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Schedule of Outstanding Resolutions

20 SEPTEMBER 2000

REPORTS FOR DIRECTOR ENVIRONMENT & COMMUNITY SERVICES

27. **Awnings over Footpaths - Risk Management Policy and Procedures**
Building Code, Risk Management

335

Cr Luff

Cr Marshall

RESOLVED that Council develops an appropriate Risk Management Policy in conjunction with advice from Council's solicitors.

Current Status: Draft Policy to be completed in conjunction with Council's Risk Manager.

21 FEBRUARY 2001

REPORTS FROM DIRECTOR ENGINEERING SERVICES

11. **Tweed Valley Flooding 2 - 4 February 2001**

Floods, SES

766

Cr Boyd

Cr Carroll

RESOLVED that:-

1. This report be received and noted.
2. Councillors interested in viewing the ENVIROMON Program contact the Manager Water who will arrange demonstrations.
3. The Director Engineering Services brings forward a report with recommendations as to the conduct of a flood awareness program.
4. Council co-operates in a joint public meeting with the SES.

Current Status: Report being prepared for Item 3. Other items completed.

Schedule of Outstanding Resolutions

21 MARCH 2001

REPORTS FROM DIRECTOR ENVIRONMENT & COMMUNITY SERVICES IN COMMITTEE

5. Dilapidated Structures - Tumbulgum

PF0460/270 Pt1

Confidential Nature of This Item: The Local Government Act 1993 Clause 10A(2) (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege

C161

That Council:-

1. Undertakes the work to
 - a) Connect the dwelling situated at Lots 29/30 Section 2 DP 1223 No. 47-49 Bawden Street, Tumbulgum to the council sewer.
 - b) Demolish and remove the dilapidated/illegal ferneries/pergolas situated at Lots 29/30 Section 2 DP 1223 No. 47-49 Bawden Street, Tumbulgum.
 - c) Remove waste materials and disused motor vehicles as required from Lots 29/30 Section 2 DP 1223 No. 47-49 Bawden Street, Tumbulgum.
2. Receives a further report to be submitted on the matter of the repairs/maintenance to the dwelling situated at Lots 29/30 Section 2 DP 1223 No. 47-49 Bawden Street, Tumbulgum.
3. Raises a debt against the property to recover all costs.

Current Status: Dilapidated structures, ferneries/pergolas, waste materials and motor vehicles removed. Sewer connection being organised.

18 APRIL 2001

REPORTS FROM DIRECTOR ENGINEERING SERVICES IN COMMITTEE

3. Houses on Road Reserve - Reserve Creek Road

R4660 Pt3

Confidential Nature of This Item: The Local Government Act 1993 Clause 10A(2) (a) personnel matters concerning particular individuals

C188

That Council enters into confidential discussion with each of the occupants of the premises referred to in the report prior to reporting back to council on a proposed course of action.

Current Status: To be completed

Schedule of Outstanding Resolutions

20 JUNE 2001

ORDERS OF THE DAY

1. **Main Street Program - Funding Options**
Notice of Motion, Wollumbin Street, Street Scaping - M'bah

1200

Cr Marshall

Cr Boyd

RESOLVED that the General Manager be requested to investigate funding options with the view of preparing draft concept plans for the re-development of Wollumbin Street, Murwillumbah, under the Main Street Program.

Current Status: To be finalised.

4 JULY 2001

REPORTS FROM SUB-COMMITTEES

1. **Minutes of the Community Cultural Development Committee Meeting held Thursday 31 May 2001**
Cultural Development – Advisory Committee
3. **Festivals Policy**
Cultural Development – Advisory Committee

1242

Cr Polglase

Cr Marshall

RESOLVED that Council's Cultural Advisory Committee calls a meeting of all the existing shire-wide festival organisers for a round table discussion to determine current needs and ways to initiate long-term and sustainable audience development.

Current Status: Meeting to be arranged in October/November following completion of festivals.

ORDERS OF THE DAY

1. **Wardrop Valley Land**
Notice of Motion; PF5810/305

1257

Cr Beck

Cr Carroll

RESOLVED that a report be brought forward identifying all options considered to this point for the use of Wardrop Valley land.

Current Status: To be finalised.

