

Items for Consideration of Council

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Items for Consideration of Council

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CONFIDENTIAL

Reports from Director Engineering Services in Committee 5

1. ORIGIN: Water Unit 5

EC200012 - Re-roofing of Marana, Walmsley and Country Club Reservoirs

Confidential Nature of This Item: The Local Government Act 1993 Clause 10A(2) (d) commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it, or (ii) confer a commercial advantage on a competitor of the council, or (iii) reveal a trade secret

Schedule of Outstanding Resolutions

18 FEBRUARY 1998

REPORTS FROM DIRECTOR ENVIRONMENT & COMMUNITY SERVICES

30. **Issue of Section 149 Certificates - Banora Point/Tweed Heads South**
GA8/2/3 Pt5

1572

Cr Graham
Cr Nowland

RESOLVED that this item be deferred pending the receipt of the new ANEF contour lines from Air Services Australia.

Current Status: Awaiting receipt of new ANEF contour lines from GCAL.

Letter sent to Air Services on 26/11/99 asking for new contours for new flight paths. Response from Air Services 2/12/99 that this has been referred to their Environmental Branch. They have now advised that GCAL is responsible for new ANEF plans. Letter sent GCAL requesting prompt attention.

1 DECEMBER 1999

REPORTS FROM DIRECTOR ENVIRONMENT & COMMUNITY SERVICES

21. **Sportsfields in Terranora Village/Area E Location**
Active Recreation

1018

Cr Boyd

Cr Youngblutt **RESOLVED** that Council officers pursue urgently the matter of the development of the active sports fields required under the Terranora Village approval.

Current Status: Associated report in this business paper.

Schedule of Outstanding Resolutions

19 JANUARY 2000

REPORTS FROM DIRECTOR ENVIRONMENT & COMMUNITY SERVICES IN COMMITTEE

15. **Proposed Use of Council Building for Permanent Function Licence - Cabarita Beach Surf Life Saving Club**

PF4100/30 Liquor Licence

Confidential Nature of This Item: The Local Government Act 1993 Clause 10A(2)

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

1186

Cr Polglase

Cr Marshall

RESOLVED that this item be deferred as there is no legal lease/agreement in place between Council as owner and the surf club as tenant, Council advises that it objects to the proposed licence and requests deferral of the application until such a lease/agreement is in place.

Current Status: Further discussions to be held.

16 FEBRUARY 2000

ORDERS OF THE DAY

- 6c **Notice of Motion - Cr Brinsmead**
Legal Services/Tendering

Legal-Court Cases, Consultancy, Notice of Motion

1309

Cr Brinsmead

Cr Beck

RESOLVED that Council takes steps to tender all of Council's legal services.

Current Status: Draft tender to Council May/June.

Schedule of Outstanding Resolutions

1 MARCH 2000

REPORTS FROM SUB-COMMITTEES

17. **Companion Animal Act/No Leash Area**

Companion Animals, Off Leash Areas

1365

Cr James

Cr Luff

RESOLVED that Council seeks a report from its officers and further considers the recommendation of the report.

Current Status: To be finalised.

5 APRIL 2000

MAYORAL MINUTE

1. **Blue Lights to Discourage Intravenous Drug Users**

Drug Related Matters

1433

Cr Boyd

Cr Lawrie

RESOLVED that Council investigates the installation of blue lights in public toilets where it is considered that drugs are being used.

Current Status: Under investigation.

OUTSTANDING INSPECTIONS

1. **Council Land - Mt Nullum**

Land Development - Mt Nullum

This item was received and noted.

Current Status: Date to be fixed.

Schedule of Outstanding Resolutions

19 APRIL 2000

REPORTS FROM DIRECTOR DEVELOPMENT SERVICES

2. **Development Application K99/1682 - Proposed 8 Lot Subdivision of Lot 117 DP 87997 Darlington Drive/Winders Place, Banora Point (Surrounding Lake Kimberley) - Bradshaw Developments Pty Ltd**
DA5937/740 Pt2

1542

Cr Polglase
Cr Boyd

RESOLVED that this item and Confidential Item No 2 be deferred to allow further discussions to take place.

Current Status: To meeting of 17 May 2000.

REPORTS FROM DIRECTOR CORPORATE SERVICES

7. **Community Access Procedures Review**

Community Access

1550

Cr Luff
Cr Carroll

RESOLVED that Council reviews the procedure for Community Access and refers this item to the Communications Committee in the first instance.

Current Status: Listed for next Communications Committee agenda.

ORDERS OF THE DAY

5. **Notice of Motion - Cr Marshall**
Signage - The Anchorage, Tweed Heads
GL2/8 Pt13, Regulatory Sign, The Anchorage, Notice of Motion

1575

Cr Boyd
Cr Luff

RESOLVED that the matters raised with regard to signage at the Anchorage be referred to the Director Environment & Community Services for investigation and a report.

Current Status: Progressing.

Schedule of Outstanding Resolutions

REPORTS FROM DIRECTOR DEVELOPMENT SERVICES IN COMMITTEE

2. **Possible Acquisition of Land Surrounding Lake Kimberley -
Development Application K99/1682 - Proposed 8 Lot Subdivision of Lot
117 DP 879797 Darlington Drive/Winders Place, Banora Point -
Bradshaw Development Pty Ltd**

DA5937/740 Pt2

*Confidential Nature of This Item: The Local Government Act 1993 Clause
10A(2)*

*(c) information that would, if disclosed, confer a commercial advantage on a
person with whom the council is conducting (or proposes to conduct) business.*

This item was also dealt with in Open Council at Minute No. 1542.

C170

That a meeting to further discuss this matter involves Councillors Boyd, Polglase, the General Manager and the proponent's representatives.

Current Status: To meeting of 17 May 2000.

Schedule of Outstanding Resolutions

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Items Deferred

ITEM DEFERRED FROM MEETING 19 APRIL 2000

REPORTS FROM DIRECTOR DEVELOPMENT SERVICES

1. *Development Application K00/185 - Proposed Medical Practice at Lot 1 SP 58056 1/22 Boyd Street, Tweed Heads*

DA0700/440-1 Pt1

1540

Cr Polglase

Cr Davidson

RESOLVED that Council is in general support for the establishment of a specialist medical practice and the Director brings forward, for the next meeting, conditions for approval for consideration by Council.

This item is the subject of a further report at Item 3 of this Business Paper

1. **ORIGIN: Development Control Unit**

FILE REF: DA0700/440-1 Pt1

REPORT TITLE:

Development Application K00/185 - Proposed Medical Practice at Lot 1 SP 58056 1/22 Boyd Street, Tweed Heads

SUMMARY OF REPORT:

This report considers an application to establish a medical practice at Lot 1 SP 58056, 22 Boyd Street, Tweed Heads. The site is zoned 2(b) Medium Density Residential. The building has been approved for use of the downstairs area only for office development, with an upstairs area being provided to house bedrooms once the zoning was changed to allow residential development.

Parking has been provided on site to only cater for office use of the downstairs area of the premises. DCP2 requires a higher rate of parking for medical practitioners and additional parking is unable to be provided on site without adversely affecting manoeuvring from all other on site vehicle spaces.

The application is also statutorily invalid as owners consent has not been submitted for the application.

Items Deferred

RECOMMENDATION:

That Development Application K00/185 for the establishment of a medical practice in Lot 1 SP 58056 No. 1/22 Boyd Street, Tweed Heads be refused for the following reasons:-

1. The application is statutorily invalid as owners consent has not been submitted for the lodgement of the application as required by the Environmental Planning & Assessment Act, 1979.
2. The application does not comply with the requirements of Development Control Plan No. 2 - Site Access and Parking Code as a minimum of four (4) on site parking spaces are required for the development and only two (2) spaces are able to be provided on the site.
3. The proposed stacked parking space behind the garage for Unit 1 will have an adverse impact on other units within the strata plan as it will prevent on site manoeuvring of vehicles and will result in all vehicles from the site having to reverse onto the street which is inconsistent with Development Control Plan No. 2 - Site Access and Parking Code and contravenes good traffic management principles.
4. It is not in the public interest to approve a development which has inadequate parking available and which will impact on the surrounding area by requiring on street parking for customers in a residential area.
5. It is not in the public interest to encourage a fragmentation of commercial development in Tweed Heads.

Items Deferred

REPORT:

Applicant:	Jules Van Leer or Nominee
Owner:	J & R Preston
Location:	Lot 1 SP 58056, No. 1/22 Boyd Street, Tweed Heads
Zoning:	2(b) Medium Density Residential under Tweed LEP 2000
Est. Cost:	\$3,000

BACKGROUND

Council has received a development application for the fitout of Lot 1 SP 58056 No. 1/22 Boyd Street, Tweed Heads for a medical practice. The application was received on 15 February 2000 and on receipt of the application Council forwarded a detailed letter to the applicant advising that the proposal would not comply with Council's Car Parking Code and that a review of the plans of premises reveal that it would not be possible to alter the existing parking arrangements on site to provide the necessary parking. The applicant was also advised that the application was statutorily invalid as it did not include the owners consent of the property being the Body Corporate Seal of SP 58056 and was not accompanied by a Statement of Environmental Effects.

The applicant then employed a consultant to prepare an access, traffic and parking impact study which concludes that *"although the proposed car parking suggestions may not be entirely adequate, due to the nature of the business and the minimal effect that one on street parking space will have on the amenity of the neighbourhood, I ask that your favourable consideration be given to the application."* The issue of car parking will be further addressed in the evaluation section of this report.

HISTORY

A brief history of the subject site is provided below.

- An application was submitted on 9 July 1997 for the construction of two offices and two townhouses on the subject site. At the time of lodgement of the application the site was zoned 3(b) District Centre and residential development in the zoning was only permitted where it were attached to commercial premises. The original application did not meet with this requirement and failed on numerous merit considerations such as parking, manoeuvring and lack of information submitted with the application. On this basis the applicant withdrew the application whilst amended plans were prepared.
- Amended details were submitted on 2 October 1997 which redesigned the units and commercial premises. At the time of the amended plans being lodged it was recognised by the applicant that the zoning of the area was proposed to be changed from 3(b) District Centre to 2(b) Medium Density Residential. This zoning change was initiated by the Tweed Heads 2000+ Strategy which was prepared for the central Tweed area. Accordingly, the amended application included a submission from the architect stating that *"note: in the commercial premises the current design indicates an upper level. This area is designed to be used as bedrooms in the future should the commercial area be reverted to residential. A plan of layout for the residential configuration is attached."*

Items Deferred

As discussed, the construction of this upper level and the access stairs to same will not be carried out unless zoning changes from commercial to residential. The walls and windows will be installed but not flooring.”

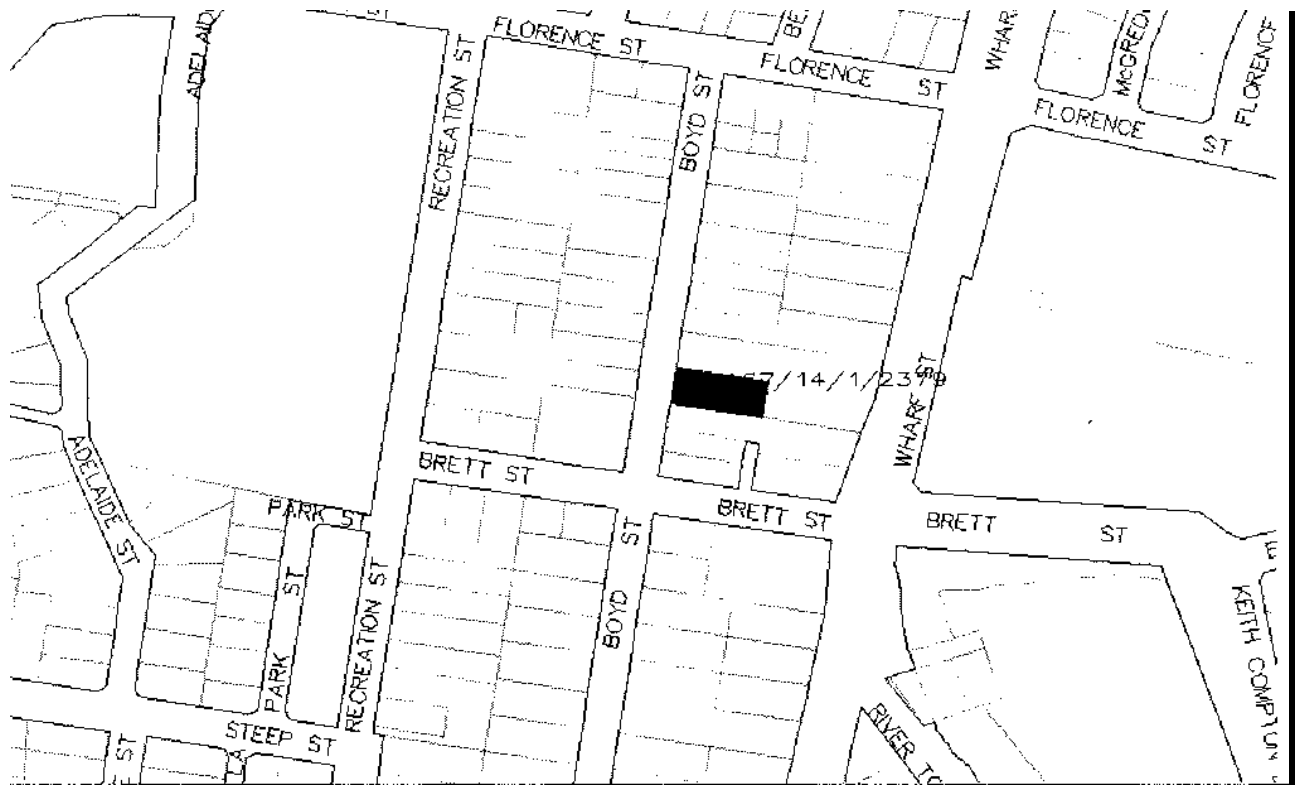
- Car parking for the originally approved development was provided at the rate of 1.5 spaces per residential unit and for the commercial ground floor only, one space per 40m² of floor area (a total of 2 car parking spaces per commercial premises). This resulted in a total of 7 car parking spaces being required on the site. Four of these spaces were provided within garages and three spaces were located along the northern boundary of the site. It is noted that manoeuvring from these spaces is particularly difficult however, technically could be achieved and therefore was not raised as a particular issue of concern regarding the previous application. It should be noted that manoeuvring relies on a large paved area located in the centre of the site.
- The application was approved on the basis that the office use would be of the ground floor front units only. A condition was placed on the consent as follows:-
 - “2. *The stairs within the commercial premises are not to be installed or the loft area used for any purpose unless further development consent is obtained for the proposed use. The applicant would be required to address parking generated by the additional use.”*
- LEP 2000 was gazetted on 10 April 2000 which rezoned the site to 2(b) Medium Density Residential. Commercial premises are identified as being prohibited in the zone however, it is considered that it is open for Council to determine that existing use rights would apply to the use of the downstairs area as a result of the development being commenced by construction of the building. Existing use right provisions would enable Council to grant an approval for a commercial use. It should be noted that this would depend on the merit considerations of the proposal and having regard to the fact that Council aims to encourage residential development surrounding the site.

The current application seeks to use both the downstairs and upstairs area of the premises with the ground floor consisting of two offices/consulting rooms, reception room, general area, office and staff room. The upstairs area is proposed to consist of an additional office and staff tea room with kitchen bench and sink.

According to Council's Development Control Plan No. 2 the provision of additional office space and facilities upstairs would generate the need for further Carparking above what was catered for on the original approval for the building. Additionally, medical practitioners require parking at a higher rate than in DCP2 and Council's Section 94 plan for road contributions.

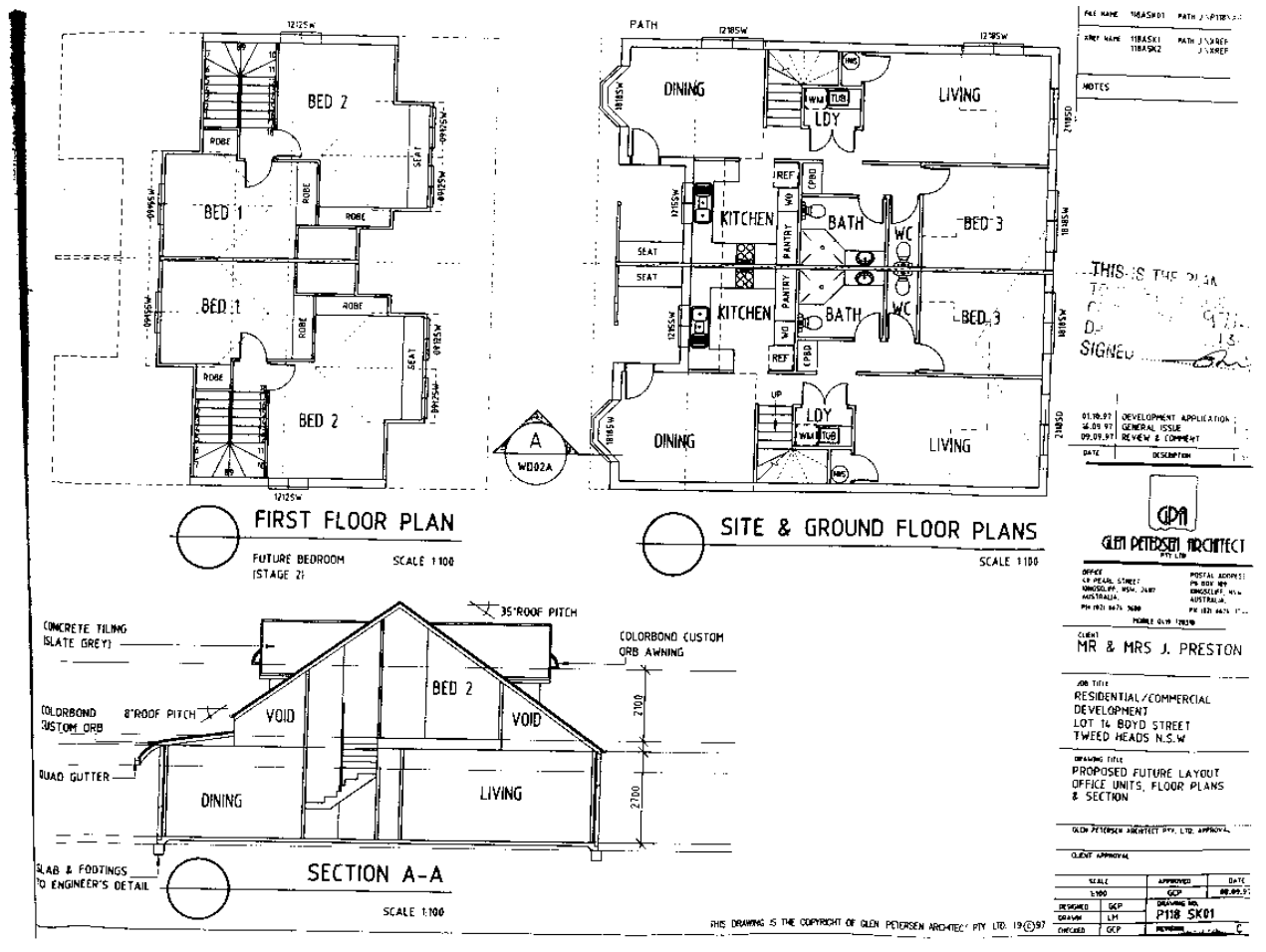
Items Deferred

FIGURE 1 - SITE DIAGRAM



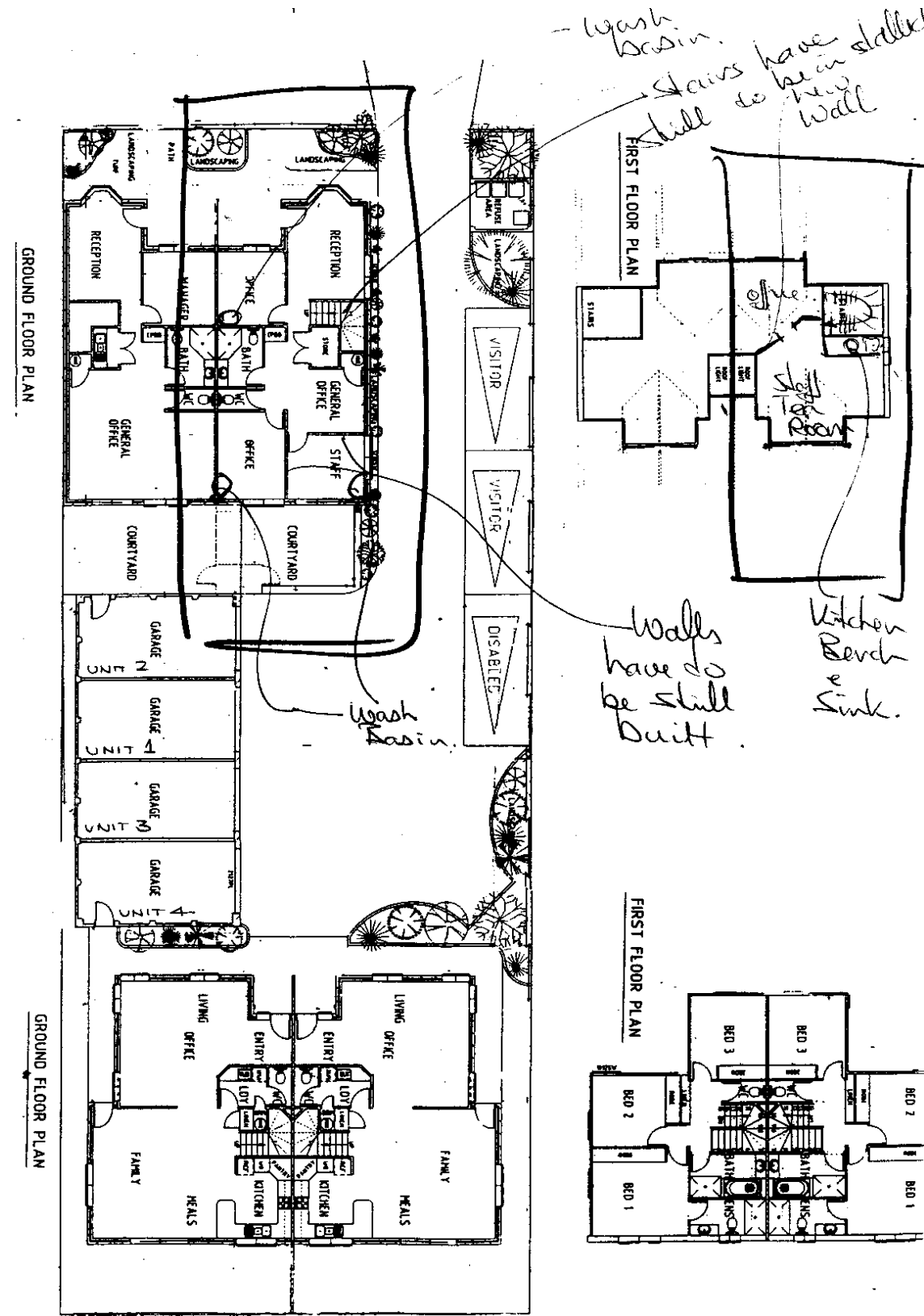
Items Deferred

FIGURE 2 - PLAN OF CONVERSION OF THE PREMISES TO RESIDENTIAL USE SUBMITTED WITH THE DEVELOPMENT APPLICATION FOR CONSTRUCTION OF THE BUILDING



Items Deferred

FIGURE 3 - PLAN SUBMITTED WITH THE CURRENT DEVELOPMENT APPLICATION



Items Deferred

EVALUATION

The following matters are required to be addressed under Section 79C of the Environmental Planning & Assessment Act, 1979.

(a) (i) Any Environmental Planning Instrument

The site is zoned 2(b) Medium Density Residential under the provisions of Tweed Local Environmental Plan 2000 (TLEP 2000). The primary objective of the 2(b) zone is to provide for and encourage development for the purposes of medium density housing and high density housing in proximity to the Tweed Heads subregional centre that achieves good urban design outcomes. The zoning also contains secondary objectives to allow for non residential development which supports the residential use of the locality and to discourage the under utilisation of land for residential purposes, particularly close to the Tweed Heads sub regional centre.

“Commercial premises” are identified as being prohibited in the 2(b) zone. Commercial premises is defined as *“land use as an office or for other business or commercial purposes but does not include a building or a place elsewhere specifically defined in this schedule or a building or place used for a land use elsewhere specifically defined in this schedule”*. It is considered that a medical practitioner would fall within the definition of a commercial premises.

The ground floor area of the site has previously received development approval for its use as an office. As an office is now prohibited within the zone, existing use provisions of the Environmental Planning & Assessment Act, 1979 could be relied upon to alter the use of the premises to another non conforming, prohibited use.

(ii) Any Draft Environmental Planning Instrument

No draft Environmental Planning Instruments apply to the proposal.

(iii) Any Development Control Plan (DCP)

DCP2 - Site Access and Parking Code

The proposed development will not comply with the requirements of Council’s DCP2 - Site Access and Parking Code.

A total of 7 car parking spaces are currently provided on the site with 4 spaces being within garages and 3 visitor spaces being provided adjacent to the northern boundary of the property. An internal manoeuvring area is provided so that vehicles are able to manoeuvre and exit the site in a forward direction as required by DCP2.

Parking for the development was originally provided based on commercial use of the ground floor only of the subject premises. Based on the ground floor use a total of two car parking spaces were required for the premises proposed to be occupied by the medical practitioner.

Items Deferred

Council's DCP2 specifies in regard to medical centres and medical consulting rooms that parking is to be provided at the rate of two staff car parking spaces per consulting room and four customer parking spaces per consulting room for a general practitioner or two customer parking spaces per consulting room for a specialist.

The additional information submitted with the parking assessment indicates that there will be two consulting rooms on the ground floor, with the medical practitioner being a specialist. On this basis according to the provisions of DCP2 a total of 8 car parking spaces would be required for the premises, and only two spaces are able to be provided.

When assessing the number of parking spaces Council's Engineering Services Division has provided the following comments:-

"The proposed development will employ a medical specialist and receptionist. It is also common for such practices to have a number of patients attending and waiting for consultations. Frail condition customers would also benefit from on site parking close to the consulting rooms. In other locations here suitable numbers of on site parking spaces are not provided, there is often nuisance spill over parking of customers onto adjacent residential streets.

The requirement for four car parking spaces is therefore considered a minimum requirement for this type of development.

The applicant has not demonstrated that the proposed stacked parking will not adversely affect the use of the site (DCP2, 3.71)".

The above assessment from Council's Engineering Services Division has made a favourable determination regarding the intent of DCP2 and has determined that where the DCP refers to "consulting room", it could be read as meaning "consultant", therefore requiring two staff parking spaces per "consultant" and two customer parking spaces per "specialist consultant". Using this interpretation of the DCP and having regard to the applicant's submission that the premises is to be occupied by one consultant alternating between the two consulting rooms, it is considered that a minimum of four parking spaces for the premises is appropriate. The following access, traffic and parking impact study was submitted on behalf of the applicant in support of the application:-

"In regard to the above, approval was granted by Tweed Shire Council on 13 November 1997 for a mixed development consisting of two offices and two residential town houses.

Council's requirements for car parking at this time were for the applicant to provide seven off street car parking spaces when, in fact, the applicant has provided eight off street car parking spaces.

Council has subsequently approved a dentist surgery in the adjoining office where staff and client numbers exceed the numbers to be used in the skin specialist surgery.

Items Deferred

With regard to the proposed use of the office it is proposed to employ one specialist and one receptionist with the specialist alternating between consulting rooms, which, under DCP2 would require two car parking spaces for staff and two car parking spaces for customers.

As there are already two spaces available for the office staff, there is a deficiency of two car parking spaces.

With regard to the deficiency in car parking spaces, it is suggested that stack parking for one car behind garage 1 for the staff parking be considered and allowing one of the on street car parking spaces to be used for office number 1. This is consistent with other medical practised in the street, where numerous persons park on the street, as there is inadequate spaces provided on site.

As this area is not part of the area where a contribution can be made for non-provision of car parking spaces, this does not become an option.

In view of the above, and given that the Council approval was granted less than two years ago for the use of the offices, which then had the potential for at least two staff and two customers, I believe that our proposal is adequate and any additional parking, which would normally have been required, should have been addressed as part of the original development application.

