be used as an example of a properly designed off leash area, not the small chook yard in Yanco. The Tuncurry off leash area is about the same as No 1 & No 2 ovals combined, and it includes agility equipment, is fenced to allow separation of dogs if required, shade, a picnic area, catch areas, pathways, bags and bins.

Council needs to give some serious consideration to improving the current, well utilised off leash dog area or relocating to a centralised area which can be accessed by foot, with the facilities mentioned above.

Leeton promotes tourism and there are many people now travelling with dogs and looking for these facilities in regional and rural towns, along with dog friendly accommodation, and as we know ourselves we bypass towns that don't have these facilities.

Thank you for your consideration,

From: [REDACTED]
Sent: Tuesday, May 21, 2024 11:13 AM
To: Leeton Shire Council <[Leeton Shire Council@leeton.nsw.gov.au](mailto:Leeton_Shire_Council@leeton.nsw.gov.au)>
Subject: Draft housing strategy

Re: Draft Housing Strategy 2024

Dear [REDACTED]

My husband and I are property owners of [REDACTED] Corbie Hill NSW. We would like to for council to consider reducing the minimal lot size to between 2 and 5 acres.

We have 11.09 ha of rural land. The property is not suitable for profitable or practical farming purposes.

We are aware that our neighbouring property has been successful in their application which is situated near Qualitary and Tabain Road intersection, Merungle Hill.

We ask if council could please consider our proposal due to shortage of housing in the Leeton Shire. I am available to be contacted at a time convenient to you.

Kind regards,

From: [REDACTED] X
Sent: Friday, May 17, 2024 1:45 PM
To: Leeton Shire Council <Leeton_Shire_Council@leeton.nsw.gov.au>
Cc: [REDACTED]
Subject: Draft housing strategy

To Leeton Shire Council

Re: Draft Housing Strategy 2024

I own a property in Corbie hill and would like council to consider reducing the minimal lot size to between 2 and 5 acres as the 30 acre property we own is not suitable for any practical or profitable farming purpose.

I have noticed this has been done previously near the Merungle Hill and Tabain Roads intersection.

Thank you for your consideration.

From: [REDACTED] X
Sent: Monday, May 27, 2024 9:30 PM
To: Leeton Shire Council <Leeton_Shire_Council@leeton.nsw.gov.au>
Subject: Subject: Submission for Consideration: Extension of R2 Zone in Leeton Housing Strategy 2024

Dear [REDACTED]

I hope this email finds you well. I am writing to make a submission for consideration regarding the DRAFT Leeton Housing Strategy 2024. Specifically, I would like to request an extension of the R2 zone along Dempsey Road to Research Road.

I am disappointed to note that you have not extended the R2 Zone in this latest draft plan. In my view, extending the R2 zone in this area would not only be sustainable but also align with the council's objectives. I believe this extension would facilitate further medium-density subdivision possibilities, which are crucial for addressing the housing shortage in our community.

I have previously made requests to review the current zoning to allow for such developments. I was advised to make a submission during the presentation of this draft housing strategy, hence this communication.

It's worth noting that there are already several small rural landholdings along Dempsey Road that have been subdivided in the past. Additionally, essential services such as town water and garbage services are already in place along this route, further supporting the feasibility of this proposal.

Thank you for considering my submission. I am available to discuss this matter further if needed.

Best regards,



From: [REDACTED]

I refer to page 93, the Key Investigation Sites.

The number of sites have been identified by Council for residential purposes numbered 1 to 9. Red areas have been identified as Large Lot Residential and green as General Residential, however number 7 is a yellow and there is not Key explaining its identification.

This area (No 7) is the old Tourist Caravan Park which is situated next to the Mens Shed and is currently used by residents and visitors as an off leash dog park. As per our previous communications with Council in regard housing in this area we have been told numerous stories about this being utilised for low cost housing, units and we have also been told that it was not being considered due to its zoning, and Council staff said that it was being considered so no wonder the community is confused regarding this site.

As a regular user of the off leash dog park in Leeton I often meet visitors to the area who are staying in Leeton and promoting tourism who are exercising the dogs they travel with, along with many general residents who frequent this park. Again, I wish to reiterate that this area should be left alone and improved for the purpose of off leash area. Improvements such as removal of the old toilet block, removal of the infrastructure (power) which was the legacy of the old caravan park, renovation of the surrounding fences to make the area a bit more secure and maybe some animal activity infrastructure of dog agility equipment which includes poles, ramps and tunnels.

The Leeton off leash area is used 7 days a week, 365 days of the year. Dog owners can park on the main road or can drive off the main road and park in a small car park where they can unload and load their dogs in safety, with a small catch area. No other field in Leeton is used every day of the year like the

The off leash area fenced at Yanco is totally inadequate having no shade, little water, very minimal exercise area, and its full of cat heads and other weeds.

