

ITEM 15 - PLANNING PROPOSAL FOR AN ADDITIONAL PERMITTED USE- EUGOWRA COMMUNITY CHILDCARE CENTRE'S PERMANENT PRE SCHOOL AND LONG DAY CARE CENTRE AT THE EUGOWRA SHOWGROUND.

REPORT IN BRIEF

Reason For Report	For the endorsement of council
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	3.1.6.1a - Implement the Cabonne Recovery Plan.
Annexures	1. Planning Proposal - Eugowra Community Childcare Centre
File Number	\\OFFICIAL RECORDS LIBRARY\LAND USE AND PLANNING\PLANNING\MANAGEMENT PLANS - 1667435

RECOMMENDATION

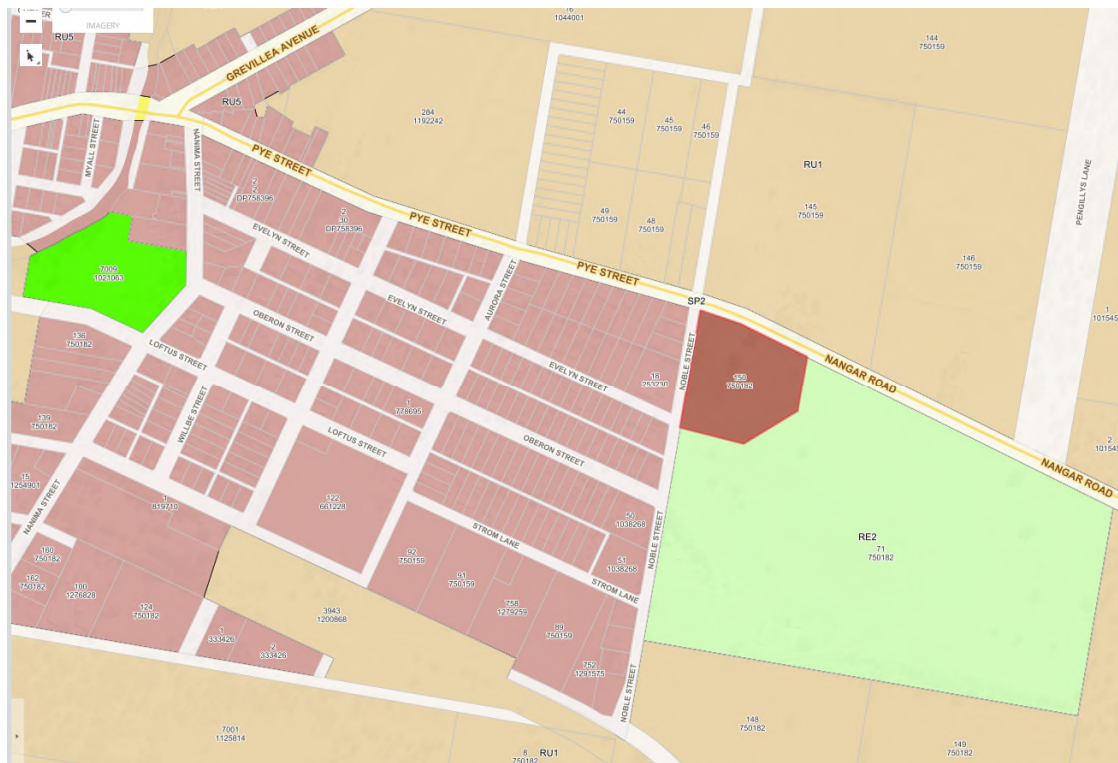
THAT council:

1. Approve the planning proposal to amend the *Cabonne Local Environmental Plan 2012* to facilitate the development of a permanent location for the Eugowra Community Childcare Centre's pre school and long day care centre, as a significant part of the Eugowra community's flood recovery program upon land described as Lot 150 DP 750182, being 21 Noble Street, Eugowra,
2. Forward the planning proposal and proposed timeframe in this report to the Department of Planning, Housing, and Infrastructure for Gateway determination in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979*, and
3. If no submissions are received during its public exhibition, endorse finalisation of the planning proposal. However, if any submissions are received, a further report will be forwarded to council for its consideration.