Although the proposed car parking suggestions may not be entirely adequate, due to the nature of the business and the minimal effect that one on street car parking space will have on the amenity of the neighbourhood, I ask that your favourable consideration be given to the application”

The above traffic and parking impact study incorrectly states that 8 spaces are provided on site. This is not the case as only 7 spaces currently exist as originally approved. It is also proposed to allow a stacked parking space behind the garage belonging to Unit No. 1. This is not considered to be acceptable as the garage belonging to Unit 1 is located in the centre area of the four garages and a vehicle parking behind this garage would restrict manoeuvring of vehicles from other garages and from the visitors spaces located along the northern boundary. The manoeuvring from car parking spaces on site is already considered to be less than desirable and provision of a stacked space in this location would make it impossible for vehicles in visitors spaces and garage No. 2, 3 and 4 to be able to satisfactorily manoeuvre and exit the site in a forward direction.

It should be noted that no owners consent has been supplied from the Body Corporate.

Medical practitioners and specialists traditionally have a high turn over of customers and this is reflected in Council's Car Parking Code and Section 94 Plan for road contributions which requires parking and road contributions to be provided at a rate higher than what is required for a standard commercial premises. On this basis it is considered that the site is not appropriate for the use by a medical practitioner due to the insufficient parking available on the site for this use.

(b) Environmental Impacts

Items Deferred

The main impact likely to arise as a result of the development is an increase in number of vehicles utilising on street parking and the creation of additional traffic in the area. As mentioned previously the site is now zoned 2(b) Medium Density Residential and therefore any development approved in the area should be compatible with the objectives of the LEP which is to encourage residential development in the area. It is not considered desirable to approve a development which does not have any on site customer car parking spaces within a residential area, particularly as the nature of the proposal is that it would generate a high turn over of customers and traffic.

Adverse economic impacts could also arise from the proliferation of commercial activities into areas nominated for residential uses. The central business area of Tweed Heads contains numerous commercial premises which are vacant and which would be suited for the establishment of a medical practice. Council should aim to consolidate the central business district and should not permit the fragmentation of business activities.

The subject site was rezoned from commercial to residential development with the gazettal of Tweed LEP 2000. This rezoning was based on the Tweed Heads 2000+ Strategy developed for the central Tweed district where it was concluded that this section of Boyd Street was more appropriately used for residential development. Boyd Street is primarily used for residential use.

The site falls within the civic precinct identified within the Plan where it is stated that the desired future character is to consolidate and contain commercial development orientated towards Wharf Street with retail activity being discouraged. It recommends a land use pattern which contains and consolidates commercial development orientated towards Wharf Street and to foster residential re-development. It states that incompatible land uses in areas where residential development is desired should be discouraged and states that amendments to the zoning are envisaged to implement land use strategy by rationalising commercial zones and rezoning some fringe areas from commercial to residential. The subject site falls within this area which was identified for rezoning to residential purposes.

The principle of consolidating business districts is reinforced by the North Coast Regional Environmental Plan which specifies that in preparing a Local Environmental Plan relating to commercial development, the Council should take into consideration the following principles.

- a. strong multi functional town centres should be maintained to focus drawing power of individual businesses and maintain the integrity of the main business area by only zoning land for further commercial or retail development where that development adjoins or is adjacent to the existing town centre.

LEP 2000 is consistent with the principles of the North Coast Regional Environmental Plan and the rationalisation of these zones have the intent of consolidating the Tweed business area. It is considered that any application for commercial development outside of the central business area should be discouraged as numerous vacant commercial

Items Deferred

premises exist within Tweed Heads business area and development should be encouraged to utilise the existing available sites.

(c) **Suitability of the Site**

The site is not considered suitable for the establishment of a medical practice. Medical practitioners traditionally have a high turn over of customers and as such have a high need for parking. The site is highly constrained by the existing development on the site and insufficient room exists to provide the required off street parking. Council considers that the absolute minimum number of car parking spaces required for the development is four and only two spaces have been provided for the commercial premises on the site. It should be noted that this minimum is based on a favourable interpretation of DCP2 on the basis that two customer parking spaces are required per “consultant” rather than per “consulting room”. According to a strict interpretation of the wording of the DCP, 8 car parking spaces would be required for the premises on site. Based on the lack of parking available for the premises and as the applicant proposes to establish a business which is traditionally highly reliant on the provision of parking, it is considered that the site is unsuitable for the development.

The site is also considered unsuitable on the grounds that it would fragment the central business area of the Tweed where numerous vacant commercial premises exist which would be considered more highly suited for the proposal.

(d) **Any Submissions**

The application was not required to be advertised and adjoining owners were not notified of the proposal. Accordingly, no submissions were received.

(e) **The Public Interest**

It would not be in the interests of the general public to permit a development where inadequate parking is available to cater for the proposed development.

It would not be in the interest of the public to encourage fragmentation of the central Tweed Heads business district or to permit commercial premises which rely on a high customer turnover within an area zoned for residential purposes.

SUMMARY

The premises was approved for construction in November 1997. The consent related to the construction of offices and two town houses on the basis that the site was zoned for commercial purposes and residential development was only permitted where it were attached to offices or retail premises. The applicant was aware at the time that the zoning of the site was proposed to be amended to a Residential zoning and plans submitted with the application included details of conversion of the commercial premises to residential townhouses once the zoning reverted to residential.

When the application was approved, parking was an issue of concern on the site and on this basis the downstairs area only was permitted to be used for commercial purposes. The upper area of units 1 and 2 was indicated on plans for future use once the zoning changed to residential development,

Items Deferred

with these areas then forming the bedrooms in a townhouse configuration. No commercial use has currently been established within Unit 1.

Tweed LEP 2000 rezoned the site to 2(b) Medium Density Residential which prohibits commercial development. This change in zoning was initiated by the Tweed Heads 2000+ Strategy which contained aims of consolidating the central Tweed business district and rationalising the zoning pattern within the Tweed Heads area. Commercial development is now prohibited within the zone. However, Council could interpret that existing use rights would apply to the premises on the basis that construction of the building represented commencement of the office development approved in November 1997. It is considered that Council would have the option of approving the development should all merit issues be considered acceptable and Council consider that approval is warranted.

Major concerns have been identified regarding parking on the site. A total of two parking spaces are available on site for the premises. According to the most favourable interpretation of DCP2 - Site Access and Parking Code, a total of four parking spaces would be required as a minimum for the development. It should be noted that this is based on interpreting customer car parking requirements as two spaces per "consultant" rather than "consulting room". The issue of parking was also considered by Council's Engineering Services Division who have advised that at an absolute minimum, four spaces should be provided for the proposal as it is common for such practices to have a number of patients attending and waiting for consultations and as frail customers attending the site would benefit from on site parking in close proximity to the consulting rooms. It is stated that in other locations where adequate parking is not provided there is often nuisance spill over parking of customers onto adjacent residential streets.

The required additional two car parking spaces cannot be provided on site as the site is highly constrained. The applicants proposal to provide a stacked parking space behind the garage allocated to unit 1 is inappropriate as it would completely hinder the manoeuvring from the upper parking spaces on the site and would result in all vehicles having to reverse onto Boyd Street which contravenes the requirements of DCP2 which states that vehicles must be able to exit the site in a forward direction. The site is not within an area where Council can accept a Section 94 contribution for payment in lieu of on site parking as it is not within an area identified in Section 94 Plan No. 23. Council could negotiate payment of a contribution in lieu of providing two spaces on site however, discussions with the applicant has indicated that the required contribution is unacceptable.

In addition to the above merit considerations the application is statutorily invalid as no owners consent has been submitted. The applicant was requested to provide the Body Corporate Seal of SP 58056 on 22 February 2000. Correspondence was received in return stating that a Body Corporate does not exist at the present for the development. The Environmental Planning & Assessment Act, 1979 requires the application to be accompanied by consent of the owner and the definition of owner is "*in the case of land that is subject of a strata scheme under the Strata Titles Act, the owners corporation for that scheme constituted under the Strata Scheme's Management Act.*" The application has only been signed by the applicant and as such no evidence of owners consent exists and the application is statutorily invalid.

OPTIONS

Council has the following options available:-

Items Deferred

1. Defer the application until such time as it is made valid by the submission of owners consent.
2. Refuse the application based on the inconsistency with DCP2 - Site Access and Parking Code and due to the inadequate parking available on site.

LEGAL/FINANCIAL/RESOURCE IMPLICATIONS

Should the applicant be dissatisfied with Council's determination of the application, a right of appeal would exist to the Land and Environment Court.

Items Deferred

9. *Draft Management Plan 2000/2003 and Budget 2000/2001*

GA4/1/36 Pt1

1555

Cr Beck

Cr Marshall

RESOLVED that:-

1. *The Draft Management Plan 2000/2003, the Budget 2000/2001 and Fees and Charges 2000/2001 be reconsidered by the General Manager to bring forward to the next meeting of Council a submission incorporating an organisational restructure and reduction of overheads to achieve economies of operation.*
2. *A workshop be scheduled for Wednesday, 26 April 2000 commencing at 7.30pm.*

The Draft Management Plan 2000/2003, Draft Budget 2000/2001 and Draft Revenue Policy/Fees and Charges 2000/2001 forms an attachment to this Business Paper.

9. **ORIGIN: Financial Services Unit**

FILE REF: GA4/1/36 Pt2 -Budget

REPORT TITLE:

Draft Management Plan 2000/2003 and Budget 2000/2001

SUMMARY OF REPORT:

The Draft Management Plan 2000/2003 is part of the process of providing clear purpose and direction in the management planning of Council's proposed activities, functions and services over the next three years. The Plan includes the Revenue Policy, Fees and Charges and Draft Budget for 2000/2001. The \$94 million Draft Budget provides for a 2.7% increase in General Rates, an annual increase in Water Rates of \$5.00, Sewerage Rates of \$8.00 and a Domestic Waste charge increase of \$5.00.

The General Fund budget provides for an additional capital works program of \$709,000 and additional maintenance program of \$160,000:-

<u>Capital:</u>	Roads- Asset Management	\$299,779	
	Drainage Works	\$200,000	
	Skate Park	\$20,000	
	Public Toilets	\$150,000	
	Boat Ramps	<u>\$40,000</u>	<u>\$709,779</u>

Items Deferred

Maintenance:

Western Drainage	\$75,000	
Pollution Control Devices	\$50,000	
New Parks and Reserves	\$15,290	
Canal Dredging	<u>\$20,000</u>	<u>\$160,290</u>

RECOMMENDATION:

That:-

1. The Draft 2000/2003 Management Plan/Budget be adopted and placed on public exhibition for 28 days from 20 April 2000 and submission be invited.
2. The proposed community consultation and feedback process be applied to provide scope for all ratepayers to participate.
3. Submissions received be considered by council at its meeting of 31 May 2000 with a view to adopting the Management Plan/Budget at that meeting.

Items Deferred

REPORT:

DRAFT MANAGEMENT PLAN 2000/2003 AND BUDGET 2000/2001

BACKGROUND

In relative terms, the Tweed Shire has continued to grow at a steady rate. This growth brings with it many challenges, placing increased demands on the resources of Council.

The Management Plan is the core corporate and strategic document that Council applies in determining its resourcing priorities and therefore is an important document in the systematic evaluation of service levels, objectives and performance achievement.

The three major urban areas and 17 villages together with rural and farmland properties represent a diverse array of needs and expectations. The management planning process provides the opportunity for all people to participate in the establishment of this 3 year planning document. To this end, Council provides leadership in developing a forward service plan based on research material, personal contact with ratepayers and their assessment of community needs in the context of statutory requirements and constraints.

The Council is supported by a professional team of officers whose performance to date has demonstrated the Council's high level of efficiency, and service performance. Based on the Department of Local Government performance comparison indices, the Tweed Shire is ranked as one of the highest performing authorities in the state. This has been achieved through responsible financial planning, effective resource allocation and the use of technology. In addition, Council is committed to ensuring that its infrastructure is maintained in a responsible manner.

The proposed general rate will enable Council to retain the current level of services, maintain asset replacement program at a greater extent than 2000/2001, increase the level of maintenance of assets and meet some of the costs of new legislation and technology hardware and software upgrades. Council is striving to balance the need for timely construction of asset management projects, to meet the growth in population, by a program of sensible borrowing to fund these works.

Items Deferred

SUMMARY OF FINANCIAL PROPOSALS - 2000/2001

1. Rating Impact

Increase compared to previous year (2000/2001)

- General Fund Rates 2.7%
- Water Fund Rates - Minimum Yearly Rate \$5.00
- Sewerage Fund Rates - Minimum Yearly Rate \$8.00
- Domestic Waste Management - Garbage Charges \$5.00

Minimum Rate Account

Non Pensioner

	1999/2000	2000/2001
Ordinary Rate	\$427.00	\$438.50
Water Rate	\$215.00	\$220.00
Sewerage Rate	\$400.00	\$408.00
	\$1042.00	\$1066.50
Garbage	\$149.00	\$154.00
Total Account	\$1191.00	\$1220.50

Pensioner

	1999/2000	2000/2001
Ordinary Rate	\$427.00	\$438.50
Water Rate	\$127.50	\$132.50
Sewerage Rate	\$312.50	\$320.50
Garbage	\$149.00	\$154.00
Pension Rebate (ordinary)	\$250.00 Cr	\$250.00 Cr
Total Account	\$766.00	\$795.50

Items Deferred

2. Budget Proposals - General Fund

Budget \$50 million - Balanced

New Capital and Maintenance works

The General Fund budget provides for an additional capital works program of \$709,000 and additional maintenance program of \$160,000:-

<u>Capital:</u>	Roads - Asset Management	\$299,779	
	Drainage Works	\$200,000	
	Skate Park	\$20,000	
	Public Toilets	\$150,000	
	Boat Ramps	<u>\$40,000</u>	<u>\$709,779</u>
<u>Maintenance:</u>			
	Western Drainage	\$75,000	
	Pollution Control Devices	\$50,000	
	New Parks and Reserves	\$15,290	
	Canal Dredging	<u>\$20,000</u>	<u>\$160,290</u>

Major New Projects in Budget

- Addition Planning Resource \$53,000
- Pollution Control Devices \$50,000
- Computer software-Windows 2000 \$58,200
- Management Plan - Krekelberg Environment Park \$10,000
- Vegetation Management Plan \$20,000
- 2001 Surf Championships \$10,000

Program Changes (compared to 1999/2000)

- Agenda 21 reduced from \$370,000 to \$140,000
- Moran Art Prize reduces to \$20,000
- Youth Support reduced to \$24,900
- Employee health and fitness reduced to \$10,000.

Items Deferred

MANAGEMENT PLAN

The Management Plan provides a 3 year program aimed at effectively meeting the expected needs of the community. The Plan clearly states Council's vision and mission, the core values and prioritised principal activities provides a clear indication of Council's intention for the coming 12 months and the following 2 years.

COMMUNITY CONSULTATION

The next stage of the Management Plan process involves seeking feedback from the communities of the Tweed as to their expectation of the Plan. To facilitate this style the organisations will:-

1. Place copies of the Draft Management Plan and supplementary documents on public display at both the Tweed Heads and Murwillumbah Civic Centres.
1. Encourage ratepayers to write to Council expressing their views on the Management Plan and its priorities.
1. Make available Management to clarify issues associated with programs and priorities.

The Management Plan is structured to describe what Council will be undertaking this year, its performance targets and how it would measure its level of performance. Statutory performance indicators requirements are supported by an additional range of management performance measures. These will form the basis of the General Manager's quarterly reports and the annual report to the community.

The 3 year Management Plan is a complete document and therefore needs to be read in its totality to appreciate the strategic direction and priorities considered most appropriate in these difficult economic times.

COMMENTS - MANAGER FINANCIAL SERVICES

LEGAL REQUIREMENTS

Section 402 of the Local Government Act 1993, provides that, during each year a Council must prepare a draft Management Plan with respect to:-

- a) Council's activities for at least the next three years.
- a) the Council's revenue policy for the next year.

The act provides that the draft Management Plan must contain the following statements with respect to the Council's activities for the period to which it relates:-

- a statement of the principal activities that the council proposes to conduct.
- a statement of the objectives and performance targets for each of its principal activities.
- a statement of the means by which the council proposes to achieve these targets.
- a statement of the manner in which the council proposes to assess its performance in respect of each of its principal activities.

Items Deferred

- statements with respect to such other matters as may be described by the regulations.

The act requires the statement of principal activities to include the following particulars:-

- capital works projects to be carried out by the council.
- services to be provided by the council.
- asset replacement programs to be implemented by the council.
- sales of assets to be conducted by the council.
- activities of a business or commercial nature to be undertaken by the council.
- human resources activities (such as training programs) to be undertaken by the council
- activities to properly manage, develop, protect, restore, enhance and conserve the environment in a manner that is consistent with and promotes the principles of ecologically sustainable development
- activities in response to, and to address priorities identified in, the council's current comprehensive report as to the state of the environment and any other relevant reports
- programs to be undertaken by the council to implement its equal employment opportunity management plan

The General Manager must report to the Council within 6 weeks after the end of each quarter as to the extent to which the performance targets set by the Council's current Management Plan have been achieved during that quarter.

The Management Plan for 2000/2003 must be adopted by Council prior to 30 June 2000.

REVENUE POLICY 2000/2001

OVERVIEW

The intention of the Local Government Act is that financial planning is an integral part of the Management Plan and Council must show how it proposes to fund the activities it plans to undertake.

The draft Management Plan includes details of sources amounts and bases of calculation of the revenue proposed to be raised in the next year (S.404). These details are supported by a detailed estimate of Council's income and expenditure (S.404(1)). A general estimate of income and expenditure for the second and subsequent years covered by the management plan has also been prepared (S.404(4)).

WHY HAVE A REVENUE POLICY

Council has both the political and managerial autonomy to determine the appropriate fee or charge to be levied for any good or service provided in accordance with its agreed activities and functions. Council needs to be aware of each and every fee and charge proposed in 2000/2003.

Items Deferred

A Revenue Policy is an issue that is of major interest to Tweed Shire Council with the Local Government Act insisting upon greater reliance on user charges and less reliance on rates. The need to balance these considerations with the community service obligations of Council means that the issue of pricing may not be a particularly easy one.

A Revenue Policy for a charge or fee should identify:-

- cost relating to a particular service or function of local government;
- any revenue which may be earmarked for that service or function;
- options for recovering the cost of a service or function.

Council exists to provide services for the benefit of the local community, therefore it should operate in an efficient manner. Tweed Shire Council is not a profit making concern, however, the development and undertaking of non-statutory activities should not be precluded - such an approach to provision of services must take account of a number of major characteristics of local government including:-

- a large part of its revenue comes from ratepayers who understandably expect a certain level and quality of service for payments of rates;
- local government policies, budgets and pricing are developed and set by representatives elected by the ratepayers;
- local government receives large grants from other spheres of government which often prescribed policies and pricing practices;
- Commonwealth and state legislation are prescriptive in certain areas in relation to the powers of local government; and
- a responsibility of allocating revenues in the most efficient and effective manner.

What services can be charged for?

The following questions need to be addressed when considering the level of fees and charges covered in the Revenue Policy:-

- which groups (persons or entities) will benefit from the service?
- can this target group be charged for the service?
- should this target group be charged for the service?
- how will the target group be charged?
- will the target group pay, or will other groups be forced to subsidise the provision of the service?

Items Deferred

COMMUNITY SERVICE OBLIGATION

It is the degree to which Council is obliged to provide a service (or part of a service) to the community which it may not otherwise do if motivated purely by economic or financial considerations.

COUNCIL'S FINANCIAL POSITION (2000/2001) - BUDGET

The Budget as presented in the General Fund is balanced. If any surplus funds become available from operations during the year, these should be applied to increase the level of accumulated funds so that Council has a sound financial platform on which it can build.

PROPOSED RATE INCREASE FOR GENERAL FUND

Advice has been received from the Department of Local Government that the allowable General Fund rate increase for 2000/2001 will be 2.7%.

BUDGET FORMAT

Program Budgeting provides both a financial and management analysis of the individual programs and services offered by Council and in conjunction with the various program objectives and performance measures allows an ongoing review of services related back to the individual program objective. Extensive use of activity based costing is used to support this process.

OBJECTIVES OF THE BUDGET

During the review of the Budget by the Management, the objectives of the Budget were:-

- To recognise, and as far as possible meet, the stated policies and priorities of Council;
- To restrain expenditure, wherever possible;
- To maximise income from all sources subject to the stated policies of Council;
- To achieve economy of operation;
- To achieve "self funding" where appropriate.

READER'S GUIDE TO THE BUDGET

The 2000/2001 Annual Operating Budget for Tweed Shire Council is intended to serve four purposes:-

1. The Budget as a Policy Document

As a policy document the Budget indicates what services the Shire will provide during the twelve-month period beginning July 1999 and why. The Budget also provides detailed information such as revenue sources and trends, expenditure categories, and descriptions of all operating funds.

2. The Budget as an Operation Guide

As an operation guide, the Budget indicates how services will be delivered to the community.

Items Deferred

3. **The Budget as a Financial Plan**

As a financial plan, the Budget outlines how much the Council's services will cost and how they will be funded. The Budget document includes appropriations from operation funds for capital improvement purposes. The operating and maintenance cost impact of completed capital projects is reflected in the adopted operating budget described in this document.

4. **The Budget as a Communications Device**

The Budget is designed to be user friendly with a summary information in text, tables and graphs. Also included at the end of this document is a glossary of budget terms.

SUMMARY

In preparing the Budget, every effort has been made to address the objectives and strategies of the Draft Management Plan and is only presented to this meeting after many months of discussions and deliberations. Every endeavour has been made to target priorities and to recommend changes in a fair manner.

Reports from Director Development Services

MATTERS FOR CONSIDERATION UNDER SECTION 79(C)(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The following are the matters Council is required to take into consideration under Section 79(C)(1) of the Environmental Planning and Assessment Act 1979 in assessing a development application.

MATTERS FOR CONSIDERATION

1. In determining a development application, a consent authority shall take into consideration such of the following matters as are of relevance to the development the subject of that development application:
 - (a) the provisions of
 - (i) any environmental planning instrument; and
 - (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and
 - (iii) any development control plan, and
 - (iv) any matters prescribed by the regulations,that apply to the land to which the development application relates,
 - (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts of the locality,
 - (c) the suitability of the site for the development,
 - (d) any submissions made in accordance with this Act or the regulations,
 - (e) the public interest.

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1. ORIGIN: Director

FILE REF: GA4/4

REPORT TITLE:

Service Level Improvements - Development Assessment

SUMMARY OF REPORT:

Council has resolved to establish a committee to develop a protocol on Development Assessment and Decision Making - including Councillors Polglase, Davidson, Boyd and Luff. Following further enquiries, three community/interest groups have made nominations - Cudgen Progress Association, Tweed Heads Residents and Ratepayers Association and the Caldera Environment Centre.

RECOMMENDATION:

That Council endorse the following nominees to additionally participate in the committee to develop a protocol on Development Assessment and Decision Making:

- I. Cudgen Progress Association – Len Wallace
- II. Tweed Heads Residents and Ratepayers Association – Ronni Hoskinson
- III. Caldera Environment Centre – Mr Paul Hopkins

Reports from Director Development Services

REPORT:

BACKGROUND

Council previously resolved (19 January 2000) to establish a committee to develop a protocol on Development Assessment and Decision Making comprising Paul Bolster, John Samuels, Peter Sipple Geoff Davey, Ian Pickles, Mark Thomas, Martin Findlater and Pat Twohill together with Councillors Polglase, Boyd, Davidson and Luff. Tony Smith from Halliday and Stainlay is to be invited as a contributing observer and the Director of Development Services will be the Executive to the Committee. The Director of Development Services was also to write to key local community and interest groups to again invite their participation and as a result the Cudgen Progress Association have nominated Len Wallace, the Tweed Residents and Ratepayers Association have nominated Ronni Hoskinson and the Caldera Environment Centre have nominated Mr Paul Hopkins.

INITIATIVES FOR CONTINUOUS IMPROVEMENT – DEVELOPMENT ASSESSMENT AND DECISION MAKING

The quality of service which this Council can provide on development assessment and decision making depends upon:

- a. The quality and clarity of Council's Planning Policy documents;
- b. The adequacy of supporting information submitted by applicants;
- c. The extent and detail of pre-lodgement consultations, particularly with the Development Assessment Panel;
- d. The efficiency of Council's management, staff and processes;
- e. The levels of complexity and conflict involved;
- f. The consultation requirements with the community, State Government Agencies and other stakeholders; and
- g. The ability to have negotiated and mediated all outstanding issues before decision making and/or report to Council.

It is timely that a major review of the development assessment function of this Council to be initiated at about this time given the anticipated approval of Draft Tweed Local Environmental Plan, 2000 including exempt and complying provisions and the major development applications which this Council will be dealing with over the next few years. It is submitted that a very significant response to the above factors is the development of a protocol/practice manual through consultation with the stakeholders.

The Director of Development Services has submitted a proposal of \$20,000 to engage external expertise to review and facilitate outcomes of service level improvements, conduct relevant surveys, etc.

It is also proposed to:

Reports from Director Development Services

- a. Devote resources to process review;
- b. Initiate a process of developing service level agreements between Council and State Government Agencies;
- c. To continuously review processes (Strategic Planning Unit) which provides greater clarity for intending applicants and to provide more “user friendly” communicative brochures/guideline documents to assist;
- d. To consolidate upon the already negotiated service level agreements between Council Divisions.

CONCLUSION

The committee can now be initiated to develop a protocol between stakeholders for development assessment and decision making and the Director of Development Services will convene a meeting in the near future. A balance will be sought between a well structured agenda and process for the committee with enabling the committee itself to have all appropriate scope to define that process and the desired outcomes.

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2. ORIGIN: Strategic Town Planning Unit

FILE REF: GT1/S94/15

REPORT TITLE:

Section 94 Contributions Plan No 15 - Shirewide Community Facilities - Amendment to the Contribution Plan.

SUMMARY OF REPORT:

This amended Contribution Plan was exhibited for 28 days until 16 April, 2000 following a Council resolution on 1 March, 2000. There were no submissions in response to the exhibition.

RECOMMENDATION:

That Council:

1. Approves the amended Section 94 Contribution Plan No 15 as advertised;
2. Gives public notice of its decision in accordance with the Environmental Planning and Assessment Regulations 1994, in the Tweed Link, specifying that the amended Contribution Plan comes into effect on the date of the notice.

Reports from Director Development Services

REPORT:

Contribution Plan No 15 required amendment for the following reasons:

- The size of the land purchased for the Pottsville School has reduced from 0.8ha to 0.4ha;
- The additional expenditure of \$85,000 required for the refurbishment of the Stingrays Sports club;
- An increase in the total cost of the South Coast Community Facilities Program;
- A decrease in the contribution rate from \$644.00 per lot to \$584.00 per lot.

PUBLIC EXHIBITION

A notice in the form required by the Environmental Planning and Assessment Regulation 1994 was placed in the Tweed Link, and the exhibition period was for 28 days to 16 April, 2000. There were no submissions in response to the exhibition.

The Environmental Planning and Assessment Regulations 1994 (3) provides that:

“.... a Council may:

- *approve the Plan in the form exhibited;*
- *approve the Plan with such alterations as the Council thinks fit, or*
- *decide not to proceed with the Plan.*

Council must give public notice of its decision in a local newspaper within 14 days after the decision is made”.

It is recommended that Council publish a notice of approval of the amended Plan in order to bring it into effect.

Reports from Director Development Services

3. ORIGIN: Development Control Unit

FILE REF: DA0700/440-1 Pt1

REPORT TITLE:

**Development Application K00/185 - Proposed Medical Practice at Lot 1 SP 58056 1/22
Boyd Street, Tweed Heads**

SUMMARY OF REPORT:

At its meeting held 19 April 2000 Council resolved as follows in relation to development application K00/185.

“.... that Council is in general support for the establishment of a specialist medical practice and the Director brings forward, for the next meeting, conditions for approval for consideration by Council.”

Draft conditions are detailed in the body of this report for Council's determination. The previous reprint is included in the “Items Deferred” section of the agenda.

RECOMMENDATION:

That Council determines this report.

Reports from Director Development Services

REPORT:

Council, at its meeting of 19 April 2000, resolved to support a Development Application K2000/185 for the establishment of a medical practice at Lot 1 SP 58056, 1/22 Boyd Street, Tweed Heads.

Should Council approve the application, it is recommended that the following conditions be imposed on the consent:-

PRE-REQUISITE - conditions that must be complied with prior to the issue of a construction certificate.

1. (i) Payment of the following contributions pursuant to Section 94 of the Act and the relevant Section 94 Plan.

Pursuant to Clause 79H of the Environmental Planning and Assessment Regulations, 1994, a Construction Certificate shall **NOT** be issued by a Certifying Authority unless all Section 94 Contributions have been paid and the Certifying Authority has sighted Council's "Contribution Sheet" signed by an authorised officer of Council.

Pursuant to Section 109J of the Environmental Planning and Assessment Act, 1979 a Subdivision Certificate shall **NOT** be issued by a Certifying Authority unless all Section 94 Contributions have been paid and the Certifying Authority has sighted Council's "Contribution Sheet" signed by an authorised officer of Council.