Schedule of Outstanding Resolutions

1 AUGUST 2001

REPORTS FROM DIRECTOR CORPORATE SERVICES

9. Local National Award Winners - Recognition

Civic Awards, Plaques

55

Cr Boyd

Cr Lawrie

RESOLVED that consideration be given to establishing local achiever recognition plaques to be located within the Murwillumbah Civic & Cultural Centre, together with criteria for determination of recognition.

Current Status: Criteria being developed.

5 SEPTEMBER 2001

ORDERS OF THE DAY

3. Signs - Casuarina Beach

Notice of Motion, Regulatory Signs, Beaches - Dune Care

186

Cr Polglase

Cr Davidson

RESOLVED that a report be brought forward to Council, in consultation with the Casuarina Beach Management Committee, for suitable signs and/or a strategy to encourage the protection of the environment at Casuarina Beach.

Current Status: To be discussed at the next meeting of the Casuarina Beach Dune Monitoring Committee.

Schedule of Outstanding Resolutions

19 SEPTEMBER 2001

REPORTS FROM DIRECTOR DEVELOPMENT SERVICES IN COMMITTEE

1. Unauthorised Works - Kings Forest

DA1740/37

Confidential Nature of This Item: The Local Government Act 1993 Clause 10A(2) (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege

C56

That the matter be deferred, with an invitation being given to the owners of Kings Forest and/or their representatives to brief Council as to what they are doing on the subject land as soon as possible.

Current Status: Matter being pursued.

3 OCTOBER 2001

ORDERS OF THE DAY

9. Planting & Maintenance of Littoral Rainforest - Former Border Caravan Park and Other Locations

Trees-Planting, Border Caravan Park, Notice of Motion

303

Cr Boyd

Cr Luff

RESOLVED that Council officers bring forward a report that considers the planting and maintenance of a stand of littoral rainforest along the Boundary Street side of the former Border Caravan Park and other selected locations within this unused open space, the work to be undertaken with the support of one or more of the following agencies – Tweed Landcare Inc, Greencorps, Green Reserve or Work for the Dole.

Current Status: To be finalised.

Schedule of Outstanding Resolutions

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Mayoral Minute

Councillors,

1. Friendship Force – South West Florida USA

Friendship Force

Thursday 4 October greeted a group of 22 visitors from the Friendship Force in South West Florida and neighbouring areas.

2. Bilambil Sports Ground

Bilambil Sports Ground

Thursday 4 October carried out site inspection at Bilambil Sports Ground.

3. Lend Lease – The Anchorage

The Anchorage

Friday 5 October at Tweed Heads Civic Centre met with representatives from Lend Lease concerning aspects of The Anchorage.

4. Burringbar Fire Control

Emergency Services

Saturday 6 October met with the Minister for Emergency Services at Burringbar Fire Control Centre.

5. Tweed Chamber of Commerce

Councillors' Invitations

Tuesday 9 October attended Business Breakfast at Tweed Heads Bowls Club organised by the Tweed Chamber of Commerce.

Mayoral Minute

ATTENDANCE AT CONFERENCES/SEMINARS:

- **9 October** – Don Buckley, Director Environment & Community Services attended a Seminar at Brisbane (4.30 – 7.15 pm) “Expanding Ways to Describe & Assess Aircraft Noise”
- **9-12 October** – Ian Carpenter, Director Corporate Services attended the SIA Visions Conference in Cairns

INVITATIONS ACCEPTED:

- Thursday 11 October: Murwillumbah Railway Station – Australasian Railway Association launch of “Getting Australia On Track” (a plan for better roads and rail)
 - Friday 12 October: Greenhills on Tweed – Tweed Training & Enterprise 21st Birthday Cocktail Party
 - Sunday 13 October: THCC – Coolangatta Chess Club Festival and Prize Giving
Twin Towns Services Club – ClubsNSW Annual Dinner
 - Thursday 18 October: THCC – Citizenship Ceremony
 - Friday 19 October: Murwillumbah Council – 19 visitors from Friendship Force Kansas USA
 - Friday 26 October: Uki Sports Ground – Cystic Fibrosis Week Celebrations
 - Saturday 27 October: Gold Coast Indy Race (guest GC Bulletin)
 - Sunday 28 October: Gold Coast Indy Race (guest GC Tourism Bureau)
-

Items Deferred

ITEM DEFERRED FROM MEETING 3 OCTOBER 2001

REPORTS FROM DIRECTOR DEVELOPMENT SERVICES

- 1. The Demolition of an Existing Garage, Erection of a Dwelling House and the Creation of a Two (2) Lot Residential Subdivision at Lot 1 DP 372097 No. 67 Charles Street, Tweed Heads*

DA1041/420 Pt1

243

Cr Beck

Cr Marshall

RESOLVED that this item be deferred to allow the applicant to address Community Access.