17-5-2024

Yanco 2703

Email

Dear Sir, Madam

We understand council is reviewing the housing strategy for Leeton Shire.

We put forward for consideration Road Yanco 2703 our.

As a farming enterprise it is too small an area to be viable. It also borders town housing and Yanco Primary School.

Leading to difficulties to farming practise i.e. chemical use, noise, pollution etc. the limitations of being in close proximity to housing.

We ask council to consider rezoning in line with housing strategy. There is already council infrastructure in place.

It would be a natural fit and would blend in seamlessly with adjoining built up area.

Regards

**ITEM 7.4 REQUEST TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT -
ACENERGY**

RECORD NUMBER	24/162
RELATED FILE NUMBER	EF24/122
AUTHOR/S	Manager Planning, Building and Health
APPROVER/S	Director Economic & Community Development

SUMMARY/PURPOSE

Leeton Shire Council has received a request (**Attachment 1**) from ACEnergy to consider entering into a Voluntary Planning Agreement (VPA). This request proposes a VPA as an alternative to the Council's adopted Section 7.12 Developer Contribution Plan.

RECOMMENDATION

THAT Council rejects the Voluntary Planning Agreement proposal from ACEnergy and advises the developer that Council's Section 7.12 Developer Contributions Plan must be applied to the proposed development.

REPORT

(a) Background

In April 2023, the Council adopted a new Section 7.12 Developer Contributions Plan (Plan). The purpose of this Plan is to help the Council provide the necessary public facilities to maintain and enhance amenity and service delivery within the area. The Plan authorises the imposition of a condition of consent on certain development applications to pay a development contribution in accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979 (the Act)*.

Over the next ten (10) years, Leeton Shire is expected to experience development pressures associated with:

- Investment in irrigated agriculture, value-added agricultural produce industries, and other water-dependent developments.
- Development of educational capacity.
- Inward migration from outlying rural areas.
- Increased industrial development.
- Affordable housing and short-term accommodation to meet the demands of seasonal labour.
- Tourism and visitation associated with Ramsar Wetlands and heritage assets.

Development contributions will be used to assist the Council in responding to these development pressures.

This Plan applies to all land within the local government area of Leeton. It applies to applications for development consent and applications for complying development certificates.

Exemptions to the Contributions Plan

The Council will not authorise or impose a fixed levy in respect of development for the purpose of:

- Disabled access.
- Providing affordable housing (including part of a development).
- Reducing a building's use of potable water (where supplied from water mains) or energy.
- The sole purpose of the adaptive reuse of an item of environmental heritage.
- Works undertaken for charitable purposes or by a registered charity.
- Council-led developments.

(b) Discussion

ACEnergy has submitted a State Significant Development application (SSD 67478479) to NSW Planning for the development of the Yanco Battery Energy Storage System (BESS). On 28 February 2024, the Planning Secretary issued the Secretary's Environmental Assessment Requirements (SEARS), which stipulated the matters to be considered during the development of the Environmental Impact Statement (EIS).

The applicant is required to consult with Council during this process. The BESS is a large project with an estimated development cost of approximately \$250M. The BESS will cover an area of around eight (8) hectares and will have an estimated capacity of 250 MW/1100 MWh.

Council staff informed the applicant that Council operates under a Section 7.12 developer contributions plan and expects the developer to contribute 1% of the development cost as a developer contribution. In this instance, the developer contribution would amount to approximately \$2.5M.

These contributions will be used by the Council for the supply and maintenance of public infrastructure as detailed in the work schedule of the Section 7.12 plan. The applicant is seeking an exemption from the Council's Section 7.12 plan and is proposing (**Attachment 1**) a Voluntary Planning Agreement (VPA) instead.

Voluntary Planning Agreement (VPA)

Voluntary Planning Agreement (VPA) are a legally binding agreement between a developer and a planning authority (such as a local Council or government body).

The agreement is typically made as part of the development approval process and outlines contributions or obligations that the developer will provide to the community.

VPAs are intended to ensure that the development contributes positively to the local area, mitigating any potential negative impacts and enhancing community amenities. They are negotiated on a case-by-case basis and must be publicly exhibited and approved by the planning authority before being finalised. As the name indicates, it is a voluntary agreement and Council is not obliged to agree to such agreement.

The terms of the proposed VPA are as follows:

1. ACEnergy will make a \$250K upfront payment at the commencement of commercial operations of the project and a further payment of \$480K at the start of the fifth (5) year of operation, making the total financial contribution **\$730K**.
2. The applicant will pay all reasonable Council legal fees towards the preparation of the VPA within four weeks of the VPA being registered on title and following the receipt of evidence demonstrating actual costs incurred.
3. The applicant will pay all reasonable Council legal fees towards the registration of the VPA within four weeks of the VPA being registered on title and following the receipt of evidence demonstrating actual costs incurred.