These charges will remain fixed for a period of 12 months from the date of this consent and thereafter in accordance with the rates applicable in the current version/edition of the relevant Section 94 Plan current at the time of the payment.

A copy of the Section 94 contribution plans may be inspected at the Civic and Cultural Centres, Tumbulgum Road, Murwillumbah and Brett Street, Tweed Heads.

- (ii) **GST**

- 1.1 In this Clause 1:

"GST means any tax, impost or duty, including any goods and services, consumption, value added or similar tax applying on goods, services or other things introduced by the *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* and associated legislation (as amended), or under legislation passed by a State or Territory Parliament which is charged or levied on goods, services or other things.

- 1.2 Any monetary contributions and levies payable or imposed as a condition of this contributions plan pursuant to Section 94 of the *Environmental*

Reports from Director Development Services

Planning and Assessment Act, 1979 (NSW) (as amended), and all other moneys payable by and on behalf of the applicant are exclusive of GST.

- 1.3 Any non-monetary contribution or levy payable or imposed as a condition of this contributions plan pursuant to Section 94 of the *Environmental Planning and Assessment Act, 1979* (NSW) (as amended), including, but not limited to, the dedication or transfer of land to the Council or the transfer of some other asset to the Council, whether in tangible or intangible form, and all other non-monetary contributions payable by and on behalf of the applicant are also exclusive of GST.
- 1.4 Liability for GST (payable in respect of any taxable supply under this contributions plan whether monetary or non-monetary) is additional. It is payable by the applicant to the Council at the same time as all and any contributions, levies and other moneys are payable under this contributions plan and development consent.
- 1.5 In respect of any non-monetary contribution or levy referred to in clause 1.3 above, the GST payable shall be calculated as follows:

GST payable = The GST inclusive market price of the asset x $\frac{1}{11}$.
- 1.6 The Council will issue to the applicant, within twenty one (21) days of a request from the applicant, a tax invoice for the monies paid or the assets transferred by the applicant adjusted by the rate of the GST in accordance with the requirements of the relevant legislation.
 - a. Tweed Road Contribution Plan: \$4,763.00
S94 Plan No. 4 (Version 4.0)
Tweed Heads district - commercial)

GENERAL

2. This approval relates to the use of the premises for a skin care specialist only.
3. The approval relates to a maximum of two (2) consulting rooms.
4. Only one (1) specialist or medical practitioner and one (1) support staff is to be employed at the premises at any time.
5. The development shall be completed in general accordance with Plans attached to the development application form, except where varied by these conditions.
6. Any damage caused to public infrastructure (roads, footpaths, water and sewer mains, power and telephone services etc) during construction of the development shall be repaired to the satisfaction of the Director of Engineering Services prior to any use or occupation of the buildings.

Reports from Director Development Services

7. The builder must provide an adequate trade waste service to ensure that all waste material is contained, and removed from the site for the period of construction.
8. Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve.
9. The certifying authority is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:
 - a. completion of work
10. In the event that Council is not utilised as the inspection/Certifying authority, within seven (7) days of building works commencing on the site a Compliance Certificate in the prescribed form is to be submitted to Council together with the prescribed fee, by the nominated principal certifying authority to certify the following:
 - i. All conditions of consent required to be complied with prior to work commencing on the site have been satisfied.
 - ii. That the licensee has complied with the provisions of Section 78c of the Environmental Planning and Assessment Amendment Regulations 1998.
11. In the event that Council is not utilised as the inspection/certifying authority, prior to occupation of the building a Compliance Certificate in the prescribed form is to be submitted to Council from the nominated principal certifying authority, together with the prescribed fee, to certify that all work has been completed in accordance with the approved plans and specifications, conditions of Consent and the relevant provisions of the Building Code of Australia.
12. It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied.
13. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).
14. The erection of a building in accordance with a development consent must not be commenced until:
 - a. detailed plans and specifications of the building have been endorsed with a construction certificate by:
 - (i) the consent authority; or
 - (ii) an accredited certifier; and
 - b. the person having the benefit of the development consent:
 - (i) has appointed a Principal Certifying Authority; and

Reports from Director Development Services

- (ii) has notified the consent authority and the Council (if the Council is not the consent authority) of the appointment; and
 - c. the person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.
15. A person must not commence occupation or use of the whole or any part of a new building (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units)
 16. Prior to work commencing, a "Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority" shall be submitted to Council at least **2 days** prior to work commencing.
 17. Please note that while the proposal, subject to the conditions of approval, will comply with the provisions of the Building Code of Australia for persons with disabilities your attention is drawn to the Disability Discrimination Act which may contain requirements in excess of those under the Building Code of Australia. It is therefore required that these provisions be investigated prior to start of works to determine the necessity for them to be incorporated within the design.
 18. If access for the disabled is required under Part D3 of the Building Code of Australia, facilities for the use of the disabled shall be provided as specified in Part F2.4 of the Building Code of Australia and shall be constructed to the requirements of Australian Standard AS1428.1.
 19. All required egress doors are to, at all times, be openable from within the building by single handle downward action or pushing action without recourse to a key and on a single device located between 900 millimetres and 1.2 metres from the floor unless exempted under the provisions of Part D2.21 of the Building Code of Australia. No barrel bolts are to be fitted. Stairways shall comply with the provisions of part D.2 of the Building Code of Australia.
 20. All work associated with this approval is to be carried out so as not to cause a nuisance to residents in the locality from noise, water or air pollution.
 21. Construction site work including the entering and leaving of vehicles is to be restricted to between 7.00 am and 7.00 pm Monday to Saturday and no work on Sundays.
 22. Council is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:
 - a internal drainage, prior to slab preparation;
 - b water plumbing rough in, prior to the erection of brick work or any wall sheeting;
 - c external drainage prior to backfilling.
 - d. completion of work.

Reports from Director Development Services

23. A. A permit is to be obtained from Council prior to commencement of any plumbing and drainage work.
 - B. The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the NSW Code of Practice for Plumbing and Drainage.
 24. Back flow prevention devices shall be installed where ever cross connection occurs or is likely to occur. The type of device shall be determined in accordance with AS 3500.1-1990 and shall be maintained in working order and inspected for operational function at intervals not exceeding 12 months in accordance with Section 4.7.2 of this Standard.
-

Reports from Director Development Services

4. ORIGIN: Subdivision Unit

FILE REF: GS4/96/66 Pt3

REPORT TITLE:

Modification of Development Consent S96/66 - Terranora Village Estate Stages 14, 16 to 18 - 101 Lot Residential Subdivision

SUMMARY OF REPORT:

The application requests a modification of the consent to increase the number of lots by one; sub-stage stage 14 into sub-stages 14A and 14B; amend the time for embellishment of Open Space and deletion of the condition requiring upgrading of the intersection of Federation Drive and Terranora Road.

At its meeting on 1 December 1999 Council resolved that Council officers pursue urgently the matter of the development of the active sportsfields required under the Terranora Village approval.

Approval of that part of the modification application which seeks to defer embellishment of the open space areas would be inconsistent with Council's resolution and is not supported.

RECOMMENDATION:

That Development Consent No S96/66 be modified pursuant to Section 96 of the Act as follows:-

1. The description of the development be amended to read "102 lot residential subdivision and open space comprising Stages 14, 16, 17 and 18 of Terranora Village Estate.
2. Condition 1 be amended to read:-
 1. The development shall be completed in general accordance with Plans No G47/92-PP29A prepared by Heilbronn & Partners Pty Ltd and dated 3 March 2000 and Plan No. 1165/97 by Vinnicombe and Associates except where varied by these conditions.

3. Condition 9a be amended to read:-

Stage 14A - 5 lots @ \$5,342 = \$26,710.00

Stage 14B - 40 lots @ \$5,342 = \$213,680.00

Condition 9b be amended to read:-

Street Trees - Stage 14A - 5 lots @ \$42.90 = \$214.50

Street Trees - Stage 14B - 40 lots @ \$42.90 = \$1,716.00

Condition 9c be amended to read:-

Reports from Director Development Services

- | | |
|----------------------------------|-------------|
| Stage 14A - 5 lots @ \$300.00 = | \$1,500.00 |
| Stage 14B - 40 lots @ \$300.00 = | \$12,000.00 |
- Condition 9d be amended to read:-
- | | |
|---------------------------------|------------|
| Stage 14A - 5 lots @ \$85.00 = | \$425.00 |
| Stage 14B - 40 lots @ \$85.00 = | \$3,400.00 |
- Condition 9e be amended to read:-
- | | |
|--|----------|
| Bus Shelters - Stage 14A - 5 lots @ \$23.00 = | \$115.00 |
| Bus Shelters - Stage 14B - 40 lots @ \$23.00 - | \$920.00 |
- Condition 9f be amended to read:-
- | | |
|--|----------|
| Emergency Facilities - Stage 14A - 5 lots @ \$80.00 | 400.00 |
| Emergency Facilities - Stage 14B - 40 lots @ \$80.00 | 3,200.00 |
- Condition 9g be amended to read:-
- | | |
|----------------------------------|-------------|
| Stage 14A - 5 lots @ \$296.00 = | \$1,480.00 |
| Stage 14B - 40 lots @ \$296.00 = | \$11,840.00 |
- Condition 9h be amended to read:-
- | | |
|----------------------------------|-------------|
| Stage 14A - 5 lots @ \$344.81 = | \$1,724.05 |
| Stage 14B - 40 lots @ \$344.81 = | \$13,792.40 |
- Condition 10 be amended to read:-
- | | |
|--------------------------------------|-------------|
| Water: Stage 14A - 5 lots @ \$3,420 | \$17,100.00 |
| Water: Stage 14B - 40 lots @ \$3,420 | \$136,800 |
| Sewer: Stage 14A - 5 lots @ \$2,820 | \$14,100 |
| Sewer: Stage 14B - 40 lots @ \$2,820 | \$112,800 |
4. Condition 18 be amended to read as follows:-
- “The intersection of Terranora Road and Federation Drive shall be to a Type B standard in accordance with Austroads Part V - Intersections at grade.”*
5. Condition 47(i) - the final paragraph be amended to read:-
- “The embellishment shall be completed to the satisfaction of the Director Development Services prior to release of the Linen Plan for Stage 14B”.*
6. Condition 47(ii) - the final paragraph be amended to read:-

Reports from Director Development Services

“The embellishment shall be completed to the satisfaction of the Director Development Services prior to release of the Linen Plan for Stage 14B”.

Reports from Director Development Services

REPORT:

BACKGROUND

On 19 August 1999 deferred commencement consent number S96/66 was issued for a 101 lot residential subdivision being Terranora Village Estate Stages 14, 16, 17 and 18.

The applicant has submitted information relating to the deferred matters and that information is currently being assessed by Council officers.

The applicant has now submitted an application under Section 96 of the Act requesting a modification of the consent as follows.

TOTAL NUMBER OF LOTS

As noted above, the consent issued by Council is in respect of a total of 101 allotments.

The applicants request that the description of the development be amended to read a total of 102 allotments for the following reasons:-

“We note in reviewing the proposed development layout, the total number of proposed allotments in the subject stages is 102, rather than the 101 as previously noted. The error was due to a property boundary being left off the proposal plan.

We have made the necessary alterations to the proposal plan, as highlighted within the development summary.

We therefore request Council’s amendment of the consent in accordance with this correction”.

Comment:

The additional lot is proposed within Stage 14 and subject to amendment of the development description to refer to 102 lots and appropriate adjustments to conditions relating to contributions, no objections are raised to this part of the application.

EMBELLISHMENT OF OPEN SPACE

Conditions 47(i) and (ii) of the development consent are in the following terms:-

“47. Pursuant to Section 94 Contribution Plan No. 21:

(i) Structured Open Space

The developer shall dedicate 6,223m² of structured open space being Lot 455 in the location nominated on Drawing No. G47/92-PP29 prepared by Heilbronn and Partners and dated 25 February 1997, at no cost to Council in conjunction with registration of the linen plan of subdivision for Stage 14. The land is to be used with adjoining land already dedicated through a previous subdivision for a sportsfield to satisfy the requirements of structured open space for the residents of the development land. The structured open space identified on the above Drawing shall be

Reports from Director Development Services

embellished by the developer to the following specifications and to Council's standards including:

- *filling of the playing fields to a design surface level of RL 2.4 (AHD)*
- *fencing*
- *being capable of use as playing fields (ie. level of acceptable geometric shape, and drained)*
- *top dressed, seeded and landscaped, including irrigation facilities*

In addition to the above embellishment the following additional works are to be included within the identified structured open space area.

Amenities Block

An additional area within the bonded amenities block is to be provided to allow for:

- * *one change room and one shower each for males and females*

Car Parking

An additional ten car spaces

Bus Bay

One bus bay suitably sealed and linemarked.

*The embellishment shall be completed to the satisfaction of the Director of Development Services **PRIOR** to release of the linen plan for Stage 14.*

(ii) **Passive Open Space**

The developer of the development site shall dedicate at no cost to Council the following passive open space areas:

1. *Passive open space as shown on Drawing No. G47/92-PP29, prepared by Heilbronn and Partners and dated 25/2/97 (Lots 454, 399 and 465) as public open space at no cost in conjunction with registration of the linen plan of subdivision for Stage 14.*

Within this dedicated passive open space area a level 'embellished' area of at least 1000m² shall be provided and shall include filling, topsoiling, grading, seeding, planting, installation of seating and playground equipment and shade cover. This area shall be located outside of the power easement and in an area approved by Council. The developer shall prepare and submit a plan for the approval of the Director of Development Services prior to the release of the linen plan for Stage 14 for the above embellishment works.

Council will be responsible for the future maintenance requirements for passive open space.

Reports from Director Development Services

*The embellishment shall be completed to the satisfaction of the Director of Development Services **PRIOR** to release of the linen plan for Stage 14.*

The applicant's submission in respect of this modification is reproduced as follows:-

"We seek Council's amendment of the clauses within the consent which currently state:

The embellishment shall be completed to the satisfaction of the Director Development Services prior to release of the Linen Plan for Stage 14, to allow for the embellishment trigger to be the sealing of the 61st lot of subdivision"

We outline below the background information to this issue, together with the justification as to the amendments being sought -

- *This has been an issue of ongoing negotiation with Council officers since 1992. Development areas the subject of DCP No 1 and the developer (Kenbrun Pty Ltd) has always being willing to comply with this DCP and has worked with Council to amend it on several occasions. Instances of amendments which were required were due to higher density development areas which had been shown on land which was considered not suitable for same.*
- *Open Space was depicted clearly on DCP No 1 with this providing an expectation to the developer.*
- *In developing stages 5 to 12 of the site, the issue was raised by Council officers of the perceived need to provide other open space beyond that depicted on the DCP.*

Agreement was reached which facilitated:-

- * *Contribution by developer of some \$95,000 towards active open space which Council chose to use in association with the State Government for the upgrading of an oval in the adjoining school. It was later conveyed that this could also be enjoyed by the existing residents of the area;*
- * *Creation of some passive open space areas to protect the ridgeline on site, beyond the original DCP requirements;*
- * *Agreement also for construction of a walkway along the fringe of the elevated land;*
- * *Indications that active open space shortfall for future use would be sought in the area adjoining Duroby Creek. No mention of future embellishment beyond grazing and grassing;*
- *At application for development of stages 14, 16-18, Council issued approval of a set of draft conditions for development on the basis that deferred commencement be granted once an agreement on open space embellishment and community facilities could be achieved. This was done by the creation of a Section 94 Contribution Plan. Kenbrun had major concerns about the equity of a Section 94 Plan as it called for major embellishment to be totally funded by the developer and directly related to Stages 14, 16-18 of the development, an area which would yield approximately 100 lots.*

Reports from Director Development Services

A major factor of importance to Kenbrun in the draft conditions was a recognition with same, that the embellishment of the active open space was not required to be completed until the sealing of the 61st lot of the subdivision. This gave opportunity for the development to proceed and gain funding for the embellishment from the sale of 60 lots within the stages.

In light of the above circumstances, we now request that consent be amended to have the 61st lot trigger for embellishment reintroduced into the approval as was included into the draft conditions. We note that this condition was not disputed in any discussions with Council officers leading up to the issue of the development approval”.

Comments

At the time of Council's initial consideration of a report on the development application there was no Section 94 contribution plan in force for the Terranora Village Estate which would have authorised the imposition of a condition requiring the dedication and embellishment of active and passive open space. Accordingly, Council resolved to negotiate appropriate conditions with the developer and incorporate those requirements into a deed of agreement which was to be executed prior to the issuing of a formal notice of determination. Despite lengthy negotiations between the developer, their consultants and Council officers an acceptable agreement could not be reached and accordingly Council resolved to prepare a Section 94 Plan in relation to open space and community facilities. Following public exhibition of that Plan and consideration of all submissions the plan was adopted by Council and following its coming into force the subject development consent was issued incorporating conditions consistent with the Section 94 Plan.

However, the Plan did not include a specific requirement in terms of the timing of embellishment of open space and accordingly, the last paragraphs of Conditions 47(i) and (ii) were included to ensure that the timing of embellishment was clear on the face of the consent.

It is acknowledged that the original proposal based on a Deed of Agreement to be negotiated related to embellishment prior to the sealing of the 61st lot, however, as suitable agreement could not be reached it is considered that Council is not bound by that proposal. In addition, it should also be noted, that there is a perceived lack of dedicated, embellished and useable open space within the Terranora Village Estate generally and therefore, it is not considered prudent, having particular regard to the public interest, to further delay the provision and embellishment of active and passive open space.

It should also be noted that there are in excess of three hundred allotments that have been released and developed in previous stages and in addition embellishment of active open space required by earlier stages has previously been bonded and to date has not been physical provided as useable areas.

Intersection of Federation Drive and Terranora Road

Condition 18 of the Development Consent is in the following terms:

Reports from Director Development Services

“The intersection of Terranora Road and Federation Drive shall be upgraded to a full type C intersection in accordance with Austroads Part V - Intersection at Grade, including channelisation, lighting and asphaltic concrete surfacing”.

The applicant seeks deletion of this condition for the following reasons:-

“The development consent requires the upgrading of above mentioned intersection. We seek Council’s deletion of this condition as we believe the inclusion of same is totally unreasonably and unjustified. We provide below a summary of the reasons behind this position:-

- *Council granted development consent in 1989 for the construction of Federation Drive (Stage 1B) which required that the intersection of the new road and Terranora Road be constructed. The DCP1 at that time provided that Federation Drive be the major intersection for the whole of the residential development.*
- *The intersection was designed and constructed to meet the requirements of the DCP at that time. In addition it was designed to DMR standards from RTA and referred to that organisation for approval as we understand it.*
- *The standard at that time required painted medians.*
- *Subsequently DCP 1 was changed at the request of the developer so that Federation Drive was not constructed across the electricity easement and effectively became a cul-de-sac servicing a number of areas including part of stage 13 and future stage 14. The traffic loading at the intersection therefore became far less than originally approved for and constructed.*
- *The major intersection to the estate became Henry Lawson Drive which was constructed by the developer.*
- *Subsequently, when the developer lodged an application to develop stages 14, 16, 17 and 18, Council placed a condition to upgrade the intersection of Terranora Road and Federation Drive we assume because of the perceived increase in traffic loading. The fact is that the traffic loading with Stage 14 is still considerably less than the intersection was designed to accommodate based on the standards applicable at that time it was constructed.*

Based on the above, we seek Council’s removal of this condition.”

Comments

The Engineering Services Division has reviewed condition 18 based on current projected traffic volumes on Terranora Road and Federation Drive and has concluded that a channelised-type intersection is not required and an Austroad Type B intersection is required. The intersection as currently configured is therefore generally acceptable and accordingly it is proposed that condition 18 be modified as follows:-

Reports from Director Development Services

“The intersection of Terranora Road and Federation Drive shall be to a type B standard in accordance with Austroads Part V - intersections at grade”.

SUB-STAGING OF STAGE 14

In support of the application to modify the consent to facilitate the release of Stage 14 in two sub-stages the applicant has submitted the following information:-

“Due to the significant infrastructure that is required to be provided for the development of stage 14 (Pump Station) we seek Council approval of the amendment of the approval of the sub-staging of this stage of development.

We provide the attached proposed plan (G47/92 - PP29A) which depicts the inclusion of a Stage 14A and 14B. This modification will allow the construction of Stage 14A without the need to provide significant infrastructure which is required for the balance of this stage.

Notwithstanding our application relating to the delay of the embellishment of the open space until the 61st lot, we seek Council’s confirmation that, should this be unsuccessful, the development of Stage 14A will not trigger the requirement to embellish the open spaces as noted in the Section 94 Plan.”

Comment

No objections are raised to the sub-staging of Stage 14 as proposed and the inclusion of one additional lot in that stage subject to appropriate amendments to the various conditions relating to contributions.

As stage 14A only involves a total of five (5) allotments it is also considered reasonable to amend condition 47 to require embellishment of the open space areas prior to the release of the linen plan for Stage 14B in accordance with the alternative approach suggested by the proponent.

CONCLUSION

The modification application is considered to be substantially the same development as that to which the consent relates and accordingly it is proposed that the consent be modified as recommended.

Reports from Director Development Services

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Reports from Director Corporate Services

5. ORIGIN: Administration Services Unit

FILE REF: Shires Association

REPORT TITLE:

Shires Association of NSW - 2000 Election of the Executive Council

SUMMARY OF REPORT:

Nomination forms have been received for the 2000 election of the Executive Council for the Shires Association of NSW.

RECOMMENDATION:

That any Councillor intending to nominate, please contact the Manager Administration Services for the required nomination forms.

Reports from Director Corporate Services

REPORT:

Nomination forms for the 2000 election of the Executive Council of the Shires Association of NSW have been received. Nominations for the position of President must be received by the Returning Officer not later than noon, Tuesday, 23 May 2000.

Nominations for the positions of Executive Councillor will be invited at the Annual Conference and will close at 12.30pm, Tuesday, 6 June 2000.

Nominations for the positions of Vice President will be invited at the Annual Conference and will close at 9.30am, Wednesday, 7 June 2000.

Nominations for the positions of Treasurer will be invited at the Annual Conference and will close at 10.00am, Wednesday, 7 June 2000.

Nomination forms are held with the Manager Administration Services.

Reports from Director Corporate Services

6. ORIGIN: Financial Services Unit

FILE REF: Budget

REPORT TITLE:

Quarterly 1999/2000 Budget Review - 31 March 2000

SUMMARY OF REPORT:

This report is the third quarterly budget review for this financial year and summarises the major expenditure and income changes to the 1999/2000 Budget since 31 December 1999. Based on current projections to 30 June 2000, Council will have a balanced budget in the General Fund.

RECOMMENDATION:

That:-

1. The Quarterly Budget Review Statement as at 31 March 2000 be received and noted.
2. The expenditure and income as detailed below be voted and adjusted in accordance with the revised total expenditure and income for the year:

General Fund	Deficit \$	Surplus \$
1. Tweed Link		15,000
2. Alcohol free zone	5,000	
3. Property management operations		15,900
4. Section 94 Income	90,000	
5. Rates		100,000
6. Chris Cunningham Park 'allegiance sculpture' costs	10,000	
7. Parks and Gardens operations	1,500	
8. Cemetery fees		5,000
9. Parks and Gardens - rates	10,000	
10. Employee leave entitlement reserve contribution	19,400	
11. Building fees		200,000
12. Building fees - Reserve transfer to 2000/2001 budget	200,000	
 Water Fund		
1. Installations expenditure	35,000	
2. Consumer services expenditure	30,000	
3. Installation income		80,000
4. Interest on investments	70,000	
 Sewerage Fund		
1. Rate income		30,000
2. Interest on investments	35,000	
3. Sewerage charges		30,000
4. Grants	6,000	
5. Government & bank charges	30,000	

Reports from Director Corporate Services

REPORT:

BUDGET REVIEW - 31 MARCH 2000 (QUARTERLY BUDGET REVIEW)

Introduction

The following summary Financial Statement is submitted in accordance with the Local Government Act 1993 - Financial Management Regulations and shows details of Council's financial position for the period ending 31 March 2000 and estimated end of year financial position as at 30 June 2000.

This statutory Budget Review is prepared at the close of each quarter and shows the financial result between and budgeted income and expenditure adopted by Council and the revised total expenditure and estimated total income on present trends for the year.

FINANCIAL PERFORMANCE

The third statutory financial review of Council's 1999/2000 budget has been carried out as at 31 March 2000.

Council in its Management plan set a target of having a balanced budget for year in General Fund. Based on present trends this will be achieved this financial year.

As at 31 March 2000 Council continued to maintain its strong control over expenditure. While some uncertainty surrounds movements in revenue from building income, the current year's figures are above budget projections.

Based on current figures the end of year financial result for Water and Sewerage Funds will be in accordance with 1999/2000 budget expectations.

Council has the opportunity at this "quarterly review" to vary program Budget allocations.

BUDGET VARIATIONS

	Negative (Contribute to Deficit) \$	Positive (Contribute to Surplus) \$
General Fund		
1. Tweed Link - net cost reduced		15,000
2. Alcohol free zone		5,000
3. Property management operations		15,900
4. Section 94 Income - reduced		90,000
5. Rates - additional income to be received		100,000
6. Chris Cunningham Park 'allegiance sculpture' costs		10,000
7. Parks and Gardens operations - dumping fees		1,500
8. Cemetery fees - additional income to be received		5,000
9. Parks and Gardens - rate expenses		10,000
10. Employee leave entitlement reserve contribution		19,400
11. Building fees - additional income		200,000
12. Building fees - Reserve transfer to 2000/2001 budget		200,000
Water Fund		
1. Installations expenditure		35,000
2. Consumer services expenditure		30,000
3. Installation income		80,000

Reports from Director Corporate Services

4.	Interest on investments	70,000
Sewerage Fund		
1.	Rate income	30,000
2.	Interest on investments	35,000
3.	Sewerage charges	30,000
4.	Grants	6,000
5.	Government & bank charges	30,000

STATUTORY STATEMENT - LOCAL GOVERNMENT FINANCIAL REGULATIONS (SECTION 6 & 7) BY "RESPONSIBLE ACCOUNTING OFFICER"

the responsible accounting officer of a council must:

- (b) *If any instance arises where the actual income or expenditure of the council is materially difference from its estimated income or expenditure, report the instance to the next meeting of the council.*
- 9.(1) *Not later than 2 months after the end of each quarter, the responsible accounting officer of a council must prepare and submit to the council a budget review statement that shows, by reference to the estimate of income and expenditure (including the sub-estimates) set out in the management plan that the council has adopted for the relevant year, a revised estimate of the income and expenditure for that year.*
- a) *a report as to whether or not the responsible accounting officer believes that the statement indicates that the financial position of the council is satisfactory, having regard to the original estimate of income and expenditure; and*
- b) *if that position is unsatisfactory, recommendations for remedial action.*

STATUTORY STATEMENT

I consider that the financial position of Council is satisfactory "having regard to the original estimate of income and expenditure".



R R Norvill CPA
"Responsible Accounting Officer"
Manager Financial Services
Tweed Shire Council
Dated 17 January 2000

Reports from Director Corporate Services

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATION 1993 SCHEDULE 1 - FORMS FORM 1

Summary of Estimates of Income and Expenditure for the Year ended 30 June 1999 Revised as at 31 March 2000

Function	Original		Revised		Net Cost	
	Expenditure	Income	Expenditure	Income	Original	Revised
Administration	10923	533	10821	587	10390	10234
Public Order & Safety	920	645	919	653	275	266
Health	696	66	696	66	630	630
Community Services & Education	399	515	399	515	(116)	(116)
Housing & Community Amenities	8782	10551	8802	10436	(1769)	(1634)
Water Supplies	6285	11004	6420	11084	(4719)	(4664)
Sewerage Services	7173	17715	7244	17775	(10542)	(10531)
Recreation & Culture	5108	2476	5189	2443	2632	2746
Mining, Manufacturing & Construction	1176	1328	1176	1605	(152)	(429)
Transport & Communication	13309	10044	13315	10044	3265	3271
Economic Affairs	2925	3504	2935	3504	(579)	(569)
General Purpose Revenues		23905	0	23995	(23905)	(23995)
	57696	82285	57916	82706	(24589)	(24790)

Add Expenses not involving flow of funds

Depreciation

Increase in employees leave

Entitlements

Sub-total

Original	Revised	Original	Revised
-14,250	-14,250		
(14,250)	(14,250)	(38,839)	(39,040)

Add non-operating funds employed

Carrying amount of assets sold

Cost of real estate assets sold

Loan funds used

Other debt finance

Repayments by deferred debtors

Sub-total

(3,517)	3,517		
(5,050)	(8,065)		
(8,567)	(11,582)	(47,406)	(50,622)

Subtract funds deployed for non-operating purposes.

