



MOREE PLAINS SHIRE COUNCIL

26 APRIL 2018

**COMMUNITY DEVELOPMENT
AND SERVICES
COMMITTEE MEETING**

PUBLIC BUSINESS PAPER

Monday, 23 April 2018

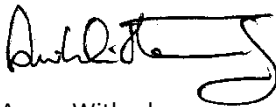
TO:

- Councillors
- General Manager
- Director – Corporate Services
- Director – Planning and Community Development
- Director – Engineering Services
- Manager – Water and Waste
- Manager – Executive Projects

Notice is hereby given that the **Community Development and Services Committee Meeting** will be held in the Council Chamber, the Max Centre, 30 Heber Street, Moree, on **Thursday, 26 April 2018** commencing at **2pm**.

Please note that all Council meetings are recorded.

Yours sincerely



Angus Witherby

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT

Agenda

1. Open Meeting
2. Apologies
3. Confirmation of Minutes
4. Declarations of Interest
5. Reports
 - a) Update – Lot 3 DP 773814 and Lot 3 DP 804950 (Lifestyle Academy and Adelaide Street Oval) Confidential
 - b) Stronger Country Communities Fund – Project Prioritisation
6. Standing agenda item: New Questions on Notice
7. Standing agenda item: Strategic Planning Proposals and Current Project Updates
8. Standing agenda item: Overseas Trade and Investment
9. Close meeting

Community Development and Services Committee Meeting Public Business Paper

26 April 2018

TABLE OF CONTENTS

REPORTS:

1. Update – Lot 3 DP 773814 and Lot 3 DP 804950 (Lifestyle Academy and Adelaide Street Oval)
Confidential..... 5

2. Stronger Country Communities Fund – Project Prioritisation 10

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Report Title	1. Update – Lot 3 DP 773814 and Lot 3 DP 804950 (Lifestyle Academy and Adelaide Street Oval) Confidential
Report by	Executive
Contact	Mr Lester Rodgers, General Manager
Attachments	Two (2) attachments; refer to Attachments section
File	LD-17-52

RECOMMENDATION:

- 1. That Council continues to support the Moree Sports Health Arts and Education Academy establishing its operations at Lot 3 DP 773814 and Lot 3 DP 804950.**
- 2. That all documents associated with the subdivision on land currently identified as Lot 3 DP 773814 and Lot 3 DP 804950 be executed under Council seal.**

REPORT

ALIGNMENT WITH MOREE PLAINS 2027 – YOUR SHIRE. THE PLAN. OUR FUTURE

- An Inclusive, Caring Community**
C2.2 Recognise, support and engage with our Aboriginal community and community members of other cultures to ensure appropriate outcomes and involvement in relation to services, programs and planning
- Sustainable Spaces and Places**
S4.1 Provide well maintained and suitable community buildings, facilities and spaces to foster participation in sports, increased recreational activities and promote arts and cultural opportunities
- A Vibrant Regional Economy**
Not applicable
- A Leading Organisation**
Not applicable

CONFIDENTIALITY STATEMENT

Should Council like to review, in detail, the confidential aspects of this report, then this should be dealt with in ‘Closed Council’, as it relates to a section 10A (2) of the Local Government Act 1993. Council will then need to resolve to move into ‘Closed Council’ with the explanation as follows:

That Report, Update – Lot 3 DP 773814 and Lot 3 DP 804950 (Lifestyle Academy and Adelaide Street Oval) Confidential, be dealt with in Closed Council as it relates to Section 10A (2)(d) of the Local Government Act 1993 being:

*“(d) Commercial information of a confidential nature that would if disclosed:
(i) prejudice the commercial position of the person who supplied it”*

BACKGROUND AND KEY ISSUES

Moree Sports Health Arts and Education Academy (the Academy)

In June 2017 it was announced that the federal government had committed \$2.1 million for infrastructure costs under the Indigenous Advancement Strategy, for a Moree Sports Health Arts and Education Academy.

The Academy have also secured funding for operating costs for the first three years, with the federal government confirming it would invest in scholarships, mentoring and Academy projects. The funding amount has not been confirmed. The business case for the entity outlines grant funding of \$1.65 million per year for the first four years of operation. This was presented to the Finance and Governance Committee on 19 October 2017.