The applicant is requesting that Council consider the VPA on the following grounds:

1. Battery Energy Storage Systems (BESS) projects are non-electricity generating assets; therefore, they do not have the same revenue streams as other renewable energy assets such as solar farms and wind farms which generate energy.
2. BESS projects support the grid and are thus a significant community asset.
3. ACEnergy is undertaking extensive community consultation and is establishing a community benefit fund to directly assist community members and organisations local to the BESS site.
4. As noted above, battery projects have low levels of ongoing impact on local services.

The facts for Council to consider are as follows:

1. Council operates a legally adopted developer contributions scheme under Section 7.12 of the *Environmental Planning and Assessment Act 1979*. This plan applies to all development within the LSC LGA.
2. The proposed BESS is not exempt from developer contributions under the Leeton Shire Council Section 7.12 Plan.
3. High-priority public infrastructure projects for the local community are identified, and funds in the Section 7.12 plan will be used to provide and maintain these public facilities.
4. Section 7.12 of the Act does not require a nexus between the proposed development that is subject to the developer contribution and the public infrastructure to be provided/maintained by the Council.
5. The proposed VPA equates to only **29.2%** of the value of the contribution under Council's Section 7.12 Plan.

(c) Options

THAT Council:

1. Rejects the Voluntary Planning Agreement (VPA) proposal from ACEnergy and advises the developer that Council's Section 7.12 Developer Contributions Plan must be applied to the proposed development. **This is the recommended option.**
2. Advises ACEnergy that the proposed contribution of the Voluntary Planning Agreement (VPA) is insufficient and that ACEnergy must submit an improved offer.

3. Accepts the offer from ACenergy for a Voluntary Planning Agreement (VPA) with an upfront payment of \$250K at the commencement of commercial operations and a further payment of \$480K at the start of the fifth (5) year of operation for a total contribution of \$730K.

IMPLICATIONS TO BE ADDRESSED

(a) Financial

The BESS project has an estimated development cost of \$250M. Council's adopted S 7.12 Plan requires a 1% developer contribution which equates to \$2.5M. Such a contribution will allow Council to carry out a substantial amount of maintenance to public facilities. The proposed VPA is only 29% of Council's S 7.12 plan, which is approximately \$730K.

(b) Policy

Leeton Shire Council's Developer Contribution Plan (Fixed Levy – Section 7.12)

(c) Legislative/Statutory

Environmental Planning and Assessment Act 1979

This application will be assessed by NSW Planning as it is State Significant. NSW Planning sets the final conditions.

(d) Risk

Council operates an approved and adopted Section 7.12 plan which complies with legislative requirements.

CONSULTATION

(a) External

ACenergy
NSW Department of Planning, Housing and Infrastructure.

(b) Internal

Director Economic & Community Development

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

Under the Key Priority Area CSP FOCUS AREA 3 - A thriving regional economy within Council's adopted Delivery Program/Operational Plan – DELIVERY PROGRAM FUNCTIONAL AREA 5 - Planning, Building and Public Health - DELIVERY PROGRAM ACTIVITY 5.3 - Collect developer contributions and review developer contribution plans: Section 7.12 of the NSW EP&A Act (development levies); Section 64 of the NSW LG Act (headworks levies) - OPERATIONAL PLAN ACTIVITY 5.3.2 - Levy development contributions (under s7.12 of Environmental Planning and Assessment Act 1979)".

ATTACHMENTS

- 1 Proposal - Voluntary Planning Agreement (VPA) from ACEnergy



VPA Key Terms: Subject to Contract

Dear [REDACTED]

Thank you for the opportunity to discuss a Voluntary Planning Agreement (VPA) in respect to the Yanco BESS (Battery Energy Storage System) between ACENERGY Pty Ltd (Applicant) and Leeton Shire Council (Council).

The basis for the approach to Council is to agree on the extent to which the project provides a lasting benefit to the locality. The basis for a benefit sharing agreement is to reflect the principles outlined in the 2020 Productivity Commission review of infrastructure contributions for NSW. The 2020 report states:

section 7.12 contributions should only be imposed where the development generates a demand for additional infrastructure. While there is no requirement to demonstrate direct nexus between the development and the infrastructure to be funded, there must nevertheless still be some infrastructure demand to warrant imposing a requirement to make a contribution. On the basis that they do not create an infrastructure demand, energy projects such as solar and wind farms should not be required to make a section 7.12 contribution. Local impacts as a result of the development should be addressed through conditions of development consent.