Acquisition of assets

Development of real estate

Advances to deferred debtors

Repayment of loans

Repayment of other debts

Estimated Budget Result - Surplus

50,231	53,246		
	0		
	0		
5,351	5,405		
55,582	58,651	8,176	8,029

Reconciliation with Program Budget:

Add Transfers to Reserves

Add Transfers from Reserves

Subtract Interest on restricted funds not used in budget

Add/(Deduct) net increase/(decrease) in externally restricted assets (contributions)

Program Budget Deficit/(Surplus)

9,731	9,944
(11,722)	(11,722)
2,932	2,932
(7,476)	(7,476)
1,641	1,706

Reports from Director Corporate Services

Comprising:

General Fund	-	-
Water Fund	30	85
Sewerage Fund	1,611	1,622
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	1,641	1,707

Reports from Director Corporate Services

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Reports from Director Corporate Services

7. ORIGIN: Director

FILE REF: Legal Costs, Local Government Department Circulars

REPORT TITLE:

Legal Assistance for Councillors

SUMMARY OF REPORT:

The Department of Local Government have reissued a circular providing information relating to the Local Government Act and the Department's views on indemnities given for legal costs of Councillor and employees.

RECOMMENDATION:

That this report be received and noted.

Reports from Director Corporate Services

REPORT:

Previous information provided by the Department of Local Government relating to indemnities for legal costs for Councillors as provided in the Local Government Act has been reissued and details are as follows:-

“This Circular is a reissue of Circular No 94/60 and contains the Department’s view on various provisions of the Local Government Act that relate to the giving of indemnities for legal costs of councillors and council employees. It may be of assistance to councils considering these matters.

1. *A council may disburse money only if the disbursement is authorised by the Local Government Act 1993, either expressly or because it is supplemental or incidental to or consequential upon the exercise of its functions.*
2. *In the particular circumstances outlined below, a council may therefore indemnify or reimburse the reasonable legal expenses of:*
 - (a) *a councillor defending an action arising from the performance in good faith of a function under the Local Government Act (section 731 refers); or*
 - (b) *a councillor defending an action in defamation provided the statements complained of were made in good faith in the course of exercising a function under the Act; or*
 - (c) *a councillor for proceedings before the Local Government Pecuniary Interest Tribunal or an investigate body provided the subject of the proceedings arises from the performance in good faith of a function under the Act and the Tribunal or investigative body makes a finding substantially favourable to the councillor.*
3. *Legal expenses incurred in relation to proceedings arising out of the performance by a councillor of his or her functions under the Act should be distinguished from expenses incurred in relation to proceedings arising merely from something which a councillor has done during his or her term in office. An example of the latter is expenses arising from an investigation as to whether a councillor acted corruptly by using knowledge of a proposed rezoning for private gain. This latter type of expense should not form part of a policy adopted under section 252 of the Act.*
4. *A council may lawfully obtain insurance cover against the risk of having to meet the costs of or to reimburse a councillor provided that the costs or reimbursements are ones which the council is authorised to meet.*
5. *A council may not meet the costs of an action in defamation taken by a councillor or council employee as plaintiff in any circumstances.*

Where doubt arises in relation to any of these points, the council should seek its own legal advice.”

Reports from Director Corporate Services

8. ORIGIN: General Manager

FILE NO: GA4/1/33

REPORT TITLE:

Quarterly Corporate Report

SUMMARY OF REPORT:

The Quarterly Corporate Report covering the period to 31 March 2000 is presented for Council's information.

RECOMMENDATION:

That this report be received and noted.

Reports from Director Corporate Services

REPORT:

In accordance with Section 407 of the Local Government Act the General Manager must report to Council each quarter as to the extent to which the performance targets set by the Council's current Management Plan have been achieved during that quarter.

The Quarterly Corporate Report is still being developed and is currently at a stage of development where the information is being collected and expressed, in some instances, in graph form. As it is further developed it will be used as a management tool to gauge the performance of Council's activities. These Quarterly Reports will be combined on a yearly basis and included in the Annual Report so as to advise the community of Council's activities and to compare such activities to the Management Plan for that year.

Reports from Director Corporate Services

Development Services Quarterly Report

REPORT FOR THE PERIOD

1 JANUARY 2000 TO 31 MARCH 2000

DEVELOPMENT CONTROL

STRATEGIC TOWN PLANNING

SUBDIVISIONS

Reports from Director Corporate Services

Development

SUB PROGRAM:	DEVELOPMENT ASSESSMENT
BUDGET SUB PROGRAM:	D01., D05. Development Assessment, Subdivision Assessments
PRINCIPAL ACTIVITY:	4. DEVELOPMENT ASSESSMENT
RESPONSIBILITY:	Manager Development Control - Garry Smith Manager Subdivisions - Darryl Anderson
SUB PROGRAM OBJECTIVE:	<ol style="list-style-type: none"> 1. To facilitate the development and use of land within the legislative framework and achieve quality of development and environment commensurate with community expectations and which is environmentally sustainable. 2. To achieve high quality processes, assessment and outcomes by the following action plan.

Main Functions	Performance Target	Performance Report
<ul style="list-style-type: none"> • Continuous improvement in the processing and assessment of development applications 		<ul style="list-style-type: none"> • Performance targets substantially achieved
<ul style="list-style-type: none"> • Continuous improvement in the processing and assessment of certificate applications <ol style="list-style-type: none"> a. construction certificates b. subdivision certificates c. strata subdivision applications 	<ul style="list-style-type: none"> • Achieve performance targets referred to in Performance Assessment Measures 	<ul style="list-style-type: none"> • Performance targets largely achieved
<ul style="list-style-type: none"> • Implementation of Application Determination Policy 		<ul style="list-style-type: none"> • Ongoing
<ul style="list-style-type: none"> • Development of Protocol with stakeholders on provision of service - involving "Focus Group" 	<ul style="list-style-type: none"> • Completion of jointly endorsed document 	<ul style="list-style-type: none"> • In preparation
<ul style="list-style-type: none"> • Provision of timely accurate and courteous advice 	<ul style="list-style-type: none"> • Surveys show high level of customer satisfaction with the service 	<ul style="list-style-type: none"> • Survey in preparation
<ul style="list-style-type: none"> • Response to outcomes of DA customer survey 	<ul style="list-style-type: none"> • All agreed actions implemented 	<ul style="list-style-type: none"> • See above
<ul style="list-style-type: none"> • Implement Complaints and Work Request Policy and required Enforcement. 	<ul style="list-style-type: none"> • Response times achieve targets within Policy 	<ul style="list-style-type: none"> • Ongoing

Reports from Director Corporate Services

Main Functions	Performance Target	Performance Report
<ul style="list-style-type: none">• Construction monitoring to ensure compliance with approvals and adequate supporting infrastructure	<ul style="list-style-type: none">• Full compliance achieved with approvals and conditions to achieve efficient and quality outcomes with discretion exercised as appropriate	<ul style="list-style-type: none">• Ongoing
<ul style="list-style-type: none">• Prompt issue of planning certificates	<ul style="list-style-type: none">• 5 day turnaround - 2 days maximum for "urgent" certificates	<ul style="list-style-type: none">• Ongoing

Reports from Director Corporate Services

Strategic Planning

SUB PROGRAM:	STRATEGIC PLANNING
BUDGET SUB PROGRAM:	D04. Strategic Planning
PRINCIPLE ACTIVITY:	4. STRATEGIC PLANNING
RESPONSIBILITY:	Manager Strategic Planning - Douglas Jardine
SUB PROGRAM OBJECTIVE:	To formulate sustainable policies and strategies for the Tweed which ensure quality outcomes for the balance between development and the environmental conservation; and sound social and community development.

Main Functions	Performance Target	Performance Report
<ul style="list-style-type: none"> Second major stage of Tweed Shire wide LEP 	<ul style="list-style-type: none"> Completion of draft LEP by December 2000 for exhibition 	<ul style="list-style-type: none"> Preparation of draft not yet commenced - significant foundation studies and analysis undertaken eg Tweed Vegetation Management Plan 1999.
<ul style="list-style-type: none"> Kings Forest/Kings Beach Planning Framework 	<ul style="list-style-type: none"> Complete draft LEP, section 94 plan and DCP June 2000 	<ul style="list-style-type: none"> Kings Forest - Consultants, GHD, commissioned in December 1999
<ul style="list-style-type: none"> Review and prepare Section 94 Plans <ol style="list-style-type: none"> libraries cemeteries Open space car parking 	<ul style="list-style-type: none"> Review of plans ongoing 	<ol style="list-style-type: none"> GHD engaged to review plan Completed Being reviewed by consultants Completed
<ul style="list-style-type: none"> Review and prepare development control plans <ol style="list-style-type: none"> car parking rural buffers Tweed Heads 	<ul style="list-style-type: none"> Review of plans ongoing 	<ol style="list-style-type: none"> Completed Draft prepared. Deferred and to be included in rural strategy Draft DCP prepared. To be modified to incorporate draft Tweed Heads Streetscape Guidelines
<ul style="list-style-type: none"> Prepare site specific draft LEP's as required 	<ul style="list-style-type: none"> ongoing 	<ul style="list-style-type: none"> Ongoing
<ul style="list-style-type: none"> Review of Industrial Land 		<ul style="list-style-type: none"> Study completed - being implemented
<ul style="list-style-type: none"> Rural Strategy 		<ul style="list-style-type: none"> Initial draft report completed. Requires extensive review
<ul style="list-style-type: none"> To progressively prepare Locality Plans including:- <ol style="list-style-type: none"> Pottsville Strategy Kingscliff Strategy Fingal 	<ul style="list-style-type: none"> Adoption by Council within targeted times. 	<ol style="list-style-type: none"> Completed In progress Not started
<ul style="list-style-type: none"> Implementation of Area Assistance Scheme and Tweed Social Plans 	<ul style="list-style-type: none"> Allocation of funds in an equitable manner which reflect Council needs. 	<ul style="list-style-type: none"> Ongoing Community Profile completed November 1999
<ul style="list-style-type: none"> To provide courteous, timely and accurate advice to customers 	<ul style="list-style-type: none"> Surveys show 75% satisfaction 	<ul style="list-style-type: none"> No survey undertaken

Reports from Director Corporate Services

Corporate Services Quarterly Report

REPORT FOR THE PERIOD

1 JANUARY 2000 TO 31 MARCH 2000

ADMINISTRATION SERVICES

BUSINESS UNDERTAKINGS

FINANCIAL SERVICES

HUMAN RESOURCES

Reports from Director Corporate Services

Administration

SUB PROGRAM:	CORPORATE SERVICES
BUDGET SUB PROGRAM:	A01. Administration Services
PRINCIPLE ACTIVITY:	1. Corporate Services
RESPONSIBILITY:	Manager Administration - Brian Donaghy
SUB PROGRAM OBJECTIVE:	To develop and maintain an effective administration service system to ensure optimum performance to the organisation.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Administrative support to the organisation 	<ul style="list-style-type: none"> The provision of secretarial and administrative services for the Council's Standing and Ad Hoc Committees for the Council and for the organisation 	<ul style="list-style-type: none"> Ongoing
<ul style="list-style-type: none"> Records Management Services 	<ul style="list-style-type: none"> Provision of an accurate and comprehensive Records Management System for the Corporation 	<ul style="list-style-type: none"> First stage Dataworks installed following staff training
<ul style="list-style-type: none"> Printing and Photocopying Services 	<ul style="list-style-type: none"> Provision of effective and efficient printing and photocopying service to organisation 	<ul style="list-style-type: none"> Ongoing
<ul style="list-style-type: none"> Operational services for the Council 	<ul style="list-style-type: none"> Provision of secretarial services to the Council 	<ul style="list-style-type: none"> Ongoing
<ul style="list-style-type: none"> Democracy and Civic activities 	<ul style="list-style-type: none"> Provision of service and facilities for civic activities 	<ul style="list-style-type: none"> Ongoing
<ul style="list-style-type: none"> Corporate Management 	<ul style="list-style-type: none"> Regular review of Council's Policies and Delegations 	<ul style="list-style-type: none"> Policies & Delegations currently being revised
<ul style="list-style-type: none"> Communication Consultation 	<ul style="list-style-type: none"> Annual Report and Tweed Link Liaison with Council Executive 	<ul style="list-style-type: none"> Being prepared, Link processed weekly Done on a regular basis Communications Committee meeting regularly
<ul style="list-style-type: none"> Local Government Liaison 		<ul style="list-style-type: none"> As required
<ul style="list-style-type: none"> Elections 	<ul style="list-style-type: none"> Provision of staff and facilities Organisation of the 1999 elections in conjunction with the Returning Officer 	<ul style="list-style-type: none"> Elections completed

Reports from Director Corporate Services

SUB PROGRAM:	CORPORATE SERVICES
BUDGET SUB PROGRAM:	A02. Information Technology
PRINCIPLE ACTIVITY:	1. Corporate Services
RESPONSIBILITY:	Manager Administration - Brian Donaghy
SUB PROGRAM OBJECTIVE:	To provide first class technological assistance to staff to enable the delivery of effective, efficient and customer focussed services.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Main Computer Systems 	<ul style="list-style-type: none"> Provide access to Genasys Council Information Systems Minimal interruption to service Perform regular updates to CIS systems Ensure accurate and efficient processing of data Encourage use of all systems, sub-systems and features Ensure systems meet needs of users 	<ul style="list-style-type: none"> Computer system being monitored for performance. Down time kept to a minimum. Data being processed accurately System being upgraded to meet user needs IT Committee meets weekly
<ul style="list-style-type: none"> Management Services from other Functions 	<ul style="list-style-type: none"> Cost of Services for printing, telephone and office space rental 	<ul style="list-style-type: none"> Being done on a competitive basis
<ul style="list-style-type: none"> Network Systems 	<ul style="list-style-type: none"> Provide access to shared systems, data and peripherals Minimal interruption to service Provide solutions to users needs in regard to network facilities 	<ul style="list-style-type: none"> Networks system operating with minimal interruption to service
<ul style="list-style-type: none"> Geographic Information Systems 	<ul style="list-style-type: none"> Encourage use of Genamap GIS System and interface/integration feature including Property Information 	<ul style="list-style-type: none"> GIS system being enhanced and greater use of the system being encouraged
<ul style="list-style-type: none"> Personal Computer Systems 	<ul style="list-style-type: none"> Provide access to personal computer based systems Provide solutions to users needs Provide support to users in regard to hardware and software problems 	<ul style="list-style-type: none"> All staff now provided with a PC. Support being given for hardware/software solutions
<ul style="list-style-type: none"> Asset Management Systems 	<ul style="list-style-type: none"> Encourage use of centralised Total Asset Management System(s) with appropriate features and interface/integration 	<ul style="list-style-type: none"> Total Asset Management system to be further enhanced
<ul style="list-style-type: none"> Management Information Systems 	<ul style="list-style-type: none"> Develop effective solutions to the information needs of management Provide support to users in use of management information systems 	<ul style="list-style-type: none"> Training undertaken for the installation of the new MIS
<ul style="list-style-type: none"> Communication Systems 	<ul style="list-style-type: none"> Attend to requirements in regard to telephones 	<ul style="list-style-type: none"> Ongoing

Reports from Director Corporate Services

SUB PROGRAM:	CORPORATE SERVICES
BUDGET SUB PROGRAM:	A06. Risk Management
PRINCIPLE ACTIVITY:	1. Corporate Services
RESPONSIBILITY:	Manager Administration - Brian Donaghy
SUB PROGRAM OBJECTIVE:	To insure Council's exposure against claims/damages/losses is minimised.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> • Insurance Fidelity Guarantee • Public Liability • Risk Management Program 	<ul style="list-style-type: none"> • The continuation of Risk Management practices • Adequate Public Liability Insurance • Advice/administration help to Council Insurance (NSW) State Organisation 	<ul style="list-style-type: none"> • Insurance portfolio renewed on a competitive basis • Risk management audit conducted. Conclusion to be implemented. • Ongoing

Reports from Director Corporate Services

Business Undertakings

SUB PROGRAM:	BUSINESS UNDERTAKINGS
BUDGET SUB PROGRAM:	B05. Business Undertakings (Airfield)
PRINCIPLE ACTIVITY:	3. Business Undertakings
RESPONSIBILITY:	Manager Business Undertakings - Richard Adams
SUB PROGRAM OBJECTIVE:	To provide a facility for small aircraft operation and associated industry that meets exiting needs and through improvement will create greater usage.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> • Advice Council on matters affecting the airfield and its development. 	<ul style="list-style-type: none"> • Provide meaningful and timely reports. 	<ul style="list-style-type: none"> • Report to Council as required
<ul style="list-style-type: none"> • Act as Secretary of the Airfield Management Committee. 	<ul style="list-style-type: none"> • Generation of initiatives that promote and encourage positive action. 	<ul style="list-style-type: none"> • Convened and acted as secretary for committee. Took minutes, distributed same and implemented agreed actions
<ul style="list-style-type: none"> • Co-ordinate airfield development. 	<ul style="list-style-type: none"> • Establish private aircraft hangarage improve facilities. 	<ul style="list-style-type: none"> • Liaised with current leaseholders regarding future options given pending expiry of lease • Liaise with proponent of scheme to assign various leases and seek legal advice on GST and other associated issues.

Reports from Director Corporate Services

SUB PROGRAM:	BUSINESS UNDERTAKINGS
BUDGET SUB PROGRAM:	B01. Business Undertakings (Land Development)
PRINCIPLE ACTIVITY:	3. Business Undertakings
RESPONSIBILITY:	Manager Business Undertakings - Richard Adams
SUB PROGRAM OBJECTIVE:	To manage and develop existing holdings and undertake land transactions so as to maximise commercial and community benefit.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Property management for existing Council houses. 	<ul style="list-style-type: none"> Maximise rental return and maintain property in rentable condition. 	<ul style="list-style-type: none"> Liaised with RE Agents to ensure properties are let at best achievable rate and maintenance performed
<ul style="list-style-type: none"> Co-ordinate land development as directed by Council. 	<ul style="list-style-type: none"> To deliver the project on time, within budget and suitable for purpose. 	<ul style="list-style-type: none"> Act as Chairman of Land Development Committee reviewing options for specific opportunities
<ul style="list-style-type: none"> Conduct land transactions as directed. 	<ul style="list-style-type: none"> To purchase/sell target properties within schedule and financial requirements. 	<ul style="list-style-type: none"> MBU part of team overseeing Piggabeen Sports Complex land development. Appointed agent to assist in sale of Stage 2. and preparation of Contract of Sale, developer conditions, and Section 88B instrument.

Reports from Director Corporate Services

SUB PROGRAM:	BUSINESS UNDERTAKINGS
BUDGET SUB PROGRAM:	B04. Business Undertakings (Saleyards)
PRINCIPLE ACTIVITY:	3. Business Undertakings
RESPONSIBILITY:	Manager Business Undertakings - Richard Adams
SUB PROGRAM OBJECTIVE:	To facilitate the transfer of operational management to private enterprise and ensure that agreed maintenance and necessary improvements are carried out.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Liaison between Council, industry and operator/manager of the facility. 	<ul style="list-style-type: none"> Improve communication and input by all parties. 	<ul style="list-style-type: none"> Reporting to Council and liaising with Saleyard Manager as required Recommended reduction in fee level for consignment stock following request from Saleyards Manager and industry
<ul style="list-style-type: none"> Advise Council on matters affecting the Saleyards. 	<ul style="list-style-type: none"> Provide meaningful and timely reports. 	<ul style="list-style-type: none"> Liaison with Saleyards Manager with respect to repairs and maintenance requests
<ul style="list-style-type: none"> Seek to engage qualified party to manage/control the Saleyards 	<ul style="list-style-type: none"> Implement contract management of the saleyards with 'industry' experienced contractor 	<ul style="list-style-type: none"> Executed lease with Town and Country Real Estate in January 2000 for the saleyards. T&E to act as managers.

Reports from Director Corporate Services

SUB PROGRAM:	BUSINESS UNDERTAKINGS
BUDGET SUB PROGRAM:	B03. Business Undertakings (Caravan Parks)
PRINCIPLE ACTIVITY:	11. Business Activities
RESPONSIBILITY:	Manager Business Undertakings - Richard Adams
SUB PROGRAM OBJECTIVE:	To manage, develop and promote the Tweed Coast Holiday Parks as an attractive tourist destination using sound commercial practice and providing an appropriate return on investment.

Main Functions	Performance Targets	Performance Report																						
<ul style="list-style-type: none"> Manage the Tweed Coast Holiday Parks Reserve Trust as a discreet operating entity. 	<ul style="list-style-type: none"> Meet budget forecast and achieve all practical goals. 	<ul style="list-style-type: none"> Detailed annual report on operations prepared and submitted to the Trust, including a "clean" audit report Introduced further standing journals to improve accuracy and meaningfulness of financial reporting 																						
<ul style="list-style-type: none"> Develop plans for upgrading parks and improvements within parks. 	<ul style="list-style-type: none"> Deliver a high level of service to end users thus improving occupancy rates. 	<ul style="list-style-type: none"> Further developed proposals on refurbishment/creation of new parks. Submitted development plans as part of report to Trust 																						
<ul style="list-style-type: none"> Undertake professional administration and marketing of the parks. 	<ul style="list-style-type: none"> Deliver a high level of service and meaningful response/plans to end user and the Tweed Reserves Trust. Star ratings of the following Parks are retained:- <table style="margin-left: 20px;"> <tr><td>Boys Bay</td><td>3.5</td></tr> <tr><td>Fingal</td><td>3</td></tr> <tr><td>Kingscliff North</td><td>-</td></tr> <tr><td>Kingscliff Beach</td><td>3</td></tr> <tr><td>Hastings Point</td><td>-</td></tr> <tr><td>Pottsville Beach Nth</td><td>3</td></tr> <tr><td>Pottsville Beach Sth</td><td>3</td></tr> </table> User satisfaction levels are maintained above 90%. Maintain as a minimum the occupancy levels for the various forms of accommodation at the Caravan Parks viz: <table style="margin-left: 20px;"> <tr><td>On-site Vans</td><td>54%</td></tr> <tr><td>Powered Sites</td><td>40%</td></tr> <tr><td>Tent Sites</td><td>20%</td></tr> <tr><td>Cabins</td><td>69%</td></tr> </table> 	Boys Bay	3.5	Fingal	3	Kingscliff North	-	Kingscliff Beach	3	Hastings Point	-	Pottsville Beach Nth	3	Pottsville Beach Sth	3	On-site Vans	54%	Powered Sites	40%	Tent Sites	20%	Cabins	69%	<ul style="list-style-type: none"> Monitor operations, capital expenditure and planned maintenance in concert with Parks Supervisor Implement marketing program to maintain presence, and expand to include representation at southern consumer shows Occupancy levels achieved were marginally down on targets due to inclement weather for the majority of the period Arranged dunal restoration at Kingscliff Beach Holiday Park to correct erosion prior to Christmas influx
Boys Bay	3.5																							
Fingal	3																							
Kingscliff North	-																							
Kingscliff Beach	3																							
Hastings Point	-																							
Pottsville Beach Nth	3																							
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On-site Vans	54%																							
Powered Sites	40%																							
Tent Sites	20%																							
Cabins	69%																							

Reports from Director Corporate Services

SUB PROGRAM:	ECONOMIC DEVELOPMENT
BUDGET SUB PROGRAM:	I01. Commerce and Industrial Development and Tourism Promotion
PRINCIPLE ACTIVITY:	2. Economic Development
RESPONSIBILITY:	Director Corporate Services - Ian Carpenter
SUB PROGRAM OBJECTIVE:	To foster economic development and diversification in this Shire.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Act for Council on various boards and committees dealing with economic development and tourism promotion. 	<ul style="list-style-type: none"> Generation of initiatives that promote and encourage positive action. 	<ul style="list-style-type: none"> Attend various meetings as required by Director
<ul style="list-style-type: none"> Review and report on concepts and ideas put forward for consideration. 	<ul style="list-style-type: none"> Provide timely and meaningful analysis to facilitate decision making. 	<ul style="list-style-type: none"> Review Council landholdings with Director of Engineering Services to determine opportunities.
<ul style="list-style-type: none"> Support two independent jointly funded bodies operate in the Shire to promote industrial/ economic development and tourism promotion. 	<ul style="list-style-type: none"> Tweed Economic Development Corporation meets agreed funding criteria and targets. TACTIC meets funding criteria and targets. 	<ul style="list-style-type: none"> Liaison maintained with Chairman of TEDC. Attendance at regional tourism organisation board meetings in progressing tourism in the Shire.

Reports from Director Corporate Services

Financial Services

SUB PROGRAM:	CORPORATE SERVICES
BUDGET SUB PROGRAM:	A.04, Revenue Control
PRINCIPLE ACTIVITY:	1. Corporate Services
RESPONSIBILITY:	Manager Financial Services - Reg Norvill
SUB PROGRAM OBJECTIVE:	To achieve long term financial viability and optimise returns on Council's revenues.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Revenue Policy 	<ul style="list-style-type: none"> Review Management Plan, budget and fees and charges 	<ul style="list-style-type: none"> Reviewed policy to be updated by May 2000
<ul style="list-style-type: none"> Rates Management 	<ul style="list-style-type: none"> Levy Rates on each rateable property and collect rates and charges levied 	<ul style="list-style-type: none"> Rates levied by due dates
<ul style="list-style-type: none"> Provide accurate rate notices 	<ul style="list-style-type: none"> Review rate structure 	<ul style="list-style-type: none"> Completed March 2000
<ul style="list-style-type: none"> Maximise return on investment 	<ul style="list-style-type: none"> Invest surplus funds so as to obtain the most favourable return to Council in accordance with statutory guidelines 	<ul style="list-style-type: none"> Interest relieved on investments reflects competitive returns

SUB PROGRAM:	CORPORATE SERVICES
BUDGET SUB PROGRAM:	A04. Asset Management/Capital Works
PRINCIPLE ACTIVITY:	1. Corporate Services
RESPONSIBILITY:	Manager Financial Services - Reg Norvill
SUB PROGRAM OBJECTIVE:	To assure the efficient use of Council's assets, through the provision of relevant information and advice on the nature and deployment of assets..

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Asset Identification 	<ul style="list-style-type: none"> As required by Code of Accounting Practice 	<ul style="list-style-type: none"> In accordance with LG Code
<ul style="list-style-type: none"> Management Plan Asset Requirements 	<ul style="list-style-type: none"> Complete in Management Plan 	<ul style="list-style-type: none"> New valuations to be completed by 30 June 2000 30 June 2000

Reports from Director Corporate Services

SUB PROGRAM:	CORPORATE SERVICES
BUDGET SUB PROGRAM:	A04. Financial Accounting
PRINCIPLE ACTIVITY:	1. Corporate Services
RESPONSIBILITY:	Manager Financial Services - Reg Norvill
SUB PROGRAM OBJECTIVE:	To ensure the management decisions of Council are underpinned by quality financial and accounting processes and systems.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Statutory Accounting and Reporting Expenditure and Costing services. Timely and accurate preparation of all financial information. 	<ul style="list-style-type: none"> Statutory requirements for financial information to be met within the specific time permitted. Provide financial statements and key indication reports in accordance with relative statues and organisational requirements. Ensure correct costing of all expenditure to function Council activity centres. To assist client divisions to achieve reliable timely and cost effective financial information advice. 	<ul style="list-style-type: none"> Completed by due dates 3rd quarter underway. Costing maintained on a daily basis and is up to date Budget (Draft) completed for 2000/2001 Interest on new loans 7.5% Creditors paid on time (75,000 transactions this year).