1. ORIGIN: Development Assessment Unit

FILE REF: DA1041/420 Pt1

REPORT TITLE:

The Demolition of an Existing Garage, Erection of a Dwelling House and the Creation of a Two (2) Lot Residential Subdivision at Lot 1 DP 372097 No. 67 Charles Street, Tweed Heads

SUMMARY OF REPORT:

The land to which the proposed development relates to is located at the corner of Second Avenue and Charles Street Tweed Heads. The subject land is in the 2(a) Low Density Residential zone and is surrounded by single dwelling houses on adjoining allotments.

The neighbourhood contains two unit developments under the Tweed Local Environmental Plan 1987, and was zoned for Medium Density Residential development. With the commencement of the Tweed Local Environmental Plan 2000 the subject land and neighbourhood were zoned 2(a) Low Density Residential.

The proposed development applies for variations and concessions from the LEP, Development Control Plans and policies. Through advertising, submissions were received objecting to the proposal and the variations being sought. The following report recommends refusal.

RECOMMENDATION:

That Development Application 0750/2001DA for the demolition of an existing garage, erection of a dwelling house and the creation of a two (2) lot residential subdivision at Lot 1 DP 372097 No. 67 Charles Street, Tweed Heads be refused for the following reasons:-

Items Deferred

1. The proposal is not consistent with the zone objectives (79C(1)(a)(i) Clause 11 Tweed Local Environmental Plan 2000).
2. The proposal does not comply with the minimum lot size requirements (79C(1)(a)(i) Clause 11 Tweed Local Environmental Plan 2000).
3. The proposal does not comply with dual occupancy requirements (79C(1)(a)(iii) Development Control Plan No. 44 Clause 2.2(b)(ii).
4. The proposal exceeds the floor space ratio requirements (79C(1)(a)(iii) Development Control Plan No. 6 Clause 3.1.3).
5. The proposal does not comply with the building line requirements (79C(1)(a)(iii) Development Control Plan No. 6 Clause 3.2.1).
6. The proposal is over development of the subject land (79C(1)(c)).
7. The proposal is in conflict with the local residential amenity (79C(1)(b)).
8. The proposed development is not in the public interest (79C(1)(e)).

Items Deferred

REPORT:

Applicant: Mr D & Mrs L Sharpe
Owner: Mr Daniel J Sharpe
Location: Lot 1, DP 372097 No. 67 Charles Street, Tweed Heads
Zoning: 2(a) Low Density Residential
Cost: \$140,000