It is our view that the above approach should also be applied to battery projects, on the basis that battery developments have similarly low levels of ongoing infrastructure impacts as solar and wind projects.

As it stands, we understand that Leeton Shire Council favours a contribution that aligns with your new Section 7.12 Contributions Plan, specifically a contribution equal to 1% of the estimated development cost (EDC). A VPA is generally unacceptable to LSC for the following reasons:

1. The process is protracted and incurs substantial legal costs.
2. Contributions are disbursed incrementally over many years, necessitating stringent financial management by LSC and follow-up actions.
3. The value of the VPA generally does not amount to 1% of the EDC, thereby disadvantaging the community.
4. The VPA does not address projects identified in the work schedule of the Section 7.12 plan, which are priorities for the community.

ACENERGY PTY LTD

Whilst this ACnergy respects and understands this position it is our belief our VPA should be considered for the below reasons:

1. Battery Energy Storage Systems (BESS) projects are non-electricity generating assets; therefore they do not have the same revenue streams as other renewable energy assets such as solar farms and windfarms which generate energy.
2. BESS projects are grid supporting and as such, are huge community asset
3. ACnergy is undertaking extensive community consultation and is establishing a community benefit fund to directly assist community members and organisations local to the BESS site.
4. As noted above, battery projects have low levels of ongoing impact to local services.

ACnergy understand that the expectation of the Department of Planning, Housing and Infrastructure is that a degree of benefit sharing will occur as an outcome of the project. Experience on other projects suggests that a VPA with Council is the best way of achieving this outcome and is the consistently adopted method.

ACnergy proposes the high level VPA terms below:

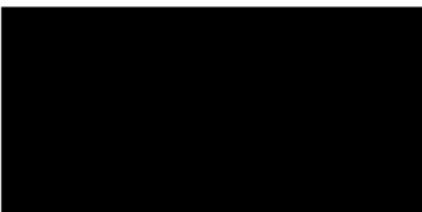
1. ACnergy will make a \$250,000 up front payment at the commencement of commercial operations of the project/development and a further payment of \$480,000 which would be required to be paid at the start of the 5th year of operation making the total financial contribution \$730,000.
2. The applicant will pay all reasonable Council legal fees towards the preparation of the VPA within 4 weeks of the VPA being registered on title and following the receipt of evidence demonstrating actual costs incurred.
3. The applicant will pay all reasonable Council legal fees towards the registration of the VPA within 4 weeks of the VPA being registered on title and following the receipt of evidence demonstrating actual costs incurred.

We would welcome the opportunity to discuss particular ways this money could be allocated to support the community. There have been examples of some projects of benefit sharing funds being used to fund a staff member of Council to manage interaction with major projects, funds for the development of necessary strategic documents and funds allocated to partnership with community housing providers to assist with the provision of affordable housing (to name a few examples).

We understand that an alternative on some projects are direct agreements with neighbours or community groups to deliver the intended benefit sharing, outside of an agreement with Council. However we feel that Council involvement in the process provides the best outcome for all parties in terms of accountability and transparency.

We would welcome the opportunity to discuss this matter with you further with the aim of arriving at a mutually acceptable outcome.

Please contact the undersigned to discuss further.



COUNCILLOR ACTIVITY REPORTS

ITEM 9.1 COUNCILLOR ACTIVITY REPORT

RECORD NUMBER	24/150
RELATED FILE NUMBER	EF24/88
AUTHOR	Executive Assistant to the General Manager and Mayor

RECOMMENDATION

THAT Council notes the Councillor activity reports submitted for the period between 27 June to 24 July 2024.

Cr Tony Reneker

29 June 2024	340 Squadron (City of Griffith) and 223 Army Cadet Unit Leeton Combined Dinning In Night
2-4 July 2024	Australian Local Government Associations National General Assembly Canberra
5 July 2024	Australian Council of Local Government Canberra
9-11 July 2024	Murray Darling Association 80 th Annual Conference & AGM Tamworth
13 July 2024	Solomon Islanders' 46th Independence Anniversary Celebration
15 July 2024	Meeting with Murrumbidgee Irrigation & Leeton Living Meeting
16 July 2024	Meeting with Minister Tony Burke's Office
18 July 2024	Leeton Historical Society AGM & Audit Risk and Improvement Committee Meeting
20 July 2024	Inner Wheel Club - Annual Changeover Luncheon
22 July 2024	YAHS New Girls' Dormitory Open House
24 July 2024	Boys to the Bush Presentation

Cr Tracey Morris

26 June 2024	Councillor Tour of Roxy Re-development
8 July 2024	Roxy Re-development Committee Meeting
13 July 2024	Leeton Sport & Rec Parkrun Director & Art Deco Festival Activities
24 July 2024	Boys to the Bush Presentation