Council has resolved to support the Academy in principle and will actively assist the Academy in seeking ongoing external funding. Council further outlined its position, stating that due to budget constraints Council cannot provide future financial support. However, Council has also endorsed the drafting of a suitable tenure arrangement for the south Moree precinct with the Academy.

Current Situation

Sub-division of Land

Development consent of the three (3) lot sub-division on current Lot 3 DP 773814 and Lot 3 DP 804950 (Lifestyle Academy and Adelaide Street Oval) was granted by Council on 15 March 2018. Final easement and internal boundary locations were confirmed with SMK on 6 April 2018. The property will now be surveyed and the final plan of sub-division drafted for registration with Land Registry Services (LRS). A draft copy of proposed subdivision is attached.

Registration of Entity

On 2 March 2018 the Office of the Registrar of Indigenous Corporations (ORIC) provided notification that the Moree Sports Health Arts and Education Academy Aboriginal Corporation had been registered as an Indigenous Corporation pursuant to the Corporations (Aboriginal and Torres Strait Islanders) Act 2006. Registration certificate is attached.

Tenure Arrangements

This information has been provided to all Councillors and General Manager in a confidential document.

Current land occupation

At present a current lease remains in place with the Salvation Army for Lot 3 DP 773814, it is in Council's interest to keep this in place until decisions have been made around land tenure and the details of any proposed agreement with the Academy have been formalised.

FINANCIAL IMPACT TO COUNCIL

Further to the below information, details have been provided to all Councillors and General Manager in a confidential document.

Other annual costs associated with Lot 3 DP 773814 and Lot 3 DP 804950 (Lifestyle Academy and Adelaide Street Oval) are as follows:

- Rates approx. \$17,300 per year (based on current rates)
- Water approx. \$48,500 per year (based on water consumption from the last 12 months)
- Depreciation approx. \$20,500 per year.
- Maintenance \$50,000 per year (114 Anne Street premises only)

Note: the depreciation cost listed above is only for the infrastructure on 114 Anne Street (Lifestyle Academy). As the South Moree Sports Field project has only recently been finalised, depreciation for these assets has not yet commenced.

Subdivision

As previously resolved by Council subdivision is being paid for by the water fund, as the security of water infrastructure and authority/ability to access this is paramount. The estimated costs for a plan of survey attached to a dealing and complying with the full requirements of the Titles Office, with respect to marking boundaries, easements etc. is approximately \$17,000 (inclusive GST).

STATUTORY AND POLICY IMPLICATIONS

Council has sought advice from the OLG and our solicitors in relation to this proposal. Further reports will be presented to Council outlining specific tenure details as the matter progresses.

RISK IMPLICATIONS

Council needs to determine its level of comfort and the level of ongoing financial contribution in relation to the tenure arrangements for the Lifestyle Academy/South Moree Sports precinct.

ASSET MANAGEMENT IMPLICATIONS

This information has been provided to all Councillors and General Manager in a confidential document.