BACKGROUND

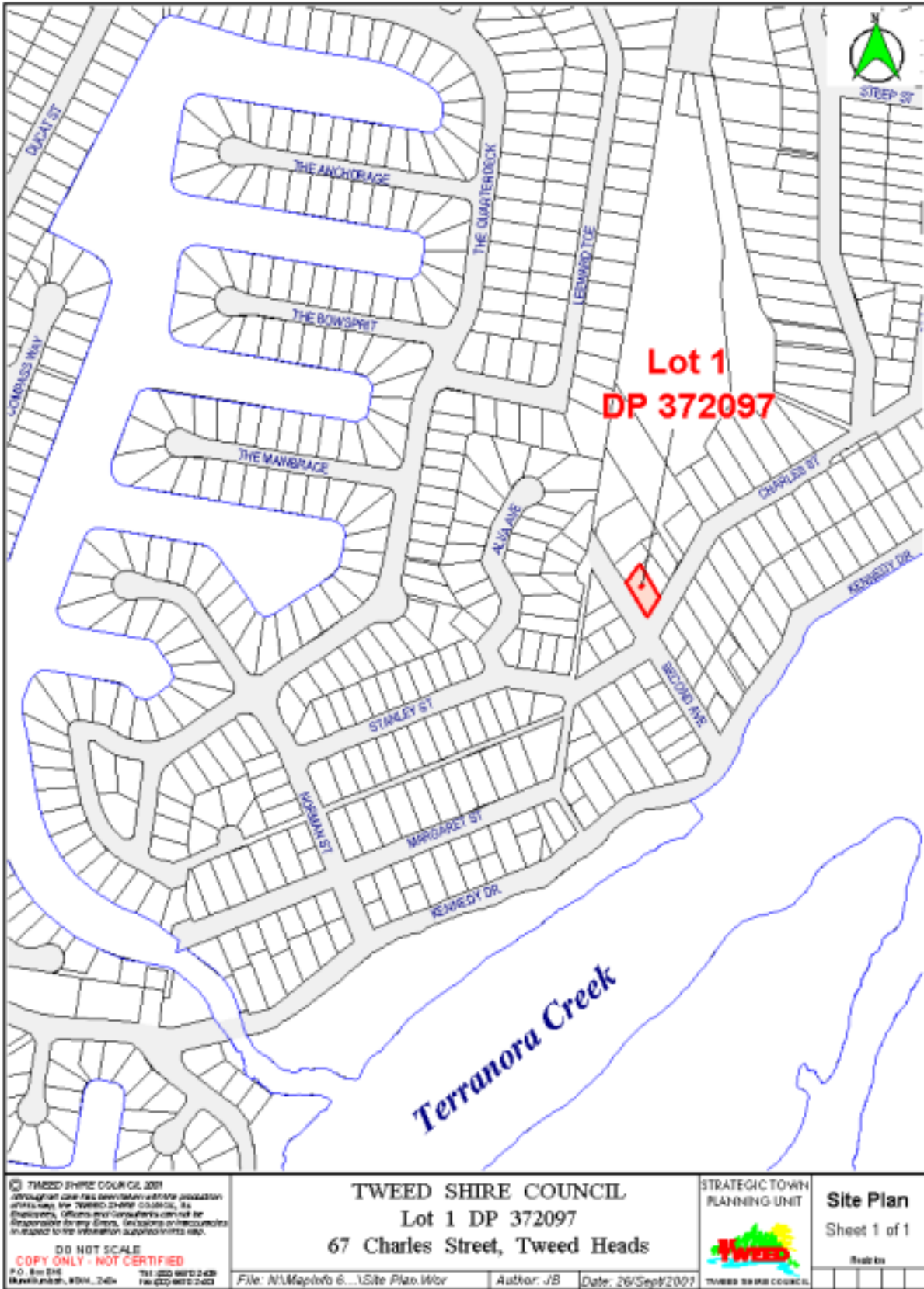
Council is in receipt of a development application for the erection of a dwelling and two lot subdivision at the corner of Second Avenue and Charles Street, Tweed Heads. The proposal involves the creation of Lot 1 being 310m² and Lot 2 being 531m². Both of the proposed allotments would gain access from Second Avenue.

Proposed Lot 2 would contain the existing dwelling house and two on site car parking spaces of a stacked formation. Proposed Lot 1 would contain the proposed dwelling house as submitted with the application. The proposed dwelling house is two storey rendered brickwork with a flat metal roof, contemporary in design. The proposed dwelling would accommodate a double garage for on site car parking.

The proposal is accompanied by an objection to the minimum lot size for the zone under State Environmental Planning Policy No. 1 – Development Standards. The proposal also applies for a variation to Council's building line. There are non compliances with other development control plans detailed in the following report.

Items Deferred

SITE DIAGRAM



Items Deferred

CONSIDERATIONS UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

(a) (i) **The provisions of any environmental planning instrument**

Tweed Local Environmental Plan 2000

The subject land is zoned 2(a) Low Density Residential under the provisions of the Tweed Local Environmental Plan 2000 (TLEP). The primary objective of the zone is:

“to provide for and maintain a low density residential environment with a predominantly detached housing character and amenity.”

Further the relevant secondary objective is:

“to allow some diversity of housing types provided it achieves good urban design outcomes and the density, scale and height is compatible with the primary objective.”

In considering the proposed development Clause 8 of the TLEP provides the consent considerations for development being:-

- a) It is satisfied that the development is consistent with the primary objective of the zone within which it is located, and
- b) It has considered those other aims and objectives of this plan that are relevant to the development, and
- c) It is satisfied that the development would not have an unacceptable cumulative impact on the community, locality or catchment that will be affected by its being carried out or on the area of Tweed as a whole.

A low density residential environment is the intended development for the subject land. The proposal is for a detached dwelling however further examination of the TLEP reveals that the proposal is not at the density provided for in Clause 11.