SUB PROGRAM:	CORPORATE SERVICES
BUDGET SUB PROGRAM:	A03. Financial Management Grants
PRINCIPLE ACTIVITY:	1. Corporate Services
RESPONSIBILITY:	Manager Financial Services - Reg Norvill
SUB PROGRAM OBJECTIVE:	To liaise with Government so as to maximise benefits to Council from Government programs grant and funding arrangements.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Financial Grants Assistance Co-operation 	<ul style="list-style-type: none"> Actively pursue with Federal and State Governments all policy issues that affect Council. Prepare applications for Government funds in accordance with advice regarding community needs. 	<ul style="list-style-type: none"> Applications submitted each month Claims made on all grants

Reports from Director Corporate Services

SUB PROGRAM:	CORPORATE SERVICES
BUDGET SUB PROGRAM:	W00. Water Fund - Financial Management
PRINCIPLE ACTIVITY:	11. Business Activities
RESPONSIBILITY:	Manager Financial Services - Reg Norvill
SUB PROGRAM OBJECTIVE:	To achieve long term financial viability and optimise returns on Council's resources.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> • Revenue Policy • Provide accurate rate notices • Maximise return on investment 	<ul style="list-style-type: none"> • Review Management Plan, budget and Fees and Charges • Levy rates on each rateable property • Invest surplus funds so as to obtain the most favourable return to Council 	<ul style="list-style-type: none"> • Update Revenue Policy by May 2000 • Rates levied by due dates • Interest received on investments reflects a competitive return

Reports from Director Corporate Services

Human Resources

SUB PROGRAM:	CORPORATE SERVICES
BUDGET SUB PROGRAM:	A07. Human Resource Management
PRINCIPLE ACTIVITY:	1. Corporate Services
RESPONSIBILITY:	Manager Human Resources - Joyce Lillyin
SUB PROGRAM OBJECTIVE:	To develop and implement policies, procedures and systems which will maximise excellent practice in the management of Council's human resources.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Policy Development 	Policy <ul style="list-style-type: none"> Develop, publish and implement new policies. Review existing policies. Provide equity in employment practice. 	<ul style="list-style-type: none"> Development of policy initiatives as requested. Advice provided as needed
<ul style="list-style-type: none"> Human Resources 	<ul style="list-style-type: none"> Work with line management to maintain effective and harmonious industrial relations. 	<ul style="list-style-type: none"> Implementation advice provided as required
<ul style="list-style-type: none"> Industrial Relations advice 	<ul style="list-style-type: none"> Co-ordinate formal and ad hoc employee/management consultative processes. Maintain agreed customer service standards. 	<ul style="list-style-type: none"> 3 consultative committee meetings resourced and co-ordinated 3 industrial relations sub-committee meetings resourced and co-ordinated
<ul style="list-style-type: none"> Recruitment & Selection 	Recruitment <ul style="list-style-type: none"> Carry out timely and effective recruitment and selection activities. 	<ul style="list-style-type: none"> 26 vacancies listed 469 position descriptions posted 355 job applications received 23 vacancies filled 5.33% (25) quarter LTO
<ul style="list-style-type: none"> Training Delivery & Co-ordination 	Training <ul style="list-style-type: none"> Develop training plans. Develop and deliver in-house training programs for field and office-based staff. Co-ordinate attendance by staff at training course. 	<ul style="list-style-type: none"> Courses developed and delivered as required
<ul style="list-style-type: none"> Occupational Health & Safety Advice 	OHS <ul style="list-style-type: none"> Conduct regular program of safety inspection/audit. Develop and deliver OHS regulation/specific issue training. Reduction in number of workplace accidents. 	<ul style="list-style-type: none"> Inspections carried out on regular basis Workplace Safety Management system under training of staff combined 119 incidents ytd. 113% of targetd at 75% of year
<ul style="list-style-type: none"> Workers Compensation Administration 	<ul style="list-style-type: none"> Reduction in workers compensation claims. Reduction in hours lost per injury. Reduction in cost per claim. 	<ul style="list-style-type: none"> 55 claims ytd. 91% of target @ 75% of year

Reports from Director Corporate Services

Engineering Services Quarterly Report

REPORT FOR THE PERIOD

1 JANUARY 2000 TO 31 MARCH 2000

PLANNING & DESIGN

WATER

WORKS

Reports from Director Corporate Services

Planning and Design

SUB PROGRAM:	INFRASTRUCTURE PLANNING
BUDGET SUB PROGRAM:	T16. Streetscaping
PRINCIPLE ACTIVITY:	12. Infrastructure Planning
RESPONSIBILITY:	Manager Planning and Design - Don McAllister
SUB PROGRAM OBJECTIVE:	To enhance the social, economic welfare and tourist experience in the commercial centres of the shire principal towns

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> • Consultation 	<ul style="list-style-type: none"> • Bottom-up driven instigation 	<ul style="list-style-type: none"> • Final Murwillumbah Main st program approved by Council. Construction due to commence
<ul style="list-style-type: none"> • Concept Design 	<ul style="list-style-type: none"> • Goal related concepts and estimates generated 	<ul style="list-style-type: none"> • Concept design for Murwillumbah Main St adopted.
<ul style="list-style-type: none"> • Details design and documentation 	<ul style="list-style-type: none"> • Detailed drawings, specifications and estimates 	<ul style="list-style-type: none"> • Detailed designs completed ready for construction.

SUB PROGRAM:	INFRASTRUCTURE PLANNING
BUDGET SUB PROGRAM:	P09. Infrastructure Planning
PRINCIPLE ACTIVITY:	12. Infrastructure Planning
RESPONSIBILITY:	Manager Planning and Design - Don McAllister
SUB PROGRAM OBJECTIVE:	To prepare strategic concept plans and financial recoupment plans for Council's infrastructure needs.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> • Infrastructure Planning. • Financial Strategies. • Planning Division Liaison. • Policy and Communication. 	<ul style="list-style-type: none"> • Strategies Devised. • Stakeholders Apprised. • Policies integrated with land use plans and forward budgeting. 	<p>DCP's & S.94 C.P.'s prepared for Cycleways Parking & Drainage. Road CP reviewed.</p> <p>Interim S94 Plan for Distributor Roads being prepared to cover Tweed Coast network changes.</p>

Reports from Director Corporate Services

SUB PROGRAM:	INFRASTRUCTURE PLANNING
BUDGET SUB PROGRAM:	P02. Engineering Design
PRINCIPLE ACTIVITY:	12. Infrastructure Planning
RESPONSIBILITY:	Manager Planning and Design - Don McAllister
SUB PROGRAM OBJECTIVE:	To provide a quality civil engineering design consultancy service to the Tweed Shire Council.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> • Concept design reports. • Civil Engineering Design. • Works and Stores Tender documentation and management. • Development Control advice. • Graphic Design, printing and publishing. • Technical archives and library for Division. 	<ul style="list-style-type: none"> • QCS. • QA design. • Standardised and automated tendering procedures. • Prompt turnaround development application documents. • Full pre-construction management service to clients. • Easy archive retrieval. 	<ul style="list-style-type: none"> • Annual design program now 1 year in advance of program year. Accelerated roads program designs put to tender. • Client services widened to include environmental impact evaluation • Archives digitised and new direct access system placed on all PC's • Aus-Spec standards brought to final draft stage and will be ready to issued mid May 2000

SUB PROGRAM:	INFRASTRUCTURE PLANNING
BUDGET SUB PROGRAM:	P03. Traffic
PRINCIPLE ACTIVITY:	12. Infrastructure Planning
RESPONSIBILITY:	Manager Planning and Design - Don McAllister
SUB PROGRAM OBJECTIVE:	To plan, design and monitor safe, efficient, affordable traffic and transport facilities for all modes of travel in the Shire.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> • Network policies, planning and design. • Safety Programs. • Development Control. • Traffic Committee. • Line marking and traffic management devices. • Network monitoring. 	<ul style="list-style-type: none"> • DevCon policies in place. • Multi-modal strategies adopted. • Safer streets. • Responsiveness to community concerns. • Current comprehensive databases. 	<ul style="list-style-type: none"> • Safety Programs implemented with good market penetration • Black Spots program project completed • Cycleway Projects completed • Database of traffic volumes placed on Intranet • Cycleway & footpaving maps available on Intranet

Reports from Director Corporate Services

SUB PROGRAM:	INFRASTRUCTURE PLANNING
BUDGET SUB PROGRAM:	P04. Stores, Purchasing and Division Support
PRINCIPLE ACTIVITY:	12. Infrastructure Planning
RESPONSIBILITY:	Manager Planning and Design - Don McAllister
SUB PROGRAM OBJECTIVE:	To provide administrative support to the Engineering Division, and necessary material to the Works, Water and Recreation Services Units.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Administrative Support. QCS evaluation framework in place 	<ul style="list-style-type: none"> QCS. Store management procedures reviewed and structural changes in place. 	<ul style="list-style-type: none"> Benchmarking recommendations in store & purchasing implemented. Customer Service survey outcomes driving work practices changes. Benchmarking/Best Practice review commenced for Design, Contractors selection and Tenders Process

SUB PROGRAM:	INFRASTRUCTURE PLANNING
BUDGET SUB PROGRAM:	P01. Engineering Survey
PRINCIPLE ACTIVITY:	12. Infrastructure Planning
RESPONSIBILITY:	Manager Planning and Design - Don McAllister
SUB PROGRAM OBJECTIVE:	To provide the organisation with a quality land survey consultancy services.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Survey. GIS cadastre maintenance. Survey Archives. Council land asset register, purchase and transfer services. Rural addressing 	<ul style="list-style-type: none"> Efficient responsive professionally conducted land and engineering surveys. Current, accessible, spatial and textual survey and land asset databases. Prompt and accurate property services. 	<ul style="list-style-type: none"> All outstanding property surveys settlements, and compensation payments from previous years brought to finalisation in 1999. All property and engineering surveys meeting client deadlines and quality expectations.

Reports from Director Corporate Services

Water

SUB PROGRAM:	TRANSPORT
BUDGET SUB PROGRAM:	U01. Street Lighting
PRINCIPLE ACTIVITY:	6. Environment
RESPONSIBILITY:	Manager Water - John Henley
SUB PROGRAM OBJECTIVE:	To provide a safe street lighting system in urban areas to Council's adopted standard at the lowest possible cost to ratepayers.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Street Lighting 	<ul style="list-style-type: none"> Annual Review of Needs 	<ul style="list-style-type: none"> Completed
<ul style="list-style-type: none"> Purchase Energy 	<ul style="list-style-type: none"> Energising of lights installed in previous years 	<ul style="list-style-type: none"> NorthPower directed to energise all lights erected.

SUB PROGRAM:	COMMUNITY PROTECTION
BUDGET SUB PROGRAM:	U03. Flooding
PRINCIPLE ACTIVITY:	6. Environment
RESPONSIBILITY:	Manager Water - John Henley
SUB PROGRAM OBJECTIVE:	To contain the level of potential flood damage within urban areas.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Flood Mitigation Maintenance. 	<ul style="list-style-type: none"> Annual maintenance of flood mitigation works. 	<ul style="list-style-type: none"> Works completed as required only
<ul style="list-style-type: none"> Floodplain Management Works <ul style="list-style-type: none"> 4:1 Voluntary Purchase. 2:1 Construction. 	<ul style="list-style-type: none"> Completion of annual program. Completion of annual program. 	<ul style="list-style-type: none"> Property purchased Funds received in December 1999

SUB PROGRAM:	ENVIRONMENT
BUDGET SUB PROGRAM:	U02. Estuary Management
PRINCIPLE ACTIVITY:	6. Environment
RESPONSIBILITY:	Manager Water - John Henley
SUB PROGRAM OBJECTIVE:	To manage tidal waterways to achieve adopted water quality objectives.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Existing assets. 	<ul style="list-style-type: none"> Maintain in safe working condition. 	<ul style="list-style-type: none"> Within funds available. Report prepared on works required to restore assets
<ul style="list-style-type: none"> Estuary Management Plan. 	<ul style="list-style-type: none"> Implement adopted plan. 	<ul style="list-style-type: none"> Ongoing by TRMPAC 85% complete

Reports from Director Corporate Services

SUB PROGRAM:	BUSINESS ACTIVITIES
BUDGET SUB PROGRAM:	W10. Water Capital Works Program
PRINCIPLE ACTIVITY:	11. Business Activities
RESPONSIBILITY:	Manager Water - John Henley
SUB PROGRAM OBJECTIVE:	To provide a high quality and reliable water supply that exceeds NHMRC Guidelines.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Maintenance and expansion of system. 	<ul style="list-style-type: none"> Major maintenance and construction works as planned. 	<ul style="list-style-type: none"> Master conveyancing plan completed. Report to Council on implications next quarter. Replacement program proceeding.

SUB PROGRAM:	BUSINESS ACTIVITIES
BUDGET SUB PROGRAM:	W01., W05. Water Headworks & Treatment
PRINCIPLE ACTIVITY:	11. Business Activity
RESPONSIBILITY:	Manager Water - John Henley
SUB PROGRAM OBJECTIVE:	To provide a high quality and reliable water supply that exceeds NHMRC Guidelines.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Dams and Weirs. 	<ul style="list-style-type: none"> Maintain Headworks. 	<ul style="list-style-type: none"> Clarrie Hall Dam spillway upgrade preliminaries proceeding
<ul style="list-style-type: none"> Water Treatment. 	<ul style="list-style-type: none"> Produce water that exceeds NHMRC Guidelines. 	<ul style="list-style-type: none"> 1996 guidelines implemented

Reports from Director Corporate Services

SUB PROGRAM:	BUSINESS ACTIVITIES
BUDGET SUB PROGRAM:	W02., W03., W04., W06., Water Conveyancing
PRINCIPLE ACTIVITY:	11. Business Activities
RESPONSIBILITY:	Manager Water - John Henley
SUB PROGRAM OBJECTIVE:	To provide a high quality and reliable water supply that exceeds NHMRC Guidelines.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Water reticulation from plant to consumer. 	<ul style="list-style-type: none"> Positive feedback from continuous customer survey. 	<ul style="list-style-type: none"> To be developed
	<ul style="list-style-type: none"> Planned interruptions - customers to receive notification no less than day before. 	<ul style="list-style-type: none"> Achieved generally. One consumer overlooked in April 2000.

Reports from Director Corporate Services

SUB PROGRAM:	BUSINESS ACTIVITIES
BUDGET SUB PROGRAM:	Y06. Laboratory Services
PRINCIPLE ACTIVITY:	11. BUSINESS ACTIVITIES
RESPONSIBILITY:	Manager Water - John Henley
SUB PROGRAM OBJECTIVE:	To provide a high quality, cost effective analytical service for Council and external clients.

Main Functions	Performance Targets	Performance Report																		
<ul style="list-style-type: none"> To provide a high quality testing and analytical service. 	<ul style="list-style-type: none"> Undertake testing and analysis of water and sewerage samples to ensure licence compliance and process efficiency. Actively seek work from external clients, 	<table> <tr> <td>Internal tests</td> <td>11911</td> </tr> <tr> <td>External tests</td> <td>10048</td> </tr> <tr> <td>Total</td> <td>22009</td> </tr> <tr> <td>Reports total</td> <td>392</td> </tr> <tr> <td>Reports < 10 days</td> <td>61%</td> </tr> <tr> <td>Reports > 10 days</td> <td>39%</td> </tr> <tr> <td colspan="2">Total Income</td> </tr> <tr> <td>Ratio <u>Total Income</u></td> <td></td> </tr> <tr> <td>Labour Costs</td> <td>= 2.45</td> </tr> </table>	Internal tests	11911	External tests	10048	Total	22009	Reports total	392	Reports < 10 days	61%	Reports > 10 days	39%	Total Income		Ratio <u>Total Income</u>		Labour Costs	= 2.45
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SUB PROGRAM:	BUSINESS ACTIVITIES
BUDGET SUB PROGRAM:	Y01., Y02. Sewage Conveyancing
PRINCIPLE ACTIVITY:	11. Business Activities
RESPONSIBILITY:	Manager Water - John Henley
SUB PROGRAM OBJECTIVE:	To provide a high quality and reliable sewerage service adhering to environmental standards at an acceptable cost to customers.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Reticulation of sewage from property outlets to treatment plants. 	<ul style="list-style-type: none"> Efficiently convey sewage to satisfaction of customers. 	<ul style="list-style-type: none"> Achieved.

Reports from Director Corporate Services

SUB PROGRAM:	BUSINESS ACTIVITIES
BUDGET SUB PROGRAM:	Y10. Sewer Capital Works Program
PRINCIPLE ACTIVITY:	11. Business Activities
RESPONSIBILITY:	Manager Water - John Henley
SUB PROGRAM OBJECTIVE:	To provide a high quality and reliable sewerage service adhering to environmental standards at an acceptable cost to customers.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Maintenance and expansion of system. 	<ul style="list-style-type: none"> Major maintenance and construction works as planned. 	<ul style="list-style-type: none"> Strategy reports for each catchment being undertaken to update Capital Works programs.

SUB PROGRAM:	BUSINESS ACTIVITIES
BUDGET SUB PROGRAM:	Y03. Sewer Treatment
PRINCIPLE ACTIVITY:	11. Business Activities
RESPONSIBILITY:	Manager Water - John Henley
SUB PROGRAM OBJECTIVE:	To provide a high quality and reliable sewerage service adhering to environmental standards at an acceptable cost to customers.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Provide high standard of treatment for minimal environment impact. 	<ul style="list-style-type: none"> Tertiary treatment of all sewage collected. 	<ul style="list-style-type: none"> Achieved.

Reports from Director Corporate Services

Works

SUB PROGRAM:	TRANSPORT
BUDGET SUB PROGRAM:	T01., T02., T03., T15. Council Roads
PRINCIPLE ACTIVITY:	13. Transport
RESPONSIBILITY:	Manager Works - Bob Missingham
SUB PROGRAM OBJECTIVE:	To provide a transport infrastructure system that allows safe, convenient and comfortable pedestrian and vehicular traffic movement to, from and within the Tweed Shire.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Road Maintenance. 	<ul style="list-style-type: none"> Provide and maintain a program to ensure each road in the Shire is attended to at least four times per year. 	<ul style="list-style-type: none"> Ongoing
<ul style="list-style-type: none"> Road Construction. 	<ul style="list-style-type: none"> To provide a five year rolling plan in accordance with Council's Pavement Management System. 	<ul style="list-style-type: none"> Ongoing

TABLE (I)

The following works have commenced or have been completed to 31 March 2000.

Project	Budget	Actual Expenditure	% Complete
Cooley Street	70,000	48,180	100
Broadwater Esp	215,000	111,054	100
Yvonne Crescent	110,000	107,430	100
Cobaki Road	85,000	85,135	100
Bilambil Road	70,000	39,294	100
Smiths Creek Road	74,000	52,730	100
Mitchell Street	100,000	89,172	100
Fingal Road	350,000	220,926	100
Ducat Street	100,000	93,558	100
Stokers Road	150,000	105,764	100
Clothiers Creek Road	94,812	95,961	100
Carool Road	130,000	140,115	100
Gravel Resheeting	100,000	124,676	100
Concrete Footpaths	48,812	50,000	100
Queen Street	110,000	124,729	100
Lighthouse Parade	130,000	94,608	100
Machinery Drive	110,000	30,990	30
Brisbane Street	150,000	147,550	100

Reports from Director Corporate Services

TABLE (2)

The following expenditures have been incurred under Council's Maintenance Program to 31 March 2000:

(a) Local Roads

Description	\$ Expenditure	\$ Pro rata Budget	\$ Variation
General Maintenance	2,067,813	2,050,500	-17,313
Slashing	109,110	98,250	-10,860
Kerb & Gutter	7,944	26,250	18,306
Bridges	73,888	129,750	55,862
Stormwater Drains	210,593	138,750	-71,843
Footpaths	44,102	61,500	17,398
Weed spraying	53,827	54,000	173
Reseals	167,384	250,000	82,616
Street Cleaning	121,864	138,750	16,886
Bus Shelters	10,966	12,150	1,184
Carparks	28,746	28,425	-321
Roadside Parks	22,025	29,400	7,375
Urban Rehabilitation	234,278	228,000	-6,278
Life Education Van	1,302	0	-1,302
Streetscape Maintenance	10,814	13,650	2,837
TOTAL	3,275,530	3,259,375	-16,155

(b) Regional Roads

Description	\$ Expenditure	\$ Pro rata Budget	\$ Variation
Main Road 7733	15,450	34,800	19,350
Main Road 141	27,357	14,175	-13,182
Main Road 142	229,296	314,425	85,129
Main Road 143	25,542	54,750	29,208
Main Road 399	58,480	86,550	28,070
Main Road 450	369,392	243,600	-134,502
Main Road 541	59,628	72,025	12,397
TOTAL	785,146	820,325	35,179

Reports from Director Corporate Services

SUB PROGRAM:	TRANSPORT
BUDGET SUB PROGRAM:	T04. Bridges
PRINCIPLE ACTIVITY:	13. Transport
RESPONSIBILITY:	Manager Works - Bob Missingham
SUB PROGRAM OBJECTIVE:	To provide and maintain a safe and effective bridge system for the transportation of goods and people throughout the Shire.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Bridges - Maintenance and Construction. 	<ul style="list-style-type: none"> Provide a five year rolling program to replace timber bridges. Provide a program of scheduled maintenance of all bridges. 	<ul style="list-style-type: none"> Ongoing Ongoing

BRIDGE CONSTRUCTION

Project	Budget	Actual	% Complete
Cudgera Creek Bridge	200,000	240,878	100
Sweetnams Bridge	300,000	284,521	100
Fogartys Bridge	200,000	263,353	100
Rowlands Creek Culvert	60,000	141,203	100
Smiths Creek Road	240,000	32,523	20

Reports from Director Corporate Services

SUB PROGRAM:	COMMUNITY PROTECTION
BUDGET SUB PROGRAM:	T05. Drainage
PRINCIPLE ACTIVITY:	13. Transport
RESPONSIBILITY:	Manager Works - Bob Missingham
SUB PROGRAM OBJECTIVE:	To minimise property damage by ensuring all built up areas have adequate stormwater drainage.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Management Services 	<ul style="list-style-type: none"> To provide co-ordination of activities within this Budget Sub Program. 	<ul style="list-style-type: none"> Ongoing
<ul style="list-style-type: none"> Planning. 	<ul style="list-style-type: none"> Ensure new areas are adequately drained and existing problems are alleviated. 	<ul style="list-style-type: none"> Ongoing

The following drainage projects have been commenced or completed as at 31 March 2000:

Project	\$ Budge	\$ Actual	% Complete
Rosemount Kt	50,000	28,905	60
Pearl Street	15,000	12,922	100
Seaview Street	20,000	37,148	100
Lochlomond Drive	20,000	1,538	10
Tumbulgum Village	70,000	50,607	100

SUB PROGRAM:	TRANSPORT
BUDGET SUB PROGRAM:	T06. Foot & Cycle Ways
PRINCIPLE ACTIVITY:	13. Transport
RESPONSIBILITY:	Manager Works - Bob Missingham
SUB PROGRAM OBJECTIVE:	To provide a transport infrastructure system that allows safe, convenient and comfortable pedestrian and cyclist movement to, from and within the Tweed Shire.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Foot and Cycle Ways. 	<ul style="list-style-type: none"> Construct a foot and cycle system to link the major area in the urban centres. 	<ul style="list-style-type: none"> Cycleway program 1999/2000 completed.

Reports from Director Corporate Services

SUB PROGRAM:	TRANSPORT
BUDGET SUB PROGRAM:	T08. Plant
PRINCIPLE ACTIVITY:	13. Transport
RESPONSIBILITY:	Manager Works - Bob Missingham
SUB PROGRAM OBJECTIVE:	To provide a cost effective plant fleet which enables Council to efficiently undertake its capital and maintenance works program.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Plant Operations. 	<ul style="list-style-type: none"> Develop an eight year plan replacement program. 	<ul style="list-style-type: none"> Ongoing

The following plant and vehicles have been purchased to 31 March 2000.

Item	Changeover Cost	
	Budget	Actual
Toro 580D Mower	80000	81065
Truck No 690 Nissan UD	130000	99434
Truck No 746 Isuzu	40000	40408
Additional Ute (Agenda 21 + Rec Services Carpenter	16000	14950
35 Vehicles (cars/wagons)	140,000	166,003
Miscellaneous Plant	(pro-rata 30,000)	21,343
Brushcutters	25,000	18800
Mowers	20,000	15964
Truck No 711 Isuzu	30,000	32,134
12T Hitachi Excavator	160,000	103,175
Volvo 250 Loader	85,000	90,000
2 Toro Mowers	42,000	35,000
Caterpillar Grader	190,000	175,631
Street Sweeper	200,000	221,715
13 IT Utilities	98,000	91,878
2 Ride-on Mowers	18,000	17,774
1 Ride-on Mower	9,000	7,300
5, 4T Crew Cab Tipping Trucks	237,000	226,521
	\$1,550,000	\$1,459,095

Reports from Director Corporate Services

SUB PROGRAM:	TRANSPORT
BUDGET SUB PROGRAM:	T09. Depot
PRINCIPLE ACTIVITY:	13. Transport
RESPONSIBILITY:	Manager Works - Bob Missingham
SUB PROGRAM OBJECTIVE:	To provide a clean, safe, adequate sized and Budget Sub Program depot for the storage of plant, materials and as a work base for outdoor employees.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Works/Depots 	<ul style="list-style-type: none"> Provide future development plan for Murwillumbah and Tweed Heads Depots. 	<ul style="list-style-type: none"> Ongoing

SUB PROGRAM:	TRANSPORT
BUDGET SUB PROGRAM:	T10. Quarries
PRINCIPLE ACTIVITY:	13. Transport
RESPONSIBILITY:	Manager Works - Bob Missingham
SUB PROGRAM OBJECTIVE:	To provide sufficient quality materials for Council's road maintenance and construction program.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> Operations. 	<ul style="list-style-type: none"> Provide adequate road making material for current and future demands. 	<ul style="list-style-type: none"> Ongoing
<ul style="list-style-type: none"> Purchases. 		<ul style="list-style-type: none">

Quarries

The following transactions had taken place in Council's quarries to 31 March 2000.

• Material sold	102,400 tonnes
• Income	\$625,564
• Expenditure	\$586,031
• Stock on hand	231,250 tonnes
• Value of stock on hand	\$1,507,000

Reports from Director Corporate Services

SUB PROGRAM:	TRANSPORT
BUDGET SUB PROGRAM:	T07. Car Parks
PRINCIPLE ACTIVITY:	13. Transport
RESPONSIBILITY:	Manager Works - Bob Missingham
SUB PROGRAM OBJECTIVE:	To optimise traffic flow and pedestrian safety by providing adequate kerb side and off street car parking facilities.

Main Functions	Performance Targets	Performance Report
<ul style="list-style-type: none"> • Car Parks 	<ul style="list-style-type: none"> • Maintain the existing assets to a set design standards. 	<ul style="list-style-type: none"> • Sealing of the car park at Barry Smith Hockey Field has now been completed and line marked.

Reports from Director Corporate Services

Environment & Community Services Quarterly Report

REPORT FOR THE PERIOD

1 JANUARY 2000 TO 31 MARCH 2000

BUILDING SERVICES

ENVIRONMENT & HEALTH SERVICES

RECREATION SERVICES

Reports from Director Corporate Services

BUILDING CONTROL

PRINCIPAL ACTIVITY:	COMMUNITY PROTECTION
FUNCTION:	Building Control

MANAGER RESPONSIBLE: Manager Building Services - Rick Paterson

FUNCTION OBJECTIVES: To ensure the safety and health of occupants of buildings in the Shire by the control of construction, use and maintenance of buildings and ensuring the structural integrity and efficiency of buildings incorporating principles of ecological sustainable development.