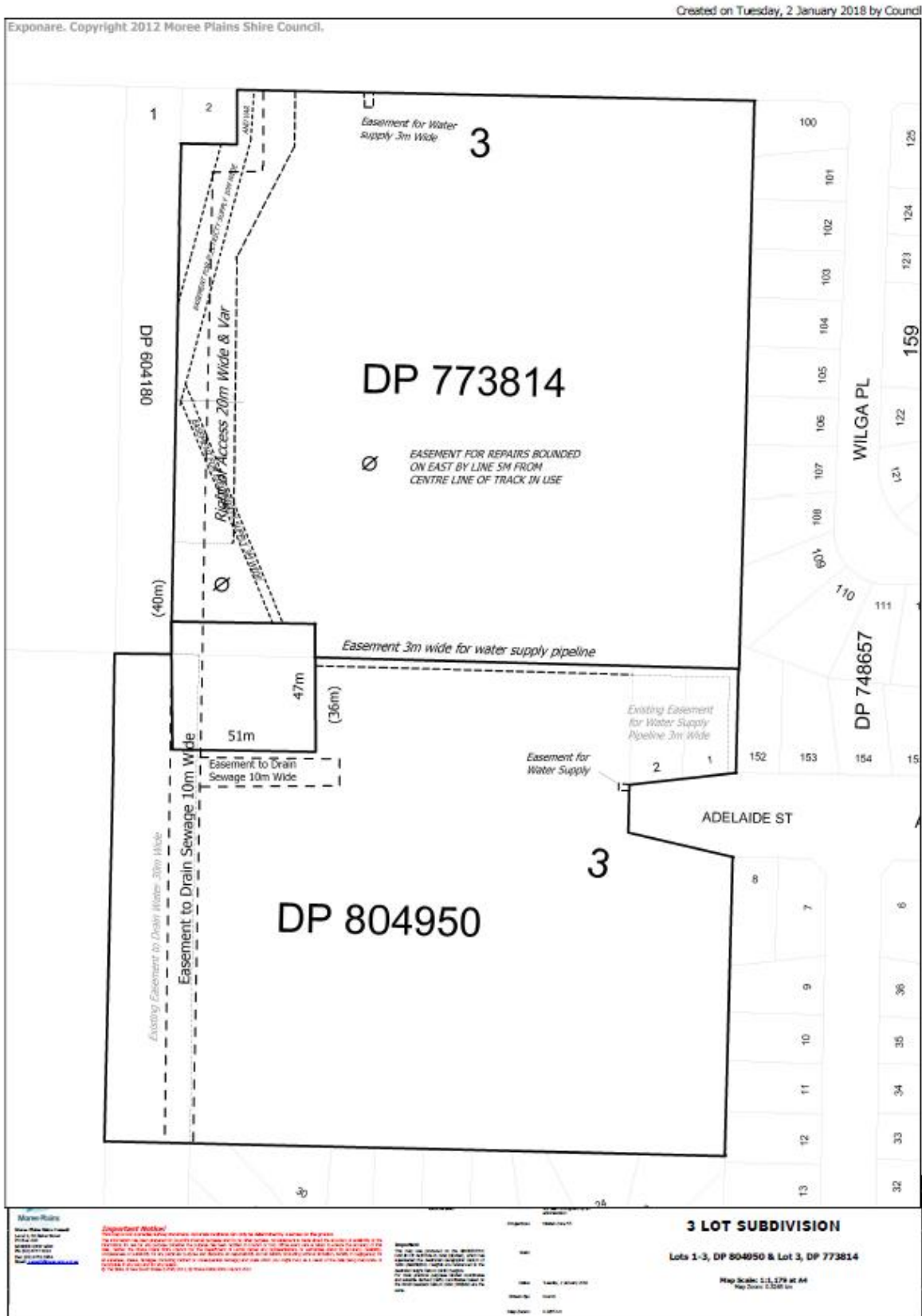
PREVIOUS COUNCIL DECISIONS

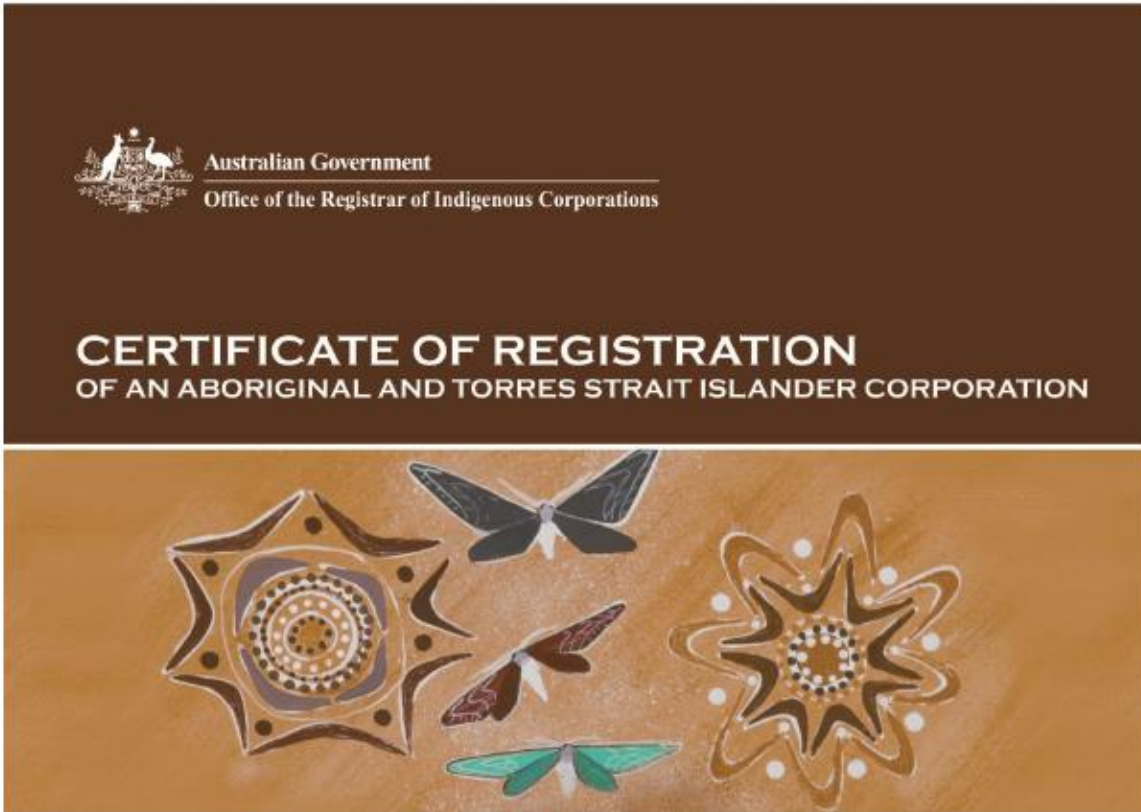
This information has been provided to all Councillors and General Manager in a confidential document.

ATTACHMENTS

Attachment 1 Proposed subdivision and amalgamation plan – 4 lot subdivision

Attachment 2 Academy Registration Certificate





This is to record that

**MOREE SPORTS HEALTH ARTS AND EDUCATION
ACADEMY ABORIGINAL CORPORATION**

INDIGENOUS CORPORATION NUMBER: 8785

is a corporation registered under the
Corporations (Aboriginal and Torres Strait Islander) Act 2006.

The date of registration is 02 March 2018

Helen Wright
Delegate of the Registrar of Aboriginal and Torres Strait Islander
Corporations

Certificate issued under section 32-1(c)



CORPORATIONS (ABORIGINAL AND TORRES STRAIT ISLANDER) ACT 2006

Report Title	2. Stronger Country Communities Fund – Project Prioritisation
Report by	Planning and Community Development
Contact	Mr Mark Connolly, Manager of Economic and Community Development
Attachments	No attachment
File	FILE 17/548

RECOMMENDATION

1. That Council Committee workshop a priority ranking for the projects being submitted to the Stronger Country Communities Fund Round 2, as endorsed on 5 April 2018.
2. That these rankings be brought forward for discussion at the Ordinary Council Meeting scheduled for 26 April 2018.

REPORT

ALIGNMENT WITH MOREE PLAINS 2027 – YOUR SHIRE. THE PLAN. OUR FUTURE

An Inclusive, Caring Community

C3.4 Provide access to a variety of leisure, sports and recreational activities and promote arts and cultural opportunities to increase participation and support a balanced lifestyle

Sustainable Spaces and Places

S4.1 Provide well maintained and suitable community buildings, facilities and spaces to foster participation in sports, increased recreational activities and promote arts and cultural opportunities

A Vibrant Regional Economy

Not applicable

A Leading Organisation

L1.4 Income from grants, commercial and regulatory functions and other revenue sources increases

BACKGROUND AND KEY ISSUES

Round 2 of the Stronger Country Communities Fund (**SCCF**) was recently announced by the NSW Government. The aim of the SCCF is to invest in infrastructure projects in regional NSW communities to improve the lives of residents and enhance the attractiveness of these areas as vibrant places to live and work. Round 1 saw the NSW Government commit \$100 million to support local infrastructure projects that will improve amenity and help sustain the social bonds at the heart of strong regional communities.

Round 2 applications for the SCCF opened on 12 March 2018 and close on 4 May 2018. Moree Plains Shire Council (**Council**) will receive a 'base allocation' of funding totalling \$1.6 million in Round Two with projects having to commence within 12 months, and be completed within two years, of funding approval.