DEPUTY GENERAL MANAGER - CABONNE SERVICES REPORT

Council has prepared a planning proposal to amend the *Cabonne Local Environmental Plan 2012* (the LEP) to permit an amendment to Schedule 1 of the LEP to permit a *centre-based child care facility* on part of the Eugowra Showground site.

The planning proposal relates to land described as Lot 150 DP 750182, being 21 Noble Street, Eugowra.



Location map



Aerial map of location

The land is 3.2 hectares in size and is located on the north west corner of the Eugowra Showground reserve. The land is Crown land to which council is trustee.

The land is accessed from Noble Street and is surrounded by agricultural land, showground activity and village residential land uses.

The site is currently zoned RE2 Private Recreation, and the showground land has a combined area of 40 hectares.

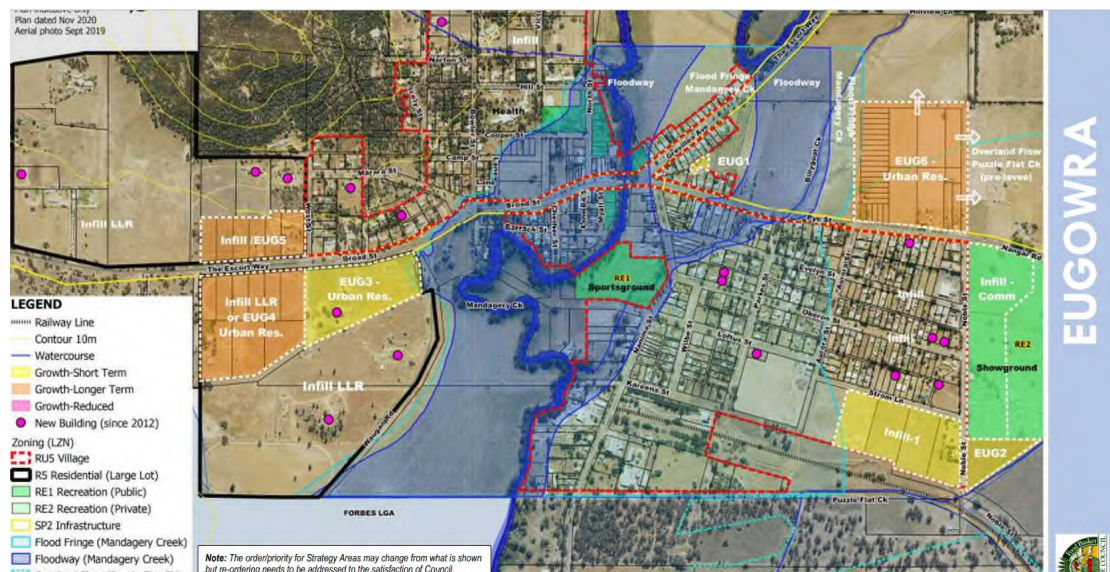
The subject land is generally flat and substantially cleared of native vegetation.

Proposal

The proposal seeks to amend the Cabonne Local Environmental Plan 2012 (the LEP) to facilitate the development of a permanent location for the Eugowra Community Childcare Centre’s pre school and long day care centre, as a significant part of the Eugowra communities flood recovery program.

The subject site was identified in the *Cabonne Settlement Strategy 2021-2041* (Figure 4 below), which identified the site as part of a larger area, appropriate for community based development. Following the devastating impact of the 14 November 2022 flood upon the Eugowra community, and severe damage to the previous childcare facility premises located at the Eugowra sports field reserve adjacent Mandagery Creek, the local community identified land at the showground as a suitable location for the construction of a permanent purpose-built childcare facility. Crown Land and the Eugowra Showground Trust are also in support of the additional use of the showground land for the community-based childcare centre.

It is appropriate for the council to support the local community to provide a location for the pre school facility that is at less risk of the impact of flooding.