With the proposal being at a higher density than provided by the plan it is considered that the proposal is not consistent with the primary objective in terms of resultant density and therefore is in conflict with the primary objective of the zone.

The proposed development does not achieve the density outcomes as intended by the secondary objective of the zone thereby further limiting the opportunity for the proposal to be favourably considered.

It is acknowledged that the proposed development does not in itself prevent the objectives of the zone being achieved on other 2(a) Low Density Residential land. The constraints are further examined in this report concurring that the proposal is unsuitable for the subject land for site limitation reasons.

These site limitations are considered to result in an unacceptable impact on the community and locality in the area.

Items Deferred

It is considered that the proposal does not wholly satisfy the consent considerations as provided by 8(1) of the LEP and therefore development consent is not recommended by this report.

Clause 11 of the TLEP provides, in the case of land zoned 2(a), for a minimum lot size of 450m² for a dwelling house, or dwelling unit in a multi dwelling housing development. The subject land has an area of 841m², rather than the required minimum of 900m² by the TLEP. This equates to a short fall of 59m² and as a result the development is at a higher density than the LEP intends.

The applicant has submitted an objection under State Environmental Planning Policy No. 1 in relation to the minimum lot size.

Clause 15 of the LEP ensures the availability of essential services to development sites prior to consent for development. The subject land is fully serviced and it therefore is not considered to be limitation of the subject land.

Clause 16 of the LEP ensures the height of development on land is appropriate to its location. The subject land has a three storey height limitation to which the proposed development complies.

State Environmental Planning Policies

State Environmental Planning Policy No. 1 – Development Standards

The proposed development is accompanied by an objection to the 450m² allotment size. The applicant contends that the objective of the development standard is to achieve a low density neighbourhood with a single dwelling character, which the proposal achieves. The applicant contends that the proposal is consistent with the development standards for the following reasons.

1. *The development standard is an arbitrary planning tool designed to assist in achieving the zone objectives.*

Comment

The minimum allotment size is based on adequate provision of open space and vehicle parking and access to property as well as the footprint of a dwelling of contemporary proportions while still affording privacy to adjoining properties. This measurement is not arbitrary in that it is founded on the size of contemporary dwelling houses.

Further, as the 450m² is referred to in Clause 11 (Land Use Table) it is not a development standard but a prohibition and therefore Council cannot approve the proposal. Notwithstanding this the following assessment and comment is provided in relation to the objection.

2. *The locality is characterised by a mix of detached houses (on the adjoining lots) and relatively recently approved medium density housing development on adjacent lots to the north and west. The erection of a multi-dwelling housing development comprising 2 dwellings would be compatible with the existing character and amenity of the locality.*

Items Deferred

Comment

The subject land is located at the corner of Second Avenue and Charles Street. Properties immediately adjoining and opposite the subject land contain single dwelling houses. There are two multi dwelling house developments on a parcel to the west and north as identified by the applicant. These sites have been developed under development consents of 1988 and 1998 under the Tweed Local Environmental Plan 1987. Each of these development sites were significant in area with 2106m² and 5054m² respectively. Under the current planning scheme each of these sites would have supported multi dwelling housing.

The land use in the immediate locality has been developed consistent to the standards of the statutory instruments in force at the time, and as such it is not considered to be a justification to vary the statutory provisions of the current planning scheme.

- 3. The variation in area requirements is 59m² which is numerically insignificant. This equates to an actual density of 1 dwelling per 420.5m² of the site area, or 6.5% above the required maximum. The variation is numerically insignificant and of no planning consequence.*

Comment

In numerical standards a variation of 59m² is not significant. However this fails to acknowledge that the proposed subdivision is for two lots being 310m² and 531m². Proposed lot 1 is 140m² under the minimum lot size and relies on a building line variation to support the 260m² dwelling house. The planning consequence of this is over development of the site and the amenity impacts such creates.

- 4. The proposed new dwelling generally complies with the requirements of Development Control Plan No. 6 – Multi Dwelling Housing or, any variations are justified in the circumstance. The contemporary design and architectural style of the building is also generally compatible with the existing dwellings within the locality and the built form of the area having regard to the need to limit the buildings height to preserve views from the adjoining dwelling in Second Avenue.*

Comment

Variations sought under DCP's are further assessed in this report.