Project Endorsement

Following a community Expression of Interest (EOI) Process, Council at the 5 April 2018 Extraordinary Council Meeting considered a range of projects for submission to Round 2 of the SCCF. After a review of community EOIs and presentations from local community representatives, Council endorsed the following projects for submission to Round 2 of the SCCF:

- PCYC in relation to structural improvements in respect of the Council-owned basketball courts for up to \$150,000
- Upgrades to Botanic Gardens Stage 3 for the Brigalow Adventure Playground and Mist Haven, Spilsbury, Apex and Jacaranda Parks for up to \$120,000
- Harborne Oval Precinct in relation to electrical upgrades and external fencing for up to \$375,000
- Contribution to the clubhouse/seating project for the Moree Rugby League Club at Boughton Oval for up to \$200,000
- Pallamallawa Recreational Grounds in relation to electrical upgrades for up to \$120,000
- Mungindi Racecourse and Showground Recreation Grounds in relation to equine area ablutions block and male toilet facilities for up to \$120,000
- Garah Hall upgrades and Garah Preschool Refurbishment up to \$60,000
- An amalgamation of Boomi community projects including the projects suggested by the Boomi Community Co-op (in relation to improved signage), Boomi Amateur Thespian Society (in relation to the purchase of a projector), Boomi Mobile Preschool (in relation to painting a mural), Boomi Pool Committee (in relation to proposed works at the pool, pending advice from Council's technical experts) and Boomi Tennis Club (in relation to lighting and new hit-up wall) for up to \$120,000
- Youth Skate Park beautification and basketball court for up to \$100,000
- Moree Water Park project for up to \$324,000
- Tourism Moree in relation to signage upgrades for up to \$100,000
- Shared pathways in Moree (extension of Mehi River Corridor and Botanic Gardens pathways) for up to \$200,000
- Broadwater to Moree Racecourse for up to \$85,000
- Moree Regional Military Museum upgrade for up to \$85,000
- Civic Precinct retractable seating for up to \$145,000
- Moree Men's Shed project for up to \$164,000.

Project Rankings

At the 5 April 2018 Extraordinary Council Meeting, the above projects were not ranked in order of priority. Council staff have since sought advice from the Department of Regional Development in relation to project ranking requirements under the SCCF. The Department has advised that project rankings are mandatory in order for the SCCF submissions to be appropriately assessed for applications to be eligible and for Council to ensure the maximum return from the SCCF.

Therefore, Council will be required to rank in order of priority the above projects prior to the applications being lodged. A report has been listed for consideration at the 26 April 2018 Ordinary Council meeting.

The purpose of this report is to provide Council Committee the opportunity to workshop the SCCF rankings prior to Ordinary Council meeting scheduled that same day. This will provide further time for consideration of the projects. Council staff are currently collating the various grant applications and including details from community organisations. Additional information will be provided via a separate cover prior to the committee meeting.

FINANCIAL IMPACT TO COUNCIL

Round 2 of the SCCF provides an opportunity for Council to access at least \$1.6 million in funding to support eligible projects.

STATUTORY AND POLICY IMPLICATIONS

Depending on the final scope of projects endorsed for submission to the SCCF, there is a range of applicable legislation and regulations that may apply including, but not limited to, the following:

- *Environmental Planning and Assessment Act 1979 (NSW)*
- *Environmental Planning and Assessment Regulation 2000 (NSW) Part 9 (Fire Safety)*
- *Disability Discrimination Act 1992 (Cth)*
- *Disability (Access to Premises - Buildings) Standards 2010 (Cth)*
- *Local Government Act 1993 (NSW)*
- *Local Government (General) Regulation 2005 (NSW)*

RISK IMPLICATIONS

Once a project scope is determined, associated risks will be more clearly defined and actions developed to mitigate those risks. Robust risk assessment is at the core of every project.

In relation to the application process, the most significant risk is meeting the submission deadline and ensuring community consultation meets the SCCF standards. Failure to deliver a submission that meets the criteria on time would mean losing Council's allocation and adequate resources are being directed to ensure that this does not happen.

In addition, project ranking is required in order for applications to be eligible for consideration under the SCCF.