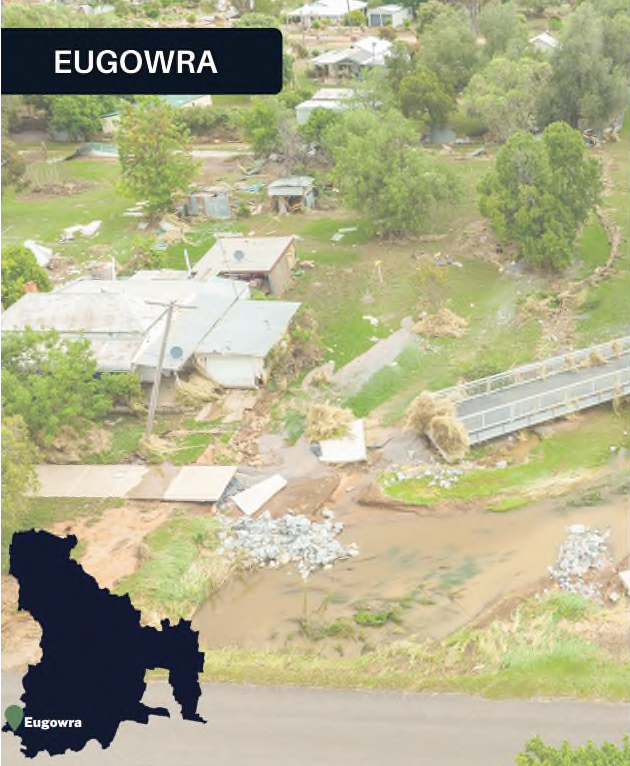


Cabonne Settlement Strategy 2021-2041 extract

*‘Showground Site (Zone RE2) – ‘Infill–Comm’ (Community Facilities)
 The community is interested in better utilisation of the Showground Site east of Noble St. One of the priorities is to seek funding to relocate the Rural Fire Service (RFS) and possibly the pre-school from the flood prone lands in/near the sportsground out to the Showground. Another priority is to have a multi-purpose community facility for events, meetings & emergency co-ordination & evacuation centre. If the Puzzle Flat Creek levee addresses overland flow issues east of Aurora St, then the western section of the Showground may be a suitable emergency evacuation centre away from the bushfire prone and flood prone lands. The*

SES/Ambulance is already located on the site. Zone RE2 already permits with consent 'community facilities' and 'emergency services facilities'. 'Child care' or 'educational facilities' are currently prohibited but could be ancillary to this or there would need to be amendment to CLEP2012'.

Furthermore, the proposal is consistent with the priority action for the Eugowra community identified in the Cabonne Recover Plan – building back a better Cabonne.



EUGOWRA

PRIMARY ACTIONS FOR EUGOWRA

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 PRIORITY ACTION

Rebuild a new permanent Eugowra Community Children's Centre out of the flood zone and in a suitable location.

- Rebuild and ensure sustainability of roadworks across Cabonne LGA.
- Update Land Use, Environment, Flood Plans, and relevant strategies.
- More financial support to rebuild and get back into homes.
- Long-term land planning to ensure longevity in residential viability, land buy-back and land zoning.
- Activation projects including flood infrastructure projects for Eugowra CBD in line with the revised Eugowra Community Master Plan.
- Flood mitigation and resilience including gauges, studies, and communications.
- Recognise and support agriculture as the key industry of Eugowra.
- Restore and enhance community amenities and presentation to revitalise our towns and villages and to support a returning visitor economy.
- Re-instate the Museum and Murals.
- Design and install flood warning systems in critical points across Cabonne Shire including Eugowra.

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Site considerations

Some investigations have been undertaken on the subject land to understand and address any environmental, social and economic impacts that may arise from future development.