- 5. Establishment of a multi-dwelling housing development on the site is consistent with ecologically sustainable development principles and urban consolidation objectives in that more efficient use of urban infrastructure is achieved and urban sprawl is reduced.*

Comment

The TLEP provides for areas of 2(b) Medium Density residential development. In these areas urban consolidation is an objective in accordance with relevant DCP's. The importance of urban consolidation is reflected in the planning instrument and should not be undermined by non compliant development.

Items Deferred

6. *The site was zoned 2(b) Medium Density under the now repealed Tweed LEP 1987 and is conveniently located in relation to bus routes (Kennedy Drive approximately 150m) and the Tweed Heads commercial area (approximately 1km).*

Comment

The land is zoned 2(a) Low Density Residential. Previous zoning provisions are no longer relevant to the site and its development.

7. *The proposal is consistent with the zone objectives and in particular achieves good urban design outcomes and provides for a diversity of housing types.*

Comment

It is contended that the proposal is not consistent with the zone objectives in that it is not low density (as established by a 450m² minimum lot size), relies on a building line variation not consistent with adjoining development, and over develops the site with proposed lot 1 exceeding floor space ratios.

8. *Upholding the objection and granting consent to the development application would be consistent with the aims of the policy and relevant objectives of the Act.*

Comment

The minimum lot size of 450m² for a low density residential area is considered to be necessary and relevant in achieving the objectives of the TLEP, and therefore should not be varied.

(a) (ii) The Provisions of any Draft Environmental Planning Instruments

State Environmental Planning Policy No. 1 – Development Standards has an amendment currently on exhibition. The exhibition version of the amendment of SEPP1 does not vary the instrument in relation to the proposed development.

The Department of Urban Affairs and Planning have previously advised in the case of a rural subdivision that the provisions of the zoning table are a prohibition and not able to be varied by SEPP1. As the proposal also involves the application of the policy to the land use table it is not considered that SEPP1 can be used for the proposed development.

(a) (iii) Development Control Plans (DCP's)

Development Control Plan No. 2 – Site Access and Car Parking

DCP 2 requires 2 car parking spaces per unit. The proposed lot 1 and dwelling would accommodate these in the double garage whereas on proposed lot 2 the existing dwelling has proposed 2 spaces stacked with car ports.

Stacked parking is not in accordance with the DCP. On inspecting the site it was evident that an alternative hard stand area could be located on proposed lot 2 resulting

Items Deferred

in a more desirable parking arrangement. Should approval be considered, a condition reflecting this would be imposed.

Development Control Plan No. 6 – Multi Dwelling Housing

The site planning and layout provisions of DCP 6 were taken into account in designing the proposed dwelling. The applicant contends that the proposed dwelling has minimal impact on views from adjoining properties, one of the issues raised in the objections received.

The following table details the further standards required by DCP 6 for the proposed development.

Standard	Requirement	Complies/variation
Floor Space Ratio	Max. 0.5:1.0	Variation sought, proposal is at 0.65:1.0.
Site Density	1 dwelling /450m ²	Variation sought, proposal is for 1 dw/310m ²
Landscaped Area	80m ² per dwelling = 160m ²	Complies as 250m ² available.
Front Setback	6.0m setback	Variation sought at 3.0m and 4.5m from Second Avenue.
Building Envelope	45° from 3.5m above finished ground level	Seeking minor variations due to house design.
Useable Open Space	20% of the site area and an area of 25m ² with a minimum dimension of 4.0m.	Complies
Car Parking	1.5 spaces per dwelling	Possible to comply if proposed plan is modified.

The proposed development seeks a number of variations to the DCP requirements. These requirements may individually be minor, however the composite effect of these variations is over development of the site. The following building line variation report is provided from Council's Building services Unit.

Building Line Variation

The proposed subdivision would create two allotments being lot 1 with an area of 310m² and lot 2 with an area of 531m². The dwelling which is proposed to be constructed on proposed lot 1 is two storey brick veneer with a flat metal roof. Due to the small size of the proposed lot 1 it is proposed to construct this dwelling with a building line to second Avenue of 3.0m.

Council's Building Line Policy stipulates that "the building line shall be six metres from the parallel to the alignment of each side of the roads and streets within areas zoned

Items Deferred

residential and rural under Council's Local Environmental Plan from time to time in force".