Community groups may become dissatisfied should their project not be supported for inclusion in Council's final submission and as a result, call Council's decision-making into question. An independent review process can be requested through the NSW Government to ensure the project is legitimate and councils have given it appropriate consideration prior to the application period closing. Council will need to ensure it is satisfied that due consideration and assessment is given to each project put forward.

ASSET MANAGEMENT IMPLICATIONS

The SCCF provides the opportunity to renew and refurbish assets, embellish existing assets and construct new assets that meet the objectives of the program therefore, improving lives of residents.

Renewal and refurbishment of existing assets will allow Council to bring forward works programs and reduce the capital required to fund those programs. This will also provide the opportunity to address (in part) backlog works and replace assets where service provision has fallen below expectations/standards.

Embellishment of existing assets and construction of new assets will increase levels of service for our community but may also create additional operational costs for maintenance and depreciation. These costs need to be considered in our long term financial planning.

PREVIOUS COUNCIL DECISIONS

This matter was discussed at the Ordinary Council Meeting held 8 March 2018 with the following resolution:

18/03/13 RESOLVED (MONTGOMERY/CASSELLS)

That Council endorse the community engagement process for Expression of Interests to the Stronger Country Communities Fund (SCCF) Round 2 as set out below:

- a. 9 March 2018 - Media release calling for submissions in line with the SCCF guidelines made public
- b. 12 March 2018 – Community survey/submission template released to the public and local community groups. Process advertised via media release, website, direct communications and Facebook
- c. 28 March 2018 – Community project nominations close and projects evaluated against SCCF and Council criteria
- d. Within the first 2 weeks of April, an Extraordinary Council meeting be called to endorse the final project list for submission.

This matter was discussed at the 5 April 2018 Extraordinary Council Meeting with the following resolution.

18/04/07 RESOLVED (PRICE/TRAMBY)

1. *That, having regard for the program objectives and eligibility guidelines of the Stronger Country Communities Fund Round 2 (SCCF 2) with regard to a NSW State Government requirement that at least 50% of the allocation be for sporting projects, Council has reviewed the projects nominated by community members and groups, Councillors and Council management and resolved that the following projects are given priority for further development and submission to the SCCF 2:*

- *PCYC in relation to structural improvements in respect of the Council-owned basketball courts for up to \$150,000*
- *Upgrades to Botanic Gardens Stage 3 for the Brigalow Adventure Playground and Mist Haven, Spilsbury, Apex and Jacaranda Parks for up to \$120,000*
- *Harborne Oval Precinct in relation to electrical upgrades and external fencing for up to \$375,000*
- *Contribution to the club house/seating project for the Moree Rugby League Club at Boughton Oval for up to \$200,000*
- *Pallamallawa Recreational Grounds in relation to electrical upgrades for up to \$120,000*
- *Mungindi Racecourse and Showground Recreation Grounds in relation to equine area ablutions block and male toilet facilities for up to \$120,000*
- *Garah Hall upgrades and Garah Preschool Refurbishment up to \$60,000*
- *An amalgamation of Boomi community projects including the projects suggested by the Boomi Community Co-op (in relation to improved signage), Boomi BATS (in relation to the purchase of a projector), Boomi Mobile Preschool (in relation to painting a mural), Boomi Pool Committee (in relation to proposed works at the pool, pending advice from Council's technical experts) and Boomi Tennis Club (in relation to lighting and new hit-up wall) for up to \$120,000*
- *Youth Skate Park beautification and basketball court for up to \$100,000*
- *Moree Water Park project for up to \$324,000*
- *Tourism Moree in relation to signage upgrades for up to \$100,000*
- *Shared pathways in Moree (extension of Mehi River Corridor and Botanic Gardens pathways) for up to \$200,000*
- *Broadwater to Moree Racecourse for up to \$85,000*
- *Moree Regional Military Museum Upgrade for up to \$85,000*

- *Civic Precinct retractable seating for up to \$145,000*
 - *Moree Men's Shed project for up to \$164,000*
2. *That the Council provide delegated authority to the General Manager to negotiate the final project allocation, up to the amount identified in the first point of this resolution, following confirmation of exact funding requirements being confirmed with the relevant parties.*
 3. *That Council thanks all community members who nominated projects for the SCCF 2.*

ATTACHMENTS

There are no attachments.

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