Activities and Actions:

Activity	Performance Targets	Performance Report
<ul style="list-style-type: none"> Existing buildings. 	<ul style="list-style-type: none"> To ensure that during the life of all buildings, the safety of the occupants is adequately provided for. Provide members of the community with certificates and diagrams relative to this program. 	<ul style="list-style-type: none"> Target achieved Complaints received were investigated and remedial orders issued where necessary Target achieved Applications for Building Certificates and other requests for information responded to expeditiously Applications for Drainage Diagrams responded to expeditiously
<ul style="list-style-type: none"> New Buildings. 	<ul style="list-style-type: none"> Regulate building construction through the approval process. Ensure that building construction conforms with approvals issued, by an effective inspection process. Ensure all plumbing and drainage is installed to regulated standards. Development performance criteria to monitor the progress of applications and the inspection process. 	<ul style="list-style-type: none"> Target achieved Building Applications, Development Applications and Construction Certificate Applications assessed and processed quickly and effectively Target achieved Building inspections carried out on request on buildings under construction Target achieved Plumbing and drainage inspections carried out on request for installations Target achieved More performance criteria being developed to respond to needs of new application assessment processes

Reports from Director Corporate Services

<ul style="list-style-type: none">• Integrated Development Assessment Legislation.	<ul style="list-style-type: none">• Implement new legislation from 1 July 1998, with an emphasis on improved customer service.	<ul style="list-style-type: none">• Target mostly achieved• New legislation processes implemented and being refined• New processes being developed to provide for Complying Development scheduled for February/March 2000• Improved customer service has been difficult to provide because of new dual application process introduced in amended Environmental Planning and Assessment Act
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Reports from Director Corporate Services

PRINCIPAL ACTIVITY: BUILDINGS	FUNCTION: CIVIC BUILDINGS			C02
MANAGER RESPONSIBLE: Manager Environment & Health Services, Geoff Edwards				
OBJECTIVE: To ensure community access to well maintained civic and community buildings.				
Activities and Targets				
Activity/Services Provided	Performance Targets	Target Achievement Plan		
<ul style="list-style-type: none"> Management of Civic buildings. 	<ul style="list-style-type: none"> Undertake maintenance as required. 	<ul style="list-style-type: none"> Civic building kept in a safe & useable state. 	<ul style="list-style-type: none"> Achieved 	

PRINCIPAL ACTIVITY: CULTURE	FUNCTION: LIBRARIES/ARTS			C03
MANAGER RESPONSIBLE: Manager Environment & Health Services, Geoff Edwards				
OBJECTIVE: To support the cultural enrichment of the community by providing libraries and art gallery facilities.				
Activities and Targets				
Activity/Services Provided	Performance Targets	Target Achievement Plan		
<ul style="list-style-type: none"> Libraries Arts 	<ul style="list-style-type: none"> Supply a library services. Provide community access to art gallery. 	<ul style="list-style-type: none"> Service provided to Shire residents. Increased gallery programs, more trained volunteers, better outreach coverage to schools and better community funding. 	<ul style="list-style-type: none"> Achieved Ongoing 	

PRINCIPAL ACTIVITY: COMMUNITY	FUNCTION: AGED/DISABILITY DEVELOPMENT			C04
MANAGER RESPONSIBLE: Manager Environment & Health Services, Geoff Edwards				
OBJECTIVE: To provide funding to support services, facilities & net works relative to special need to enhance the quality of life of the aged and disabled.				
Activities and Targets				
Activity/Services Provided	Performance Targets	Target Achievement Plan		
<ul style="list-style-type: none"> Assistance to Aged/Disability groups. Community Options Programs. Community Planning. 	<ul style="list-style-type: none"> Convene & co-ordinate advisory meetings. Develop S94 Plans for community facilities. 	<ul style="list-style-type: none"> Meeting conducted. Plan developed, funded & influenced. 	<ul style="list-style-type: none"> Achieved Ongoing 	

Reports from Director Corporate Services

	• TARP recommendations.	• Progress of Social Plan.	• Ongoing
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PRINCIPAL ACTIVITY: WASTE		FUNCTION: WASTE MANAGEMENT		H01
<p>MANAGER RESPONSIBLE: Manager Environment & Health Services, Geoff Edwards</p> <p>OBJECTIVE: To protect & promote the health and well being of the Tweed community & to maintain & enhance the quality of the natural environment by health & public safety measures.</p> <p>Activities and Targets</p>				
Activity/Services Provided	Performance Targets	Target Achievement Plan		
<ul style="list-style-type: none"> Waste depots. Domestic waste disposal. Recycling. Organise twice yearly "Be tidy Campaign". 	<ul style="list-style-type: none"> Manage all waste depots in an environmentally acceptable manner. 	<ul style="list-style-type: none"> Waste depots satisfactorily managed. 	<ul style="list-style-type: none"> Achieved 	

PRINCIPAL ACTIVITY: PUBLIC HEALTH		FUNCTION: HEALTH SERVICES		H02
<p>MANAGER RESPONSIBLE: Manager Environment & Health Services, Geoff Edwards</p> <p>OBJECTIVE: To protect & promote the health and well being of the Tweed community by health & public safety measures.</p> <p>Activities and Targets</p>				
Activity/Services Provided	Performance Targets	Target Achievement Plan		
<ul style="list-style-type: none"> Food premises inspection. Immunisation Clinics. Health, safety & complaint investigation. Public Swimming Centres. 	<ul style="list-style-type: none"> All food premises inspected. Conduct monthly clinics. Investigate & act on complaints where applicable. Provide safe public swimming complexes. 	<ul style="list-style-type: none"> All Shire food premises maintain satisfactory hygiene levels. Provide clinic for all residents. All complaints responded to. Public swimming complexes provide in safe & hygienic manner. 	<ul style="list-style-type: none"> Achieved Achieved Achieved Achieved 	

Reports from Director Corporate Services

• Domestic dog control.	• Provide domestic dog control through registration & complaint investigation.	• High percentage dog registration.	• Achieved
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PRINCIPAL ACTIVITY: ENVIRONMENT	FUNCTION: FLORA & FAUNA PROTECTION E04		
MANAGER RESPONSIBLE: Manager Environment & Health Services, Geoff Edwards			
OBJECTIVE: To maintain & enhance the quality of the natural environment while meeting statutory obligations.			
Activities and Targets			
Activity/Services Provided	Performance Targets	Target Achievement Plan	
• Development of guidelines for flora & fauna protection.	• Ensure rare & endangered species are propagated for Council & private distribution.	• Rare & endangered species planted throughout the Shire.	• Ongoing

PRINCIPAL ACTIVITY: ENVIRONMENT	FUNCTION: CATCHMENT MANAGEMENT CO-ORDINATOR E01		
MANAGER RESPONSIBLE: Manager Environment & Health Services, Geoff Edwards			
OBJECTIVE: To maintain & enhance the quality of the natural environment while meeting statutory obligations.			
Activities and Targets			
Activity/Services Provided	Performance Targets	Target Achievement Plan	
• Co-ordination between Tweed Shire Council & Total Catchment Management.	• Co-ordinate activities to reduce overlap.	• Total Catchment Management & Tweed Shire Council aware of each others activities.	• Achieved

PRINCIPAL ACTIVITY: ENVIRONMENT	FUNCTION: POLLUTION CONTROL E02		
MANAGER RESPONSIBLE: Manager Environment & Health Services, Geoff Edwards			
OBJECTIVE: To maintain & protect the quality of the natural environment while meeting statutory obligations.			
Activities and Targets			
Activity/Services Provided	Performance Targets	Target Achievement Plan	
• Action preventing pollution.	• Assess development application to reduce pollution sources	• Developments assessed.	• Achieved
• Dealing with pollution	• Incidents responded to	• Remedial action	• Achieved

Reports from Director Corporate Services

incidents.	promptly.	taken.	
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Reports from Director Engineering Services

9. ORIGIN: Water Unit

FILE REF: Boat Ramps

REPORT TITLE:

Boat Ramps

SUMMARY OF REPORT:

Council maintains 12 boat ramps throughout the Shire for the use of trailer boats. Boating within the Tweed estuary is very popular and appears to be increasing. Regular complaints are being received from users about the general condition of Council's ramps as well as requests for additional facilities.

RECOMMENDATION:

That:-

1. The restoration and maintenance program for existing boat ramps over the next 5 - 6 year program be noted.
2. The ramp at the old Fingal Boatharbour be removed.

Reports from Director Engineering Services

REPORT:

Council maintains 12 boat ramps throughout the Shire for the use of trailer boats. Boating within the Tweed estuary is very popular and appears to be increasing. Regular complaints are being received from users about the general condition of Council's ramps as well as requests for additional facilities. Limited maintenance has been undertaken historically at most locations, because of limited maintenance funding, with the result that these assets have deteriorated.

A recent survey of ramps has been undertaken and the current status is as follows:

1. Kennedy Drive

Facilities: 2 lane ramp, jetty, fish cleaning with parking for 14 cars and trailers and 11 cars, toilets.

Condition: The section of ramp below mid tide level has failed generating many complaints. The sides of the ramp are becoming eroded and require revetting.

Estimated cost to repair: \$35,000.

This ramp and parking area is very popular with both boat users and the general public who use the park area adjacent. Grant funds have been recently expended to upgrade the parking and manoeuvring area. Additional trailer parking would be desirable but would be at the expense of the adjacent park land and passive open space area.

2. Lakes Drive

Facilities: Basic single ramp, 5 - 6 car and trailer spaces as parallel kerb side parking.

Condition: The section of ramp below mid tide level has failed.

Estimated cost to repair: \$30,000

This ramp is suitable for local residents use only, because of restricted parking and manoeuvring.

There is an outstanding resolution of Council to provide a jetty when the Lakes Drive Bridge is resolved. Estimated pontoon cost: \$20,000.

3. Dry Dock Road

Facilities: Two lane ramp, jetty with toilets nearby. Parking for approximately 10 cars and trailers with other parking for cars.

Condition: The section of ramp below mid tide level has failed and requires replacement. The downstream side of the ramp is being eroded and needs revetting.

Estimated cost to repair: \$40,000.

The ramp is popular and some improvements have been undertaken to the parking area with grant funding.

Reports from Director Engineering Services

4. Fingal - New Boatharbour

Facilities: Two lane ramp with adequate car and trailer parking, holding pontoon, boat wash down area and toilets.

Condition: The most modern ramp, designed to Public Works & Services standards. Good condition with only minor work required to ramp margins.

Ramp provides ready access to Tweed River and Ocean but appears to be under utilised.

5. Old Fingal Ramp - Old Boatharbour

Facilities: Single lane ramp into constructed basin adjacent to passive recreational area with toilets. Unplanned parking for cars and trailers.

Condition: Reasonable, but area below low tide sanded over.

This area has developed as a popular picnic and protected swimming area. There is real danger from conflict between boat users and children swimming. As the new ramp is only a few hundred metres away and provides superior boating facilities, it is felt that this ramp should be removed and the area retained for swimming.

6. Chinderah

Facilities: A single lane ramp into a small constructed boat basin, parking for 6 - 8 cars and trailers.

Condition: One section of the concrete slabs has failed and requires replacement.

Estimated cost: \$10,000.

7. Tumbulgum

Facilities: Single ramp with jetty adjacent, old ferry ramp, parallel kerb side parking only.

Condition: The old ferry ramp has a grade that is flatter than desirable for a ramp. The concrete is very smooth and slippery when wet. The boat ramp requires repairs to the section below mid tide level.

After consultation with some users at Tumbulgum, a plan has been developed that provides for the removal of the old ferry ramp on the basis that it is not really suitable and there is a better ramp adjacent. The plan also provides for a holding beach.

This work is estimated to cost \$50,000.

Tumbulgum is very popular with the boating community but unfortunately there is insufficient area available to develop more adequate facilities.

Reports from Director Engineering Services

8. Condong

Facilities: Single lane ramp with extensive unregulated parking on the grassed reserve area. No other facilities. Gravel access road.

Condition: The section of ramp below mid tide level has failed and reveting of the sides of the ramp is required.

Estimated cost: \$25,000.

9. Murwillumbah - Commercial Road

Facilities: Single lane ramp, jetty and 10 - 15 parallel parking for cars and trailers. Small holding beach.

Condition: Section of ramp below low water starting to fail. Will require replacement in 2 - 3 years. Jetty requires handrail.

Estimated cost: \$25,000.

10. Kingscliff - Cudgen Creek

Facilities: Wide two lane ramp, 12 car and trailer spaces plus some parallel parking opportunities. Fish cleaning tables and toilets reasonably nearby.

Condition: Lower section of ramp flatter than desirable. Sanding of creek effectively precludes use of ramp for two hours either side of low tide. An area of concrete ramp failing, medium priority.

A very popular ramp, used by professional fishermen and boat owners fishing offshore. The main issue with users is the navigability of the channel from the ramp to the north.

Estimated cost: \$2,000.

11. Bogangar - Cudgen Lake

Facilities: Single lane concrete ramp off the end of Tamarind Avenue. With the declaration of Cudgen Lake as part of a Nature Reserve, the limited demand for this ramp may further diminish.

12. Pottsville - Mooball Creek

Facilities: Old narrow ramp near Anne Street. Only manoeuvring area is on Overall Drive/Phillip Street. This ramp is inappropriately located. If boating is to be encouraged in Mooball Creek, then a new facility is required. The Estuary Management Plan does not encourage power boating in Mooball Creek.

Opportunities for Enhanced Maintenance

Complaints are regularly received about ramps being slipper from marine growth. In some other localities ramps are cleaned of marine growth regularly with high pressure water.

Reports from Director Engineering Services

Future Program

It is estimated that the cost to restore these assets will exceed \$200,000 and could realistically be achieved over a 5 - 6 year program subject to the availability of funding.

Reports from Director Engineering Services

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Reports from Director Engineering Services

10. ORIGIN: Planning & Design Unit

FILE REF: Car Parks - Other Places, Plan of Management

REPORT TITLE:

Hastings Road Car Park Draft Plan of Management

SUMMARY OF REPORT:

Council has previously considered a report regarding the use of Lot 6 DP 872039 and Lot 3 DP 842350 in Hastings Road, Bogangar for the use of public car park. A draft Plan of Management in accordance with the Local Government Act requirements was prepared and exhibited for public comment.

RECOMMENDATION:

That:-

1. The draft Plan of Management for the use of Lot 6 DP 872039, Lot 3 DP 842350 and Lot 2 DP 831562 in Hastings Road, Bogangar as public car park be formally adopted.
2. Lot 6 DP 872039, Lot 3 DP 842350 and Lot 2 DP 831562 be classified as "Community Land" and categorised as "general community use".
3. The proposed construction of public car park on Lot 6 be deferred indefinitely until other alternatives for public car parking in the Bogangar/Cabarita Beach CBD have been investigated and that the current allocation of \$58,000 from the car parking developer contributions be retained for expenditure in Bogangar/Cabarita Beach.

Reports from Director Engineering Services

REPORT:

Council has previously considered a report regarding the use of Lot 6 DP 872039 and Lot 3 DP 842350 in Hastings Road, Bogangar for the use of public car park. At its meeting on the 18 November 1998 Council resolved that:-

“The proposed use of Lot 6 DP 872039 and Lot 3 DP 842350 for public car park be advertised in accordance with the Statutory requirements to enable Council to amend the current Plan of Management.”

Accordingly a draft Plan of Management in accordance with the Local Government Act requirements was prepared and exhibited for public comment. At the close of the public exhibition period no written submissions had been received. In accordance with Local Government Act requirements a public meeting was advertised and held on Tuesday 14 March 2000 at Cabarita Bowls Club to further discuss the draft Plan of Management. That meeting was held in two parts, the first part dealing with the draft Plan of Management and the second part of the meeting discussing the proposed construction of a public car park at Lot 6 DP 872039. The meeting unanimously supported the draft Plan of Management and a report from the chairman of the meeting is reproduced as follows:-

“Chairman’s Report

on

HASTINGS ROAD CAR PARK

DRAFT PLAN OF MANAGEMENT

PUBLIC MEETING

A Public Meeting was held on Tuesday 14 March 2000 at Cabarita Bowls Club to discuss two issues being:-

Draft Plan of Management for Lot 6 DP872039, Lot 2 DP 831562 and Lot 3 DP 842350, Bogangar for use as a Public Car Park.

Proposed construction of Public Car Park on Lot 6 DP 872039

The meeting was attended by Councillor George Davidson; Director Engineering Services, Mike Rayner; Traffic Engineer, Paul Morgan and ten members of the general community. The meeting was chaired by Mr Stan Dawson.

The first item discussed was the Draft Plan of Management for the Public Car Parks. Copies of the Draft Plan of Management were tabled. A brief explanation of why a Plan of Management was required and the contents of the Plan was presented to the meeting.

After a short discussion/question time a resolution was unanimously adopted after being moved by Mr David Colquoun:-

Reports from Director Engineering Services

"That the Draft Plan of Management be adopted for Lot 6 DP 872039, Lot 2 DP 831562 and Lot 3 DP843350 categorising the land as Community Use and classified as General Community Use".

A copy of the Draft Plan is attached to this report.

The second issue discussed was the proposed construction of a 57 space public car park on Lot 6 at an estimated cost of \$58,000. The meeting was informed that the funds were collected as developer contributions for commercial area car parking to cover shortfalls on individual developments.

Mr David Colquoun opposed this project because of the minimal usage of existing undercover car parking in the adjacent developments and made a presentation proposing the upgrading of the Public Car Park between Palm Avenue and Pandanus Parade where it was estimated up to 32 extra spaces could be provided.

The meeting endorsed this proposal and recommended that Council staff investigate this proposal and identify any other opportunities in the CBD area.

The meeting also requested that Council consider a "1 hour" parking limit covering on road parking in the Coast Road.

The meeting was advised that a Plan of Management for Parking and Parking Control would be developed and pursued.

It was requested that the construction of the public car park on Lot 6 be deferred indefinitely and that the above issues be investigated and that the \$58,000.00 for construction be preserved for car parking in the Bogangar/Cabarita Beach CBD.

Stan Dawson
CHAIRMAN"

Reports from Director Engineering Services

PLAN OF MANAGEMENT for LOT 6 DP 872039, LOT 2 DP 831562 and LOT 3 DP 842350 BOGANGAR FOR PUBLIC CAR PARK

TWEED LOCAL ENVIRONMENTAL PLAN BACKGROUND

Lot 6 DP 872039 has not been categorised under the Local Government Act, 1993, Lot 3 DP 42350 and Lot 2 DP 831562 have been incorrectly categorised under the Act, as “Modified Parks” and as such requires reclassification.

The above land has always been intended to be utilised as a public car park, as is evident in the exhibited Tweed Local Environmental Plan 1987 which zoned the land as ‘5(a) Special Uses’ - ‘Public Car Park’ and is carried over into the Draft Tweed Local Environmental Plan 1998. These lots are shown in Appendix A.

CURRENT DESCRIPTION OF THE LAND

All three lots are vacant with no improvements or buildings on them. There is no vegetation other than partial grass cover.

The lots are currently unused except for the occasional use as carpark by members of the community from time to time.

AIM

The aim of the Plan of Management is to provide a public car park on for the land being Lot 6 DP 872039, Lot 2 DP 831562 and Lot 3 DP . (See Appendix B).

CATEGORY OF THE LAND

The Local Government Act, 1993 requires all Council Community Land to be categorised and a Plan of Management in accordance with S36 of the Act to be prepared. The land being Lot 6 DP 872039, Lot 2 DP 831562 and Lot 3 DP 842350, Bogangar are to be categorised as “General Community Use”.

CORE OBJECTIVES

The core objective of the Plan is to provide public off street car parking adjacent to the commercial area of the village of Bogangar/Cabarita Beach for the convenience of the local community and general public. The land is currently zoned Special Uses - public car park under the Tweed Local Environmental Plan, 1987 and the Draft Tweed Local Environmental Plan, 1998.

PERFORMANCE TARGETS

The following performance targets are proposed:

1. To complete construction of the public car park on Lot 6 DP 872039 before January, 2006.

Reports from Director Engineering Services

2. To complete construction of the public car park on Lot 3 DP 842350 before January, 20012.
3. To progressively acquire land from between the two car parks (Lot 3 DP 842350, Lot 6 DP 872039) to enable them to be linked together via an access laneway. This is an ongoing target and is determined by adjacent development.

PERFORMANCE MEASURES

The following Performance Measures will be used to determine attainment of the Plan Objectives:

Performance Target	Performance Measure
1. To complete construction of the public car park on Lot 6 DP 872039 before January, 2000.	Construction completed by January, 2000.
1. To complete construction of the public car park on Lot 3 DP 842350 before January, 2006.	Construction completed by January, 2006.
1. To progressively acquire land from between the two car parks (Lot 6 DP 872039, Lot 3 DP 842350) to enable them to be linked together via an access laneway. This is an ongoing target and is determined by adjacent development.	Ongoing.

FUNDING

The Performance Targets will be funded from Developer Contributions paid to the Tweed Coast Car Parking Fund. Payments to the fund are made when developers cannot meet the parking obligations on site and is subject to Council's agreement.

Development applications will need to be lodged and approved prior to any construction taking place.

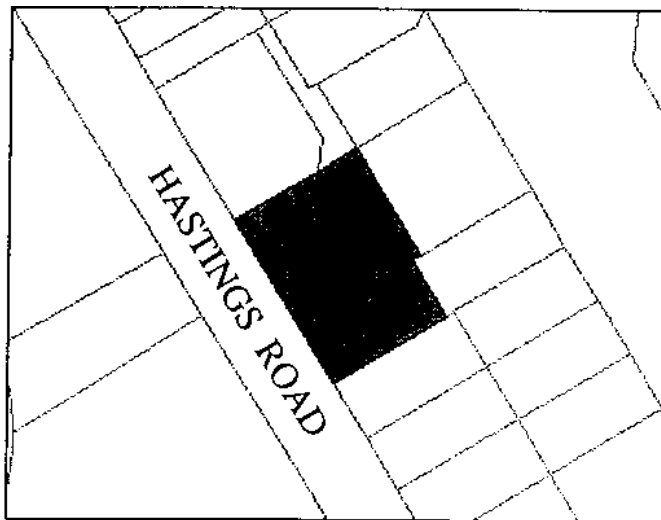
DR JOHN GRIFFIN
General Manager
Tweed Shire Council

Reports from Director Engineering Services



TWEED SHIRE COUNCIL

PROPERTY REPORT



Lot 6 on DP 872039

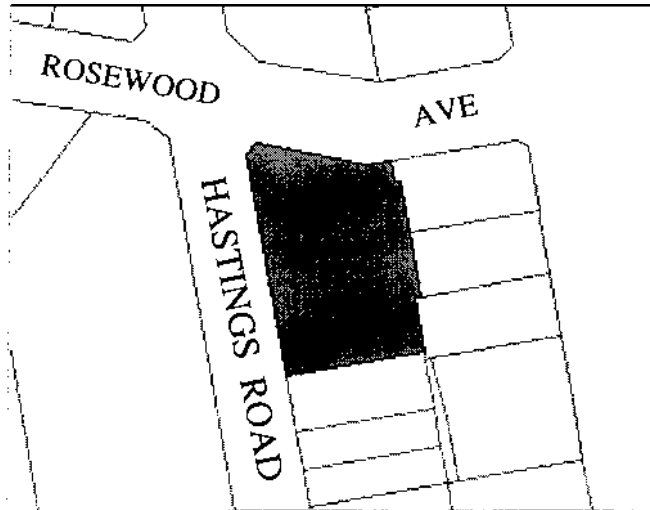
Report Date:	10 Sep 1999
Property Located at:	Hastings Road, Bogangar
Owner(s):	Tweed Council
Owner(s) Address:	Side) Coast Road (West BOGANGAR NSW 2488
Assessment Number:	Property System information unavailable
Town Plan Zone:	Property System information unavailable
Plan Area (sq.m.):	1799.562
Perimeter (m):	173.720
Land Value (\$):	Property System information unavailable
GIS Tag:	T40/6//872039
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Reports from Director Engineering Services



TWEED SHIRE COUNCIL

PROPERTY REPORT



Lot 3 DP 842350

Report Date:	10 Sep 1999
Property Located at:	104 Rosewood Avenue, Bogangar
Owner(s):	Tweed Shire Council
Owner(s) Address:	104 Rosewood Avenue BOGANGAR NSW 2488
Assessment Number:	Property System information unavailable
Town Plan Zone:	Property System information unavailable
Plan Area (sq.m.):	2168.468
Perimeter (m):	192.878
Land Value (\$):	Property System information unavailable
GIS Tag:	T40/3//842350

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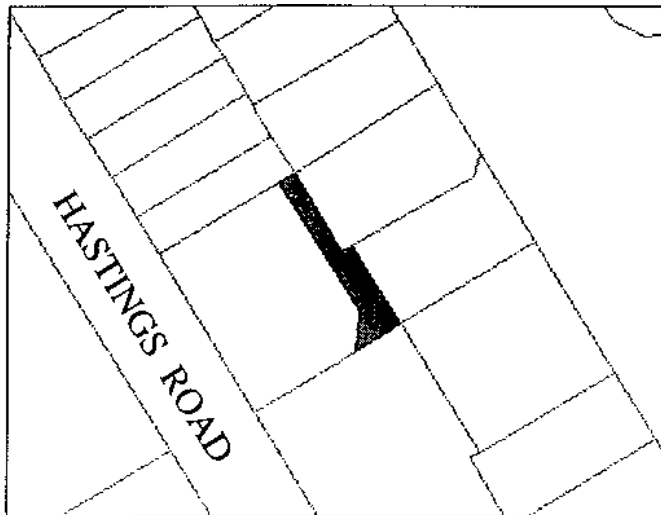
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Reports from Director Engineering Services



TWEED SHIRE COUNCIL

PROPERTY REPORT



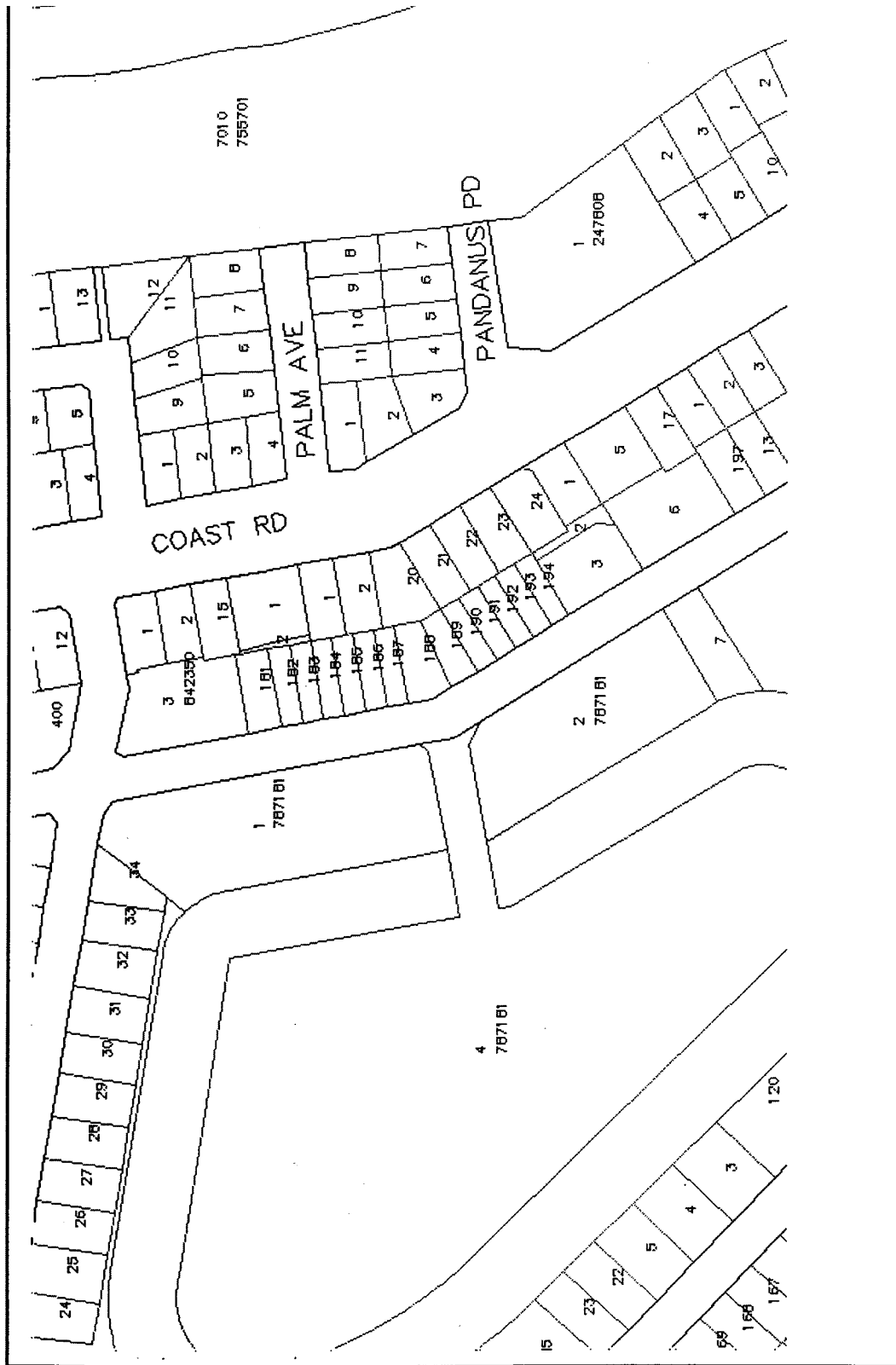
Lot 2 on DP 831562

Report Date:	10 Sep 1999
Property Located at:	Coast Road (West Side), Bogangar
Owner(s):	Tweed Council
Owner(s) Address:	Side) Coast Road (West BOGANGAR NSW 2488
Assessment Number:	Property System information unavailable
Town Plan Zone:	DISTRICT CENTRE 3(b)
Plan Area (sq.m.):	220.327
Perimeter (m):	100.253
Land Value (\$):	Property System information unavailable
GIS Tag:	T13/2//831562

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Reports from Director Engineering Services

Part two of the public meeting discussed the proposed construction of public car park on Lot 6 however the general feeling of the meeting was that it is too early to construct this car park given the fact that substantial basement car parking already exists under several existing developments which is hardly ever used due to the perceived difficulty in accessing it. The meeting favoured increasing public car parking in the public car park off Pandanus Parade and also endorsed a proposal that Council staff investigate the proposal and identify any other opportunities to increase public car parking in the commercial area of Bogangar/Cabarita Beach. The meeting also requested that Council consider a one hour parking limit on the Coast Road in the commercial area. This request would need to be forwarded to the Local Traffic Committee however it is recommended that this not be done until a review of the car parking in the commercial area is completed so that the extend of the parking restrictions can be determined.