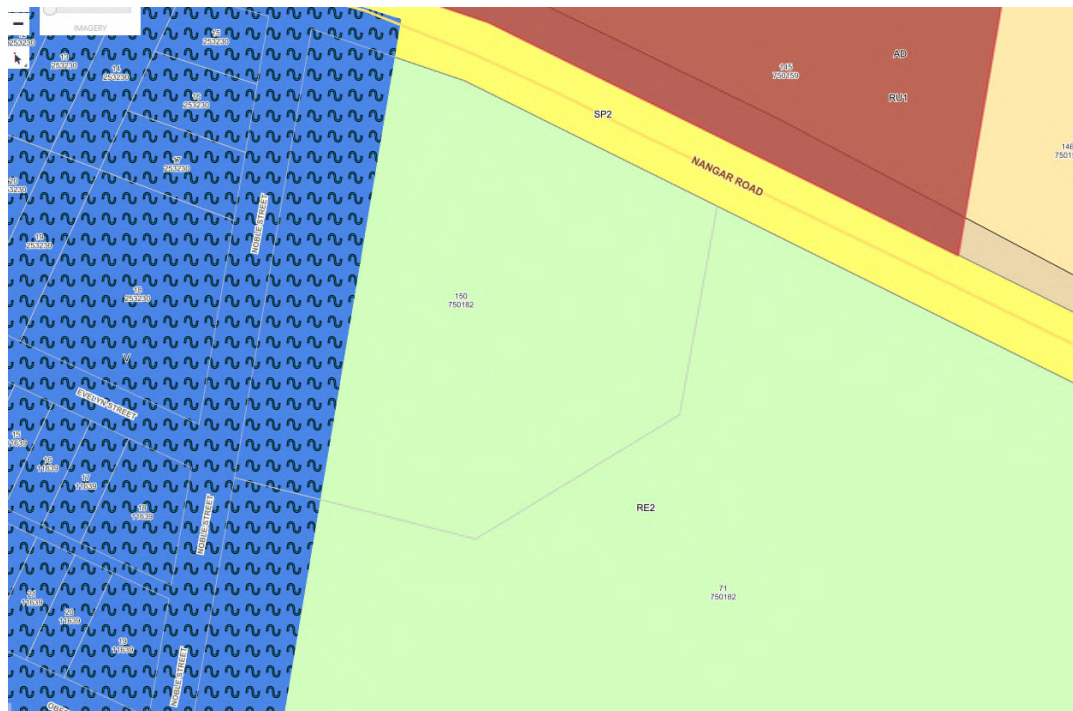
Heritage

A Heritage NSW Aboriginal Heritage Information Management System search was undertaken for the planning proposal but did not identify any heritage conservation sites on or near the subject land. In addition, there are no non-Aboriginal heritage sites in the vicinity of the subject land.

Natural hazards

The subject land is mapped as bushfire prone. Council's Bush Fire Prone Land Map identifies the site as Vegetation Category 3. A bushfire assessment report is currently being prepared and will form part of the final Planning Proposal documentation. It is anticipated that it can demonstrate that bushfire risk is manageable.

The western edge of the showground land is mapped as flood prone under the existing Flood Study mapping for Mandagery Creek. (Separate to the Puzzle Flat Levee investigations)



The existing flood study provided data to determine the flood extent and height for the 1 in 100 year flood event (1% AEP) for any future development on the subject land.

Land contamination.

A Preliminary Contamination Assessment is being prepared for the subject land and will be included in the final Planning Proposal documentation. It is anticipated that there is limited potential for contamination and that further studies will not be required, and that the proposed additional use of the showground site as a childcare facility will be suitable for the subject land.

Biodiversity

Lot 150 is not identified as having terrestrial biodiversity in the *Cabonne Local Environmental Plan 2012*.

The landscape and vegetation of the site has been highly modified and disturbed due to the past and current agricultural and showground ancillary use of the land. This has involved clearing of native trees and understory, and activity associated with agriculture including cropping, weed spraying, and machinery operation.

Land use conflict

The additional use of the showground site for a childcare facility is not expected to have an adverse impact on neighbouring land uses.

Infrastructure

The subject land is not connected to reticulated sewer or potable water and the provision of these services can be addressed at the future DA stage.

Access is available from Noble Street which is a sealed local road. Access upgrades to the site are appropriate to be considered with any future DA.

Electricity and telecommunications services are available and would be extended as required to service future development.

Adequacy of Planning Proposal and supporting studies

The planning proposal is considered adequate.

Referrals

- NSW Rural Fire Service

Timing

The planning proposal includes a timeframe, as required under Part 6 of the Department of Planning and Environment’s *Local Environmental Plan Making Guideline* (August 2023). The timeframe as proposed to be provided to the Department with the request for a Gateway determination is as follows:

Stage	Timeframe and/or date
Council decision	March 2024
Gateway determination	April 2024
Agency referrals	May – June 2024
Public exhibition	June – July 2024
Consideration of submissions & report to council (if required)	August - September 2024
Finalisation and Gazettal of LEP amendment	Sept - Oct 2024

It is expected that the LEP amendment could be completed within approximately 6 months after the council’s resolution to proceed with the proposal.