Reports from Director Engineering Services

11. ORIGIN: Water Unit

FILE REF: GC12/5-200012

REPORT TITLE:

EC200012 - Re-roofing of Marana, Walmsley and Country Club Reservoirs - Precis of Confidential Item

SUMMARY OF REPORT:

The existing roofing on all three water storage reservoirs have reached the end of their economical life and have been identified as requiring replacement. To minimise the impact of water supply service, each site shall be completed before works commence on each of the other sites. Funds are available from the Water Fund's Asset Replacement Reserve to complete these works.

RECOMMENDATION:

That this report be dealt with under the Confidential Agenda.

Reports from Director Engineering Services

REPORT:

The existing roofing on all three water storage reservoirs have reached the end of their economical life and have been identified as requiring replacement to minimise the impact of water supply service. Each site shall be completed before works commence on each of the other sites. Funds are available from the Water Fund's Asset Replacement Reserve to complete these works.

Reports from Director Engineering Services

12. ORIGIN: Director

FILE REF: GC12/4-97065

REPORT TITLE:

Proposed Improvements to Landscaping and Fencing on Elrond Drive, Kingscliff

SUMMARY OF REPORT:

Following the construction of Elrond Drive, Kingscliff a number of complaints were received regarding the extent of the landscaped buffer between the road and adjacent properties. It is proposed to revisit the landscaping and provide a timber fence as a buffer to those properties most affected.

RECOMMENDATION:

That the amount of \$50,000 be voted from Section 94 funds under the TRCP for:-

1. Additional landscaping on both sides of Elrond Drive from Channel Place to Turnock Street.
2. A timber fence on the eastern side of Elrond Drive from 32 Lorien Way to the Monarch Drive underpass.

Reports from Director Engineering Services

REPORT:

Project History

Development occurred adjacent to the Elrond Drive road reserve prior to the physical construction of the Road. Some houses, particularly in the Ibis Court area, are within 3 metres of the road reserve. Elrond Drive is fully funded under the Section 94 TRCP. At the commencement of construction in September 1997, the adjoining landowners in the Ibis Court area raised serious objections to the work which resulted in a stop work notice to the contractor and the Council approving a lowering of the road level at the Monarch Drive underpass. In addition a 30 metre section of fence was erected to minimise the visual and noise impact to the most severely affected house. The entire length of Elrond Drive was landscaped on both sides to provide a screen to the adjoining properties.

Recent Complaints

Elrond Drive has recently been opened from Beach St to Monarch Drive. The result has seen a number of complaints from the residents in Ibis Court relating to the close proximity of vehicles and the noise generated by the same. A recent inspection of the road has revealed that the original landscaping has not generated the screen originally intended and that vehicles are imposing noise and visual impact on some properties on the Eastern side of Elrond Drive north of Monarch Drive.

Proposal

The current expenditure on the project is \$567,800. It is proposed to mitigate the impacts stated above by increasing the density of trees (double the number) and heavily mulching the road edges from Channel Place to Turnock St. For the properties adjacent to Ibis Court it is proposed to construct a 1.8 metre high fence within the road reserve from no. 32 Lorien Way to the underpass. The estimated cost of this work is \$50,000. The work is to be funded from Section 94 under the TRCP. Sufficient funds are available under this plan.

Reports from Director Environment & Community Services

13. ORIGIN: Environment & Health Services Unit

FILE REF: Parks - Knox Park, environmental Education

REPORT TITLE:

Proposed Use of Knox Park for World Environment Day

SUMMARY OF REPORT:

Murwillumbah Community Support Committee and Caldera Environment Centre are jointly to organising a fair to celebrate World Environment Day on June 3 and request the use of Knox Park. They also request that Council nominate a representative to join the Steering Committee.

RECOMMENDATION:

That Council:-

1. Approves the use of Knox Park for a fair for World Environment Day.
1. Nominates a representative for the Steering Committee.

Reports from Director Environment & Community Services

REPORT:

The request for the use of Knox Park as set out below has been received by Council.

“RE: WORLD ENVIRONMENT DAY

Saturday 3 June 2000

*The Murwillumbah Community Support Centre and the Caldera Environment Centre are jointly to organising a fair to celebrate world Environment Day on Saturday 3 June 2000. The focus will be on **People within the Environment** and the aim of the fair is to promote **fulfilling sustainable living and a united community** interested in and contributing to world unity.*

We envisage holding this event in Knox Park as part of a broader plan to reclaim the park for use by the wider community. Various community groups have already been contacted and the response has been enthusiastic with a steering committee already formed.

The committee asks for Council’s approval to hold the fair in the park and also invites Council to take an active part as co-hosts on this special day.

*We applaud Council initiatives in such areas as recycling, energy smartness, bush regeneration and water quality and appreciate the efforts of Council workers involved in programs such as Sustaining the Tweed. It would further enhance our display of community unity if an interested person at Council would be willing to be Council’s representative on the Steering Committee for **World Environment Day**.*

The fair will present wonderful opportunities for Council to display ideas, liaise with residents and community groups and gain further community support for its many valuable and forwardlooking environmental and community programs.

We await your positive reply.

Yours faithfully

Lilly Crockett

Lynn Lazer

Monday 10 April 2000”

Knox Park is a public park for community purposes and is used as such for various community fairs and gatherings and as such no objection can be seen to approving this request.

It is not clear what is meant by the phrase “We envisage holding this event in Knox Park as part of a broader plan to reclaim the park for use by the wider community”. This would not appear to be significant however in dealing with the request.

Also the letter invites a Council representative to join the Steering Committee and as such if Council see a need to provide a representation Council should make a nomination.

Reports from Director Environment & Community Services

14. ORIGIN: Environment & Health Services Unit

FILE REF: Agenda 21

REPORT TITLE:

Costing for Energy Efficient House

SUMMARY OF REPORT:

Further to Council's request for costing details on Council's Energy Efficient House Project, the following report outlining the issues called for under the resolution in Minute Number 1521 of the meeting held 5 April 2000 is submitted.

RECOMMENDATION:

That this report be received and noted.

Reports from Director Environment & Community Services

REPORT:

Further to Council's request for costing details on Council's Energy Efficient House Project, the following report outlining the issues called for under the resolution in Minute Number 1521 of the meeting held 5 April 2000 is submitted.

1. *Completed finish date of 'Smart House'.*

The house was completed in the week ending 15 April 2000, and was opened for exhibition inspection over the following weekend.

2. *Official start date regarding exhibition of same.*

The home commenced its exhibition period on 16 April 2000 at 10.00am.

3. *Total costing as follows:*

i. *Council costs, including labour to final completion.*

The estimated final house construction costs are \$194,574. This includes all extras required to establish the home as a display facility. Estimates obtained to build the basic house without these features were in the vicinity of \$200,000. It is estimated that Council has saved a large amount compared to contract building prices by undertaking the work in house. This figure includes all landscaping, driveway, water tank, fence, turf, eclipse roof, pergolas, sign writing, white goods, fly screens, light fittings, photo voltaic cells, interactive grid system, paving etc, and also includes labour costs for Council's builder and other trades. It must be remembered that the house is an exhibition of a large number of features and it is not intended to be what one single one home builder or owner would be likely to incorporate into their dwelling.

ii. *In-kind suppliers contributions.*

Approximately \$70,000 worth of sponsorship has been obtained through direct supply of labour, goods and services. This has come from a wide variety of suppliers; including the following:-

SOLAHART
DUX HOT WATER SYSTEMS
DULUX PAINTS
RAINSAVER PTY LIMITED
VINIDEX TUBEMAKERS PTY LTD
SEDA (SUSTAINABLE ENERGY DEVELOPMENT AUTHORITY)
SLAB TECH PTY LTD
STRATCO
BHP COATED STEEL
ECLIPSE ROOF
QIS INSULATION SYSTEMS PTY LTD
CONSOLIDATED ALLOYS
ARKINDA GARDEN CENTRE
NEUMANN STEEL

Reports from Director Environment & Community Services

BORDER-TECH
COOL-TINT
EARTHSOUND PTY LTD
EUREKA TILES
HV ALUMINIUM
GEORGICA EARTHBRICKS
PHILIPS LIGHTING
PHOENIX PLASTICS PTY LTD
PACIFIC FRAMES & TRUSSES
TERMITE-TITE PTY LTD
BORAL CONCRETE
WET SEAL
VEROSOL
PARADISE ROOM
CAROMA INDUSTRIES
LIVING WATER FLOWFORMS
CSR HEBEL
CLIVE ANTHONY'S

An approximate figure has been used as many suppliers have provided additional labour and items above and beyond those which were originally designated. The real costs from all suppliers has not been pursued as only approximate values were necessary to designate levels of sponsorship.

iii. Cost of land.

The purchase of the land was \$85,000.

4. *If 'Smart House' sold today, approximate resale value recommended by Real Estate Agent.*

To date no valuations have been obtained. These are currently being pursued for Council's meeting on 3 May 2000.

5. *Running costs for 12 months - taking into consideration:-*

a. Staffing.

The labour cost is covered by the Agenda 21 Officer and the assistant Environment Officer (whose employment allows for weekend work at normal rates) spending time at the project and working from that site.

b. Interest/Loan repayments.

The principal and part of the interest is expected to be recouped at the sale of the property. Thus the actual final cost would be in the vicinity of \$12,000 to \$22,000 per annum.

c. Insurance.

Insurance as Part of Council's General Insurance \$300

Reports from Director Environment & Community Services

d. Electricity.

It is anticipated that during the display period the house will generally supply all of its own electricity needs and may possibly return a profit on the supply of green power back into the grid.

e. Security \$1,000

f. Telephone/fax. *Part of Council's telephone expenses*

g. Rates. \$1,200

h. Literature.

a. Outside maintenance and cleaning \$500

a. Inside maintenance and cleaning \$500

a. Miscellaneous costs

Garden & Lawn Maintenance 1,000

House Loan Interest 9,280

Principle on Loan 25,000

\$38,780

6. *Prepare a report on:*

Days to open house (nominate days).

At this stage it is intended to have the house open for inspection five days per week, being Wednesday to Sunday. It is intended to maintain the display house for three years and review its future at that time to determine if it ought to be kept open longer.

Years due to in-kind suppliers contracts house to be kept.

The "invitation for sponsorship" specified that the house will remain open for three to five years. Thus the conclusion above that Council should operate the display house for a minimum of three years.

7. *Capital Expenditure:*

i. Furniture - desks/chairs/fax machine, etc required and costs for each item.

Desk, second hand desks utilised in house from the Murwillumbah office.

Chairs, second hand chairs utilised in house from the Murwillumbah office.

Fax Machine - no costing to date.

Allergy Free Room furnishings - \$900

Reports from Director Environment & Community Services

Appliances ie: fridge, stove, washing machine, jug, microwave - \$2,635

ii. Display stands for literature - number and costs.

Four brochure stands - \$800

Five partitions - \$1,500

Spider display - \$1,900

8. *What type of reports regarding daily visits, reactions will be presented to Council on a monthly basis and general comments.*

A response card and survey form have been provided within the house and visitor numbers are being recorded on a daily basis. Given that no advertising was undertaken prior to Easter, visitor numbers and reactions have been positive as can be seen by the following statistics:-

Saturday 15 April	19
Sunday 16 April	45
Wednesday 19 April	14
Thursday 20 April	13
Saturday 22 April (½ day only)	20
Sunday 23 April	45
Total	156

Council can be provided with monthly visitation numbers.

Reports from Director Environment & Community Services

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Reports from Director Environment & Community Services

15. ORIGIN: Building Services Unit

FILE REF: DA1180/950-3 Pt1

REPORT TITLE:

Proposed Development Within Erosion Escarpment Zone

SUMMARY OF REPORT:

A development application has been submitted to Council for consideration for a swimming pool sited within the erosion escarpment zones identified in Council draft Development Control Plan (DCP No 8).

Recent Advice has been provided by the Department of Land and Water Conservation and the matter is now presented to Council for determination.

RECOMMENDATION:

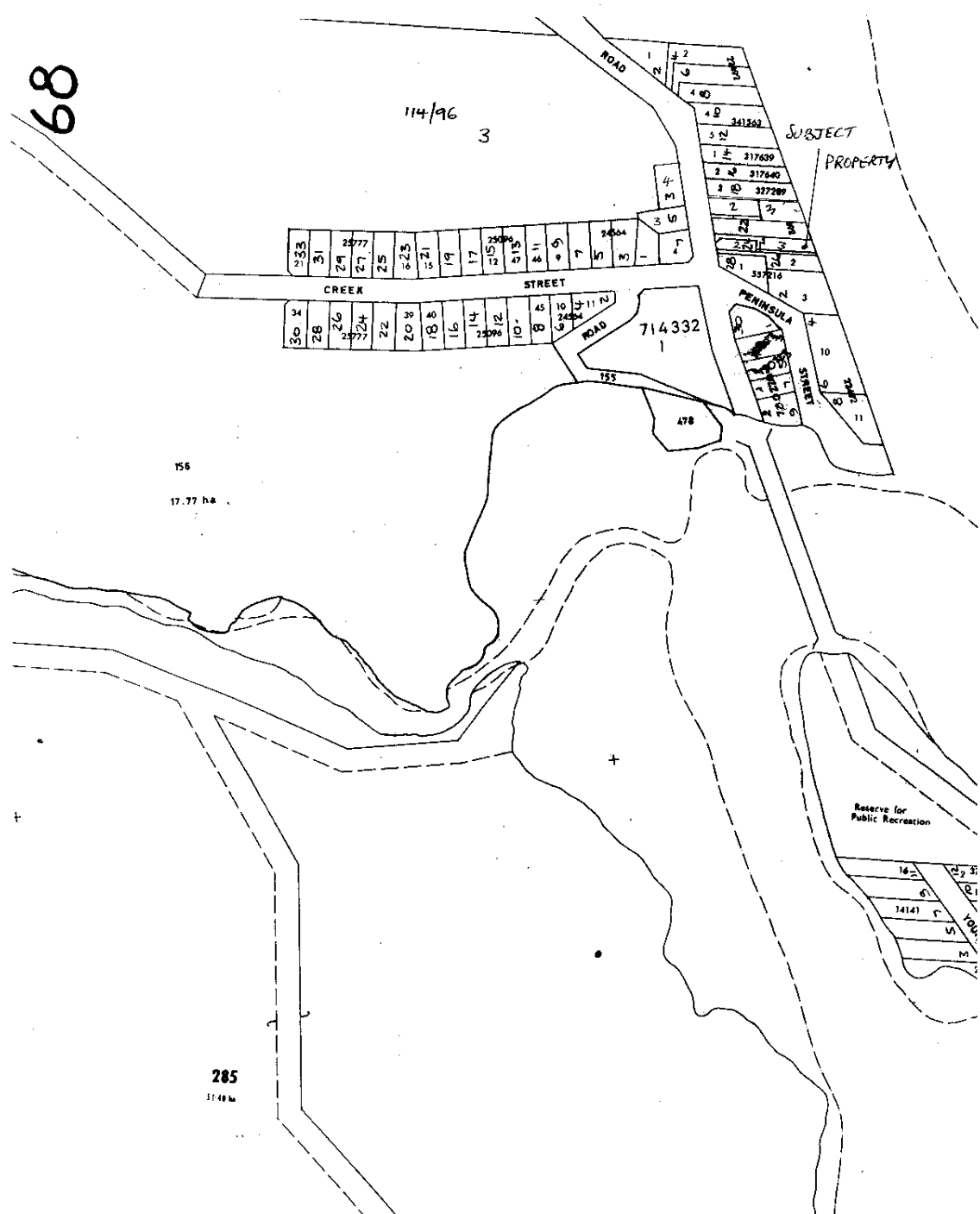
That Development Application No K00.333 for a swimming pool, at Lot 3 NPP 270093, 24 Coast Road, Hastings Point be approved subject to conditions imposed by the Director Environment and Community Services.

Reports from Director Environment & Community Services

REPORT:

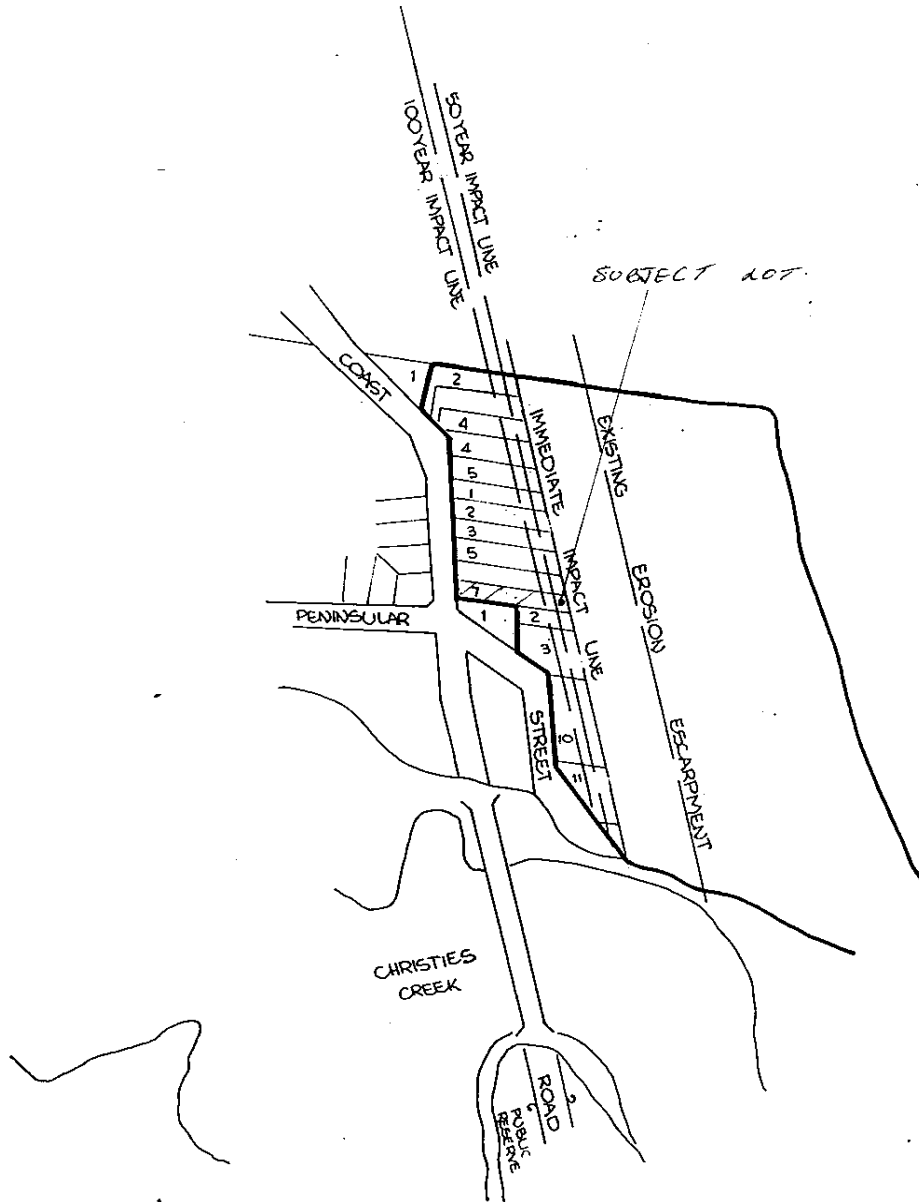
Development Application No K00/333 has been submitted to Council for consideration of an inground swimming pool of 20m on the east side of a residential unit development currently under construction at Lot 3 NPP270093, 24 Coast Road, Hastings Point (see locality plan below). The original Development consent No 95/126 for a dual occupancy on this site was previously determined on 15 June 1995.

Reports from Director Environment & Community Services



Reports from Director Environment & Community Services

In the general processing of the application, Council's Building Control officer identified that the proposed pool would be within the erosion escarpment lines identified in the 1985 draft DCP No 8. These escarpment zones for the area are shown on the map below.



TWEED DEVELOPMENT CONTROL PLAN NO 8(F)2
HASTINGS POINT VILLAGE

Reports from Director Environment & Community Services

In order to give full consideration to the swimming pool application a copy of the plans were sent to the Department of Land and Water Conservation (DLWC) for comment and the following reply was received.

The General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

EGSFC

TWEED SHIRE COUNCIL	
FILE NO.	DA1180/950-3 A1
DOCUMENT NO.	542917
RECD	- 7 APR 2000
BOX NO.	
ASSIGNED TO	STEGMAN B
HARD COPY	<input checked="" type="checkbox"/>
IMAGE	<input type="checkbox"/>



LAND & WATER
CONSERVATION

Contact: Richard Hagley
Phone: (02) 66286009
Fax: (02) 66286011
e-mail: @dlwc.nsw.gov.au

Our Ref: 300162
[hastings DA.doc]
Your Ref: DA1180/950-3 Pt

1

Attention: Barry Stegeman

6 April, 2000

Dear Sir

Re: Application for Swimming Pool, NPP 3 NP 270093 Coast Road, Hastings Point.
Subject

I refer to your letter of 24 March 2000 concerning a Development Application to construct a swimming pool at the subject property at Hastings Point.

As you would be aware the role of the Department of Land and Water Conservation (DLWC) in coastal developments is usually that of a technical adviser to Council on coastal engineering matters. Council remains the designated planning authority with respect to coastal development decisions. Ideally, coastal management decisions should not be made on an ad-hoc basis, but rather within the framework of a coastline management plan for an area that has been formulated and implemented by Council. Preparation of Coastline Management Plans form a key objective of the NSW Coastal Policy 1997 and the procedure for preparing plans is espoused in the NSW Government's Coastline Management Manual (1990).

At the present time, DLWC recognises that much of the coastline hazard advice formally provided to Tweed Shire Council during the early 1980's requires updating, especially in light of more recent aerial photography records, more sophisticated analysis techniques and substantially revised climate change postulations and associated impacts.

Advice provided previously by DLWC in relation to development proposals at Hastings Point indicated that, based on further preliminary work, beachfront properties were unlikely to be affected by the coastline hazards of beach erosion, long-term recession and climate change for 50 and 100 year planning timeframes. Preliminary studies and hazard analysis undertaken indicated that the back beach erosion escarpment was unlikely to retreat landwards into the major dunal system upon which existing development is situated within the respective planning periods. However, given the elevated and variable nature of the dune, there may be a zone of reduced foundation/bearing capacity under extreme storm scour conditions that extends into the seaward face of the dune. The landward limit of the zone will vary depending on the dune height, soil parameters, etc, and would require assessment by a practising coastal/geotechnical engineer in conjunction with the coastline hazard data. Reductions in foundation capacity can be generally accommodated by appropriate foundation design.

Reports from Director Environment & Community Services

It is understood that Tweed Shire Council through its Coastal Committee have resolved to prepare a Coastline Management Plan for the shire in accordance with the procedures outlined in the NSW Government's Coastline Management Manual (1990). On 29 March 2000, the Minister offered Tweed Shire Council subsidy assistance of \$50,000 under the NSW Government's Coastal Management Program to assist with preparation of a coastal processes and hazard definition study, forming a key stage in the preparation of Coastline Management Plans.

Whilst individual development applications may continue in the interim to be assessed on their merits, it may be more appropriate to advance the hazard definition study process and consider this development in the context of the study determinations and in accordance with the NSW Coastal Policy 1997.

Departmental officers are available to provide further technical advice on this matter if requested.

Yours faithfully



Richard Hagley
Coast and Estuaries Manager, North Coast Region
NSW Department of Land and Water Conservation

cc: Mr Rodger McLeod.

The advice from DLAWC states inter alia that the beachfront properties are unlikely to be affected by Coastline hazard of beach erosion, long-term recession and climate change for 50 and 100 year timeframes. However, there may be a zone of reduced foundation/bearing capacity.

Subsequent telephone discussions with Mr Richard Hagley (DLAWC) have confirmed that he considers that very little risk exists for beach erosion to affect this property.

The applicant/owner is fully aware of the potential for erosion issues to affect his allotment and for the relatively minor nature of the swimming pool structure proposed, the potential risk outlined in the DLAWC letter is considered acceptable and approval of the pool structure is recommended.

The proposal has been reviewed by the Development Assessment Panel who support its approval.

Reports from Director Environment & Community Services

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Reports from Director Environment & Community Services

16. ORIGIN: Environment & Health Services Unit

FILE REF: Licences - Beach Vehicles

REPORT TITLE:

Beach Vehicle Permits

SUMMARY OF REPORT:

A Council Workshop was held on 26 April 2000 regarding possible changes to the current practice of issuing beach vehicle permits within the Shire. Basically, access to the current beach areas is likely to be restricted in future. A full copy of the Discussion Paper for that Workshop which details the various issues and considerations is attached to this Business Paper.

A number of options were discussed by Council in respect of both commercial (tour), amateur fishing and special beach vehicle permits.

RECOMMENDATION:

That Council:-

1. Issues no additional commercial (tour) beach vehicle permits in future and the two current holders be advised of the likely impending changes to accessible areas.
2. Maintains the current Policy of issuing 250 amateur fishing permits with advice being forwarded at the time of renewal in 2000 of the likely impending changes to accessible areas in future.

Reports from Director Environment & Community Services

REPORT:

At the Council meeting of 1 December 1999 Council resolved as follows:

“That Council, before November 2000, reviews current uses of beaches by commercial entities and others with a view to formulating a policy on commercial uses of beaches.”

In conducting such a review officers took the opportunity to review the current position in relation to other forms of beach vehicle access.

A Council Workshop was held on 26 April 2000 regarding possible changes to the current practice of issuing beach vehicle permits within the Shire. A full copy of the Discussion Paper for that Workshop which details the various issues and considerations is attached to this business paper.

Currently, persons who hold a commercial, special or amateur fishing permit are permitted access to the following two locations:

- From the south side of Cudgen Creek Kingscliff to the northern boundary of Bogangar village.
- From the south side of Mooball Creek Pottsville to southern Shire boundary (approximately 2.5km south of Wooyung).

These two access areas are likely to be restricted in future due to two factors, namely:

- The future beach side subdivisions of Casuarina Beach and Black Rocks with bridge access from Black Rocks.
- Future restrictions over vehicle access to the Billinudgel, Wooyung and Cudgen Nature Reserves, which are under the control of the National Parks and Wildlife Service.

A number of options were discussed by Council in respect of both commercial (tour), amateur fishing and special beach vehicle permits. In summary these options were as follows:

Commercial (tour) Beach Vehicle Permits Options

- That no additional commercial permits be issued in future and the two current holders be advised of the likely impending changes to accessible areas.
- That future proposals for commercial beach vehicle access be assessed on their merits.

Amateur Fishing Permits Options

- That Council resolve not to continue to issue these permits in future (some form of reasonable notification would be required).
- That Council maintain the current Policy of issuing 250 permits with advice being forwarded at the time of renewal of the likely impending changes to accessible areas in future.
- That Council continue to issue permits to current holders who renew their permit, but do not issue by public ballot any permits which are not renewed by the current holders (leading to a gradual reduction in the numbers of amateur permits).

Having reviewed the information available and possible options, officers recommend the following action by Council:

Reports from Director Environment & Community Services

1. That no additional commercial (tour) permits be issued in future and the two current holders be advised of the likely impending changes to accessible areas.
 2. That Council maintains the current Policy of issuing 250 amateur fishing permits with advice being forwarded at the time of renewal in 2000 of the likely impending changes to accessible areas in future.
-

Reports from Director Environment & Community Services

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Reports from Director Environment & Community Services

17. ORIGIN: Environment & Health Services Unit

FILE REF: Noxious - Insects & Pests

REPORT TITLE:

Entomological Control Report for Period February to April 2000

SUMMARY OF REPORT:

The following report outlines nuisance insect and vermin control carried out February - April 2000.

RECOMMENDATION:

That this report be received and noted.

Reports from Director Environment & Community Services

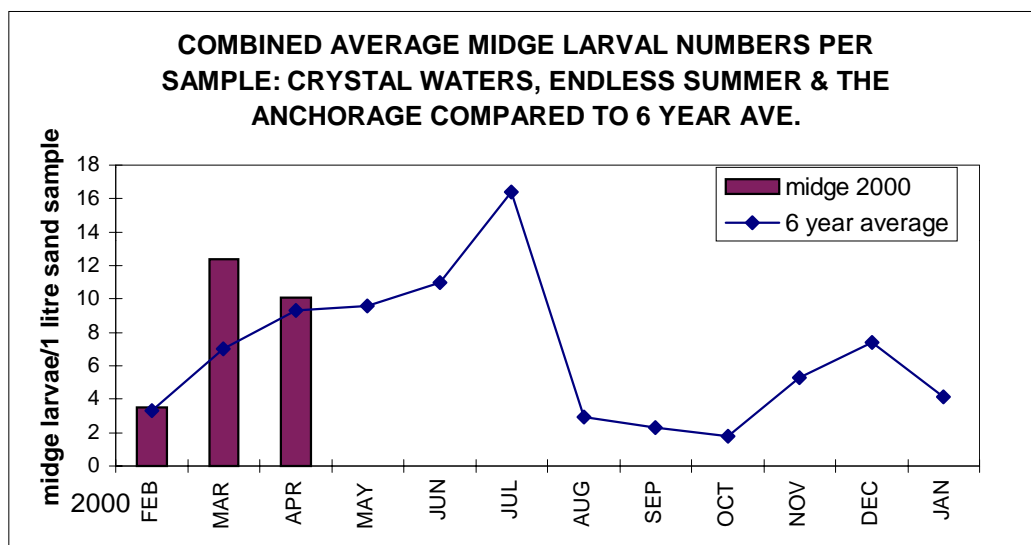
REPORT:

BITING MIDGE

Seasonal activity

Biting midge nuisance complaints have remained low throughout the season. There were 17 biting midge related enquiry/complaints from residents over the report period. Complaints were principally due to the midge species *Culicoides molestus* affecting East Banora Point and a combination of *C. subimmaculatus* and *C. longior* affecting the Tweed Heads South area.

Canal breeding midge larval numbers rose above average March and April. Monitoring of juvenile midge larvae throughout the season in the major canals is expressed below compared to long term averages.



Monitoring for Insecticide susceptibility

Laboratory monitoring of midge larvae, for continuing tolerance to larvicide treatment, was carried out on larvae from the major canal systems in April. All larvae were susceptible at the 1 part per million discriminating dose of maldison larvicide. This monitoring is designed to pick up any resistance problems to maldison larvicide prior to biannual canal spray treatments.

MOSQUITOES

Seasonal activity

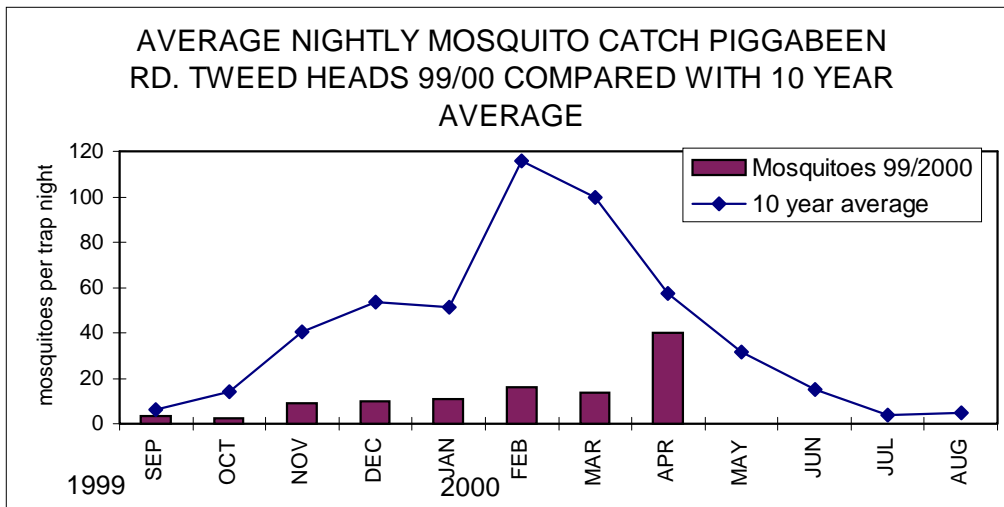
Mosquito activity was extremely low over the report period with only 5 mosquito related enquiry/complaints.

As was the case in the previous three report periods, frequent rainfall caused regular flooding of Tweed coastal lowlands. The frequent flooding maintained natural mosquito control processes with large numbers of fish and aquatic invertebrates keeping mosquito larval numbers low at most times. Several large tides also flooded coastal wetlands but failed to trigger substantial saltmarsh mosquito hatches.

Carbon dioxide baited mosquito traps at Tweed Heads West and Terranora recorded low mosquito numbers throughout the report period. The brackish water breeding mosquito *Culex sitiens* was the most common species caught.

Reports from Director Environment & Community Services

The following graph depicts average nightly mosquito catches at West Tweed Heads this season compared to long term averages.



Control

One 14 hectare aerial treatment was necessary at Bilambil 17 February to control saltmarsh mosquitoes following a combination of high tides and heavy rain. Ground based mosquito control, utilising biological larvicides, was limited to pockets of breeding around Cobaki, Terranora, Tweed Heads South, Chinderah, Fingal and Cudgen.

Improved spray delivery equipment was set up for spreading biological mosquito larvicides from a 70 litre spray tank mounted on a quad cycle. This outfit has improved spray application and reduced spray time allowing greater spray coverage with less labour.

Cooperation was sought from several landholders to improve management of their lowland pasture to reduce mosquito breeding on their properties.

Arbovirus

Arbovirus activity has been very low, with 2 cases of Barmah Forest virus and one case of Ross River virus infection notified within the shire over the report period.

MISCELLANEOUS PESTS

Rodent control was carried out around riverside harbourages and rock walls at Tweed Heads and adjacent to coastal caravan parks.

Cockroach control was carried out in a small number of infested sewer lines.

General pest inquiry numbers remained low over the report period with 84 requests for information and identifications. Principal pests were rodents, wasps and spiders.

Reports from Director Environment & Community Services



Dr J Griffin
General Manager

Reports from Sub-Committees

1. Minutes of the Tweed Shire Council Access Committee Meeting held 16 March 2000

Community Access Committee

VENUE:

HACC Centre South Tweed.

TIME:

3.30pm.

PRESENT:

Kristen Forster, Ray Clark, Graham Williams (TSC), Stephen Pollitt, Shirley Pigram, Sue Gamble, Una Cowdroy, Ron Douglas, Brenda Chapman, Gail Martin, Bill McKennarley, Mick O'Brien.

APOLOGIES:

Cr Wendy Marshall, Jeff Needham, Andrew Maglaras.

MINUTES OF PREVIOUS MEETING:

Moved: Stephen Pollitt

Seconded: Shirley Pigram

RESOLVED that the Tweed Shire Council Access Committee Meeting held 20 January be accepted as a true and accurate record of the proceedings of that meeting.

BUSINESS ARISING:

1. Tourism Access

Jeff Needham followed this up. He couldn't locate a self-assessment kit. AQA does full and part audits. Kristen has made links with TACTIC regarding the possibility of a project.

2. Beach Access

Community Access Committee

Jeff Needham and Bob Missingham met at the site. Discussion that there was an accessible toilet at Cudgen Surf Life Saving Club. That there needs to be an undercover accessible picnic table. Jeff also suggested that a beach wheelchair be looked into. Discussion that people did not know site was there.

MOVED: Shirley Pigram **SECONDED:** Una Cowdroy

Reports from Sub-Committees

RECOMMENDATION:

That:-

1. The \$6,000 allocated through Access Committee budget for beach access at South Kingscliff be used to erect signs, make disabled parking space and cover the accessible picnic tables at the South Kingscliff disability access ramp site.
 2. Council contributes to making up any difference in costs.
-

3. Northern Rivers Area Health Service

Ray has advocated that the uneven footpath identified be considered in the next budget. That a process be investigated/negotiated to submit a list to appropriate Council Officer of footpath work requests that have been submitted and considered a priority by the Access Committee. This list would be compiled from the previous year's minutes and be submitted prebudget.

4. Sunnyside Lift

Community Access Committee

Sunnyside Management have said they are going to modify the goods lift.

MOVED: Shirley Pigram **SECONDED:** Ron Douglas

RECOMMENDATION:

That Council forward a letter noting further concerns from the Access Committee.

5. South Tweed Bowling Alley

STBC have said they will put in a disabled toilet. They have also made timber ramps to place over stairs inside and will construct a ramp to overcome difficulties at the front doorway.

6. South Tweed Pool

Work has commenced on the unisex/disabled change room. Funds were received from the Department Sport and Recreation towards this renovation.

Reports from Sub-Committees

7. Tweed River High School Access Issues

Recreation Services Unit will get a copy of the letter to Kristen who will follow up with Elizabeth Doust.

8. Tweed City Paths

Tweed City management are very aware of the issue. Council are encouraging them to fix the paths up.

9. Leisure Drive (from Darlington Drive to Club Banora) Safe Crossing

Committee needs to lobby to reduce RTA Warrants to decrease numbers required in rural area to metropolitan. A petition could be sent to Peter Collins, the Regional Manager of RTA asking them to consider different criteria for this situation. A petition could also be sent to the State Member. Nursing Homes, Aged Care Accommodation

10. Cudgen Surf Club Lunch

RSVP. It's important to leave a message for Keith Sutton.

11. Kingscliff Street to Marine Parade - Kingscliff

Kristen to follow this up.

12. Twin Towns Accommodation

Ross to follow up.

13. Correspondence In

Community Access Committee

- a) Joan Armstrong - Tweed Broadwater Village Homeowners Assoc Inc request for footpath to post office and bus shelter.

Reports from Sub-Committees

MOVED: Steve P SECONDED: Ron Douglas

- b) Parking Catholic Church Murwillumbah.

A letter be sent to request that Catholic Church provide some special parking for frail/disabled people

MOVED: Shirley Pigram SECONDED: Una Cowdroy

- c) Resignation from Committee by Don & Nancy Morgan.

Action: Letter of gratitude to be sent to them for their involvement and hard work

- d) Master Locksmith Access Key Scheme (MLAK)

There are no accessible toilets that are locked up in this Shire so this is not a relevant issue at this stage.

Correspondence dealt with and outward correspondence be sent.

MOVED: Shirley Pigram SECONDED: Gail Martin

RECOMMENDATION:

That:-

1. Council consults with the Disability Access Committee when annual planning is being done for new and upgrading footpaths within the Shire
 2. A letter be sent to request that the Catholic Church provides some special parking for frail/disabled people
-

GENERAL BUSINESS:

14. Plaque Thanking Access Committee for OOSH Contribution.

Sue Gamble. The plaque that acknowledged Access Committee contribute to their disability bathroom construction.

15. Lack of Street Lighting

Between Prince Street East and Condong Street in Commercial Road. Ray Clark will approach Paul Cambridge.

Reports from Sub-Committees

16. Footpath Brisbane Street

Between Condong Street and Hartigan Street East side is damaged and uneven.

17. Sunnyside

Request for adult change table to be supplied in the Change room to go with Sunnyside lift letter.

18. Disability Awareness Project

The project is running well. The schools that have already hosted the talks are:

Burringbar 140 children

Bilambil 360 children

The feedback from teachers has been very good.

19. Thank You

Ron thanked workers near Sunnyside for their courtesy.

20. Murwillumbah Main Street Design

Comments on plans tabled at meeting. Committee members understanding that there was an agreement not to get rid of any existing current car park disabled space near the Courthouse.

No Disability Toilet

Trees below headheight or above headheight. No branches dropping at head level.

Action: Pass comments onto Don McAllister.

Reports from Sub-Committees

21. Next Meeting Agenda

To discuss Committee members on council business, Access to Transport-Gold Coast Public Transport Meeting,

NEXT MEETING:

18 May, Buchanan Meeting Room, Buchanan Street, Murwillumbah 3.30pm

The meeting closed at 5.30pm.

Director's Comments:

1. That Council adopts the recommendation under Item 2 subject to the funds being available in Council's Access budget for the works beyond the \$6,000 and work being limited to the available funds.
2. That Council adopts the recommendation under Item 4, 13(a) and 13(b).

Reports from Sub-Committees

2. Minutes of the Sports Advisory Committee Meeting held 21 March 2000

Sports Advisory Committee

VENUE:

Buchanan Training Rooms, Murwillumbah

TIME:

5.00pm

PRESENT:

Committee Members: Cr Max Boyd, Cr Warren Polglase, Cr Gavin Lawrie, Cr Philip Youngblutt, Mr Ken Baldwin, Mr Peter Moschogianis, Mrs Leanne Sharpe, Mrs Glynnis Kenny, Mr Ron Brisby, Mr Ross Conlon, Mr Merve Edwards, Mr Stewart Brawley

Informal: Mrs Blyth Short (Recorder)

APOLOGIES:

Mr Don Buckley

MINUTES OF PREVIOUS MEETING:

Moved: Leanne Sharpe

Seconded: Glynnis Kenny

RESOLVED that the Sports Advisory Committee meeting held 15 March 2000 be accepted as a true and accurate record of the proceedings of that meeting.

CORRESPONDENCE:

1. Tweed District Cricket Association - Kingscliff 2 Synthetic Wicket

The Cricket Association has requested the Kingscliff 2 Synthetic Wicket be fixed at both ends.

Synthetic wickets have a life of 3-5 years before they require recovering. Each year one or more wickets require repair to some extent.

Stewart Brawley raised the question of whether the recovering of wickets should be dealt with as with other sports individual 'facilities requirement' in that a dollar for dollar contribution is made by the Club/Association, matched from the assets reserve account. To date, wickets have been recovered from Councils sportsfields maintenance budget.

Moved: Merve Edwards

Second: Cr Philip Youngblutt

RESOLVED that Council continue to pay for resurfacing of the synthetic wickets out of the general maintenance budget.

Reports from Sub-Committees

2. Tweed District Cricket Association (TDCA) - Representative on Sports Advisory Committee (SAC)

TDCA advised Council that they wish to have a member of the Association on the SAC. Alternatively, they would like a representative to be present at meetings. Cr Polglase suggested that the committee advise the Cricket Association that members on the SAC do not represent a sport or club but are community representatives. The Cricket Association will have the opportunity to nominate a representative when the new committee is formed in 2001.

Moved: Glynnis Kenny

Second: Ken Baldwin

PROPOSED that Stewart Brawley to write to the Tweed District Cricket Association advising of the Committees decision.

3. North Coast Academy of Sport (NCAS)

Correspondence received outlining the role of the NCAS in the Tweed. They would like to give a presentation to the Committee to provide further information and answer any enquiries.

Moved: Cr Lawrie

Second: Cr Boyd

PROPOSED that Stewart Brawley contact the NCAS and invite them to attend the next meeting on 18 April 2000.

GENERAL BUSINESS:

4. Australian Sports Medal - Election of Two Representative from the Committee to the Australian Sports Medal Selection Panel

Sports Advisory Committee

As per the council resolution of 19 January 2000, two of the community representatives on the committee are to be included on the Australian Sports Medal selection panel.

PROPOSED that Mrs Leanne Sharpe and Mrs Glynnis Kenny fill the two committee representatives on the Australian Sports Medal selection panel. Both accepted.

Moved: Cr Youngblutt

Second: Cr Polglase

Motion carried.

Reports from Sub-Committees

RECOMMENDATION:

That Council supports the nomination of Mrs Leanne Sharpe and Mrs Glynnis Kenny to be representatives on the Australian Sports Medal Selection Panel.

5. GST & Sports Seminar

Stewart Brawley advised the committee of the Seminar at Murwillumbah Services Club, 27 March 2000, 6.00pm to 9.00pm and briefly explained some of the possible impacts on clubs and associations including the effect on ground licences.

6. Updating Sports in the Tweed - Via Tweed Link

Ron Brisby suggested that an add go into the Tweed Link requesting all sports to notify Tweed Shire Recreation Services of any updates to committee members and club contacts. Stewart Brawley to organise this add.

7. Tweed Games Committee

Glynnis Kenny asked what process had gone on to introduce netball into the Tweed Games 2000. Warren Polglase advised the committee of the process which was undertaken for the introduction of the new sport. The following points were noted: the fact that the Australian Netball Representative team are world champions; it introduces more women into the Tweed Games; the Netball Associations within the Shire have a proven track record of hosting successful large competitions in the past; and netball has the capacity to bring large numbers of competitors and families into the Tweed.

8. Future Planning of Sports Grounds

There was a general discussion about the growth of the Shire and the increasing demands on the existing fields.

Cr Boyd discussed the potential growth of the coastal areas with the new developments going ahead. Cr Boyd expressed concerns that current facilities were insufficient for current demand.

Stewart Brawley outlined the planning process whereby new developments are required to provide sportsfields on a pro rata basis for the increase in population.

Reports from Sub-Committees

There was a general discussion on the area of land adjacent to the Hastings Creek north of the Koala Beach entrance, and the land between Les Burger fields and the Barry Sheppard fields at Bogangar. Stewart Brawley advised that National Parks and Wildlife Service have indicated the land at Bogangar is to be included in the Round Mountain Nature Reserve.

Stewart Brawley to provide a maps of the areas north of Koala Beach for further discussion at the next meeting.

9. Walter Peate Field, Kingscliff

The storage shed at Walter Peate Field is currently under construction. Stewart Brawley is obtaining quotes for irrigation at these fields.

10. Knox Park usage for overflow of sports

Ross Conlon asked if the Knox Park could be used as an overflow area for the Tweed Valley schools competition. Stewart Brawley advised Knox park use for touch football will be acceptable, but goal post and field marking for soccer are not.

11. Indian Hockey Team

Ken Baldwin advised of the arrival of the team to the Shire.

12. South Tweed Leagues Club - Lights

Stewart Brawley advised of the current discussions which have been held with the South Tweed Junior and Senior football clubs, the Colts Cricket Club, Banora Point Soccer Club and the Licensed Club. Lighting designers are to provide costs and practicality of various requests.

NEXT MEETING:

18 April 2000, 5.00pm at the Tweed Heads Civic Centre.

The meeting closed at 6.10pm

Directors Comments: Recommended that Council adopts the recommendation at Item 4.

Reports from Sub-Committees

Reports from Sub-Committees

3. Minutes of the Aboriginal Advisory Committee Meeting held 27 March, 2000

File No: GA10/5 3

VENUE:

Tweed Heads Civic Centre Meeting Room

TIME:

7.15

PRESENT:

Cr M R Boyd, Cr B Carroll, Chris Morgan, Jackie McDonald, Kelly Lena, Franc Krasna Steve Jamieson, Rosemary Nissan-Wade, Reverend Karni Hawthorne (Reconciliation Group), Sharen Smith.

APOLOGIES:

Janette Saunders, Desrae Rotumah

MINUTES OF PREVIOUS MEETING:

Moved: Cr M Boyd

Seconded: Jackie McDonald

RESOLVED that the minutes of the meeting held 28 February, 2000 be accepted as a true and accurate record of the proceedings of that meeting.

Standing orders were suspended to allow Jenni Funari, Council Community Projects Officer to address the meeting.

MOVED: Jackie McDonald **SECONDED:** Cr Boyd

BUSINESS ARISING:

1. Community Development Plan/Tweed Shire Social Plan

Jenni gave a brief overview of the Community Development Plan which she was involved in developing as part of a community working group. It is a demographic profile of the Tweed Local Government Area. It also contains "Issues Papers" which look at the needs of particular target groups. The information gathered is used as a guide and reference for funding applications etc. Jenni said Councils were required to gather information on target areas in order to help address the needs. One of the target groups are Aboriginal and Torres Strait Islander people.

Aboriginal & Torres Strait Islander Issues Paper Proposal

Jenni outlined a proposal for the employment of an Aboriginal person to do a four week (140 hours) consultative process to produce such a paper. She apologised that there were not more funds to do a more extensive study, but hopefully this study will identify key needs and make recommendations. She sought guidance from the group on how to employ someone soon. In answer to questions Jenni said information could be gathered on tape or that more than one

Reports from Sub-Committees

person could undertake this project. That would be up to the person engaged to decided how best to gather the information needed.

Selection Process

The group proposed that the position should be advertised in the Tweed Link as soon as possible. It was suggested a representative from each of the Aboriginal Organisations in the Tweed meet to cull applications.

Tweed Aboriginal Co-Op, Tweed Byron Local Aboriginal Land Council (these organisations have equal shares in Minjungbal) Bugalwena Health Outcomes, AECG, Canowindra, Aboriginal Home Care and Pooningbar will be sent a letter asking them to participate in this process. The process is proposed for Monday 1 May at 6pm at the HACC Centre, South Tweed.

Expected Outcomes

It is envisaged the person/s employed will be able to collect relevant information through appropriate meeting processes and research methods, have computer skills and be able to identify needs and service gaps. From this information recommendations and actions plans can be made. Jenni said recommendations that Council can address will be put in the Tweed Shire Council Social Plan.

Information Gathering

It was reported a number of needs assessments on specific areas had already been done, and there was detailed census information. Hopefully the person/s employed would be able to network and have access to this information.

It was resolved that the next meeting commence at 6pm to allow the applications for this position to be culled by the working group and the normal Aboriginal Advisory Committee commence at 7.30pm.

MOVED: Cr Boyd **SECONDED:** Jackie McDonald

2. Native Title

Franc attended a Land Council Meeting and raised the issue of the Kombumerri Claims. The Land Council will write to the claimants to open up dialogue. After much discussion it was decided to leave this issue with the Land Council.

Franc will be attending their next meeting.

Reports from Sub-Committees

3. Reconciliation Conference

The selection process for sending someone to this conference was discussed. After reflection it was agreed by Committee members present and from feedback from the community that the process could have been more inclusive. It was suggested that the next time a major decision needs to be made a letter should be sent to each Aboriginal Organisation and Committee Member regarding the issue and asking for their feedback .

Cr Boyd and others apologised to Karni for the confusion surrounding the nomination process.

As per the minutes Sharen told Jimmy Budd's assistant that the resolution that Council assist someone from the local Aboriginal Community to attend the Conference had been passed. As it was agreed at the last meeting that Mrs Kath Lena be the nominated person, ATSIC decided to send someone who worked with Elders, who knew Mrs Kath Lena, and was involved in the reconciliation process. ATSIC's nominee is yet to be confirmed.

4. Artificial Wetlands

Cr Boyd explained that when roads & developments were constructed natural wetlands were sometimes lost. This practice is now monitored and the Tweed River Management Plan Advisory Committee are attempting to balance losses by developing artificial wetlands. Members are still concerned that this practice may continue.

GENERAL BUSINESS:

5. Wollumbin

GA10/5 3

Jackie MacDonald and Sharen Smith went to the Bundjalung Elders Council on 3 March. Jackie made a presentation letting them know there were descendants of the tribes of the Murwillumbah area. She also asked for their support to be included in consultations regarding any talks which involved Wollumbin and the Murwillumbah area. Her presentation was well received and they were asked to stay for lunch. Many Elders came and spoke to her regarding the family history

Jackie also noted that a walking trail was being proposed from Byron Bay and Burleigh Heads which would pass through this area. She hoped Council would include the families of the descendants in negotiations over the part of the track that passed through the relevant areas.

MOVED: Cr Max Boyd SECONDED: Kelly Lena

RECOMMENDATION:

That in the development of this walking trail Council consults with the descendants of the traditional owners of the land through which the walking trail is being proposed. To assist in

Reports from Sub-Committees

obtaining that information Council to contact Jackie McDonald and other relevant Aboriginal Organisations.

6. Terms of Reference

A number of issues have arisen which require the group to look at its Terms of Reference again. It was decided to hold this item over for the next meeting to allow adequate time to discuss it.

7. Cudgen Reconciliation Group

Reconciliation Gardens. This project is proceeding. Rosemary Nissan-Wade has approached a Council Officer in charge of the Botanical Gardens to provide cuttings to be used in the proposed gardens. The Group also propose a Bird and Butterfly garden at Central Tweed.

8. Steve Jamieson

Steve Jamieson was welcomed to the meeting. He explained that he had come to the meeting tonight as an observer. He is currently a TAFE Student and has recently joined the Northern Rivers Area Aboriginal Committee to the NSW Police Service. Steve has an interest in Juvenile Justice issues and hopes to be able to work with the appropriate people in this area.

9. Fishing Fees

Because of lack of time this issue had to be carried over to the next meeting.

NEXT MEETING:

6pm monday 1 May HACC Centre South Tweed for culling of expressions of interest as per item 1
7.30pm for others

The meeting closed at 9.35pm.

Director's Comments:

Reports from Sub-Committees

That Council supports the recommendation under Item 5 and refer the matter to National Parks and Wildlife Service.

Reports from Sub-Committees

MINUTES CIRCULATED TO COUNCILLORS WITH THIS AGENDA NOT REQUIRING A COUNCIL DECISION

4. **Minutes of the Community Cultural Development Committee Meeting held 16 March 2000**
 5. **Minutes of the Tweed Games Committee Meeting held 21 March 2000**
 6. **Notes of the Tweed Shire Council Centenary of Federation Committee Meeting held Thursday 6th April 2000**
 7. **Minutes of the Communications Committee Meeting held 12 April 2000**
 8. **Minutes of the Public Transport Working Group Committee Meeting held Tuesday, 18 April, 2000**
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Reports from Sub-Committees

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Outstanding Inspections

1. Council Land - Mt Nullum

12. Use of Land - Mt Nullum

GL2/4 Pt3

819

Cr Boyd

Cr Luff

RESOLVED that a Council inspection of the Mt Nullum site be held at an appropriate time.

Current Status: Inspection set for 29 March 2000. Inspection cancelled due to weather conditions. Further date to be determined.

Outstanding Inspections

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Orders of the Day

1. Notice of Motion - Cr Davidson

Budget Review 2000/2001

Budget, Notice of Motion

That the General Manager prepares a report relating to the organisation that:-

- (a) Provides for the capping of staffing levels at the current year-end, 30 June, noting the possibility of staff increases in planning and parks and gardens.*
- (b) Under no circumstances would we wish to instigate redundancies or staff reductions, rather continuously review the allocation of all staff with a view to examination of any resignations or retirements are reallocated to other highest priorities. In particular in house staff planning where we are in short supply and need to improve the following:*
 - Industrial land review*
 - Development Application procedure with the aim of a 21 day turnaround.*
- (c) Field staff to be maintained and review of the parks and garden staff. This is certainly the second area where staffing increases need to be looked at - simply because the shire has increased responsibilities over the last year or two.*
- (d) Details of how costs associated with the Goods and Services Tax will be accommodated.*
- (e) Proposals for any opportunities regarding borrowing and loan restructuring and loan reductions over the next 3 years.*
- (f) Provide comments on our fleet of vehicles with a view to reviewing utilisation and costs given increases costs of vehicles.*
- (g) Detail appropriate current structure of organisation.*
- (h) Develop an organisational structure for the future - showing possible restructuring planning with anticipated time frames giving attention to attrition principles as detailed in 2(b) above. Show this structure commensurate with the evolutionary nature of local government and management or organisations in general. This aspect to incorporate commitment upon:*
 - (i) The implications of the Local Government Department's Report of 1989 and 1994.*

Orders of the Day

- (ii) *Organisational performance in context of NSW local government in general.*
 - (i) *An operational review be carried out at the time of the 6 monthly budget reviews of 2000/2001.*
-

2. Notice of Motion - Cr Lawrie

Business Papers

Council Policies, Council Meetings

That Council incorporates the following into its Code of Meeting Practice:-

1. *No item in the Business Papers and no attachment thereto (Development Control Plans, s94 Plans, Conditions of Consent and the like excepted) is to individually exceed twenty (20) pages in length, and no item is to be split to circumvent this restriction.*
 2. *Unless established to the reasonable satisfaction of the General Manager, and then only in a case of great urgency, no item will be considered by Council unless a minimum of three (3) clear days' notice is given.*
 3. *All attachments to the Business Paper are to be paginated and indexed, and page referenced in the relevant item in the Business Papers, or alternatively tab indexed.*
 4. *All late arriving/departing correspondence and all memoranda relevant to a matter in the Business Papers, is to be immediately communicated to all Councillors unless there is compelling reason(s) for departure from this rule.*
 5. *No matter is to be unreasonably held back by Council's staff so as to cause a matter to become urgent. An explanation for any departure from this rule will be provided by the General Manager.*
 6. *Workshops will not be held more than twenty-one (21) days before the matter the subject of same, is considered by Council.*
 7. *Items relating to Development Applications are to clearly indicate the options available to Council, including the practical and legal ramifications of each option.*
 8. *Suggested amendments to a previous draft Development Control Plan, s94 Plan, Conditions of Consent and the like are to be incorporated into the complete document (by italics or underlining) to enable the amendments to be read in context.*
-

Orders of the Day

3. Notice of Motion - Cr Luff

TACTIC and TEDC

TACTIC, TEDC

That Council reviews the functions and performance of TACTIC and TEDC. Council officers be asked to bring forward a report outlining the service and benefits each has provided to the Tweed community or sections of the community over the last two years. The report should identify funds and grants or other income sources received by those organisations, its past, current and proposed activities; the cost of carrying out those activities; and any proposals or contingencies which may change the organisation.

4. Notice of Motion - Cr Luff

Community Service Programs

Government Grant - Community Options, Disabled Matters

That Council officers bring forward a report outlining some of the programs Council manages or participates in, for which Federal or State funds are given to Council expressly so it may provide, or assist in providing, some service or benefit to people in Tweed Shire. The report is to focus on community programs related to public transport; support for those who are disabled, disadvantages or isolated; recreation, fitness or culture; training, education or employment; or safety.

Orders of the Day

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