Under the provisions of this policy a variation to the building line will be considered for dwellings only in the following circumstances:

- where the levels or depth of the allotment, or
- where exceptional conditions of the site, or
- where the nature of the building,

make it necessary or expedient to do so. Council will also only consider an application to vary the building line where letters have been received from adjoining property owners raising no objection to the variation.

In this regard, Council's Building Surveyor provided the following comment.

"Levels or depth of the allotment – the proposed lot 1 has not been created yet and therefore creation of a new allotment which relies on a building line variation to be granted to enable a reasonable size dwelling to be constructed thereon is not considered to be appropriate and would conflict with existing building lines/dwelling locations in Second Avenue.

Exceptional conditions of the site – the existing allotment (lot 1 DP372097) has only a moderate slope to Second Avenue and therefore a building line variation cannot be justified on this criterion. There are no other perceivable exceptional conditions of the site which could be argued in support of a building line variation.

Nature of the building – the building which is proposed for the new allotment is two storey brick veneer which has a floor area of 125m². This is not considered to be a large dwelling or a building of exceptional design and therefore would not warrant a variation to the building line.

Concurrence of adjoining property owners – as part of the approval process for this application all adjoining and affected property owners were notified and at the time of writing this report four letters and a petition signed by 8 residents has been received lodging various objections to this proposal.

Concurrence therefore of adjoining property owners has not been satisfied.

The application to vary the building line does not satisfy any of the above criteria and therefore cannot be recommended for approval".

Development Control Plan No. 39 – Energy Smart Housing

The proposed development is accompanied by the required certificate confirming that the proposed dwelling and hot water system would comply with requirements.

Items Deferred

Development Control Plan No. 44 – Dual Occupancy

DCP 44 requires dual occupancy corner allotments on land zoned 2(a) Low Density Residential to be minimum of 1000m². In response to this the applicant contends that there is an inconsistency between TLEP requiring 900m² and the DCP 1000m². In this respect a variation is sought.

The subject land is 841m² being 159m² short of the DCP requirement. In assessing the proposed development it is evident that the 1000m² nominated in DCP 44 is not arbitrary, as the applicant contends, when considering all of the variations and relaxations required for the proposed development to success in securing development consent.

(b) The likely impacts of the development and the environmental impacts on both the natural and built environments and social and economic impacts in the locality

The proposed development is not considered to result in any adverse impact to the natural environment. The subject land is devoid of any native vegetation or habitat.

The proposed development involves a variation to the building line that is considered to be an adverse impact on the built environment, and through the visual prominence of the proposed development the streetscape would be impacted upon.

Submissions received by Council allege that the proposed development will result in an economic impact through property values reducing and it is also considered that the loss in residential amenity through non compliance with the TLEP and DCP 6 there would be an adverse impact on the social expectation of the local community.

(c) Suitability of the site for the development

The subject land is not considered to be suitable for the proposed development as it is not adequate to support the proposed development without the detailed variations from the planning instrument and development control plans.

In addition, Council's Environmental Health Surveyor has requested further information be provided in relation to contamination of the site by way of a preliminary site assessment report in relation historical use of the site and any likely contaminants. Depending on the results of this investigation the site may have further limitations in terms of suitability for the proposed development.

The subject land is not of adequate are to support the proposed development.

(d) Any submissions made in accordance with the Act or Regulations

The proposed development was advertised for fourteen (14) days in accordance with Council policy. During this period Council received 4 written submissions by way of objection and one petition containing 8 signatures from adjoining residents. The following table details the issues raised and the applicant's response.

Items Deferred

Issue	Assessment	Comment
Reduction in property values	<p>The applicant contends that adjoining medium density development have not reduced the property values in the locality.</p> <p>This issue was raised on the basis of loss of view and residential amenity.</p>	<p>As contended by the applicant, property values and the impact of development is relatively difficult to substantiate.</p> <p>The proposal does not warrant refusal on this issue.</p>
Loss of View	<p>The views currently afforded to 4A Second Avenue will change as part of the proposal. The applicant contends that the dwelling design with a flat roof provides more view than a pitched roof and that the proposed dwelling could be dropped a further 0.3 metres to provide more view should Council consider such necessary.</p> <p>The Owner of 4A Second Avenue has imposed the RL level of the proposed dwelling on a photograph of the view revealing the level of view loss.</p>	<p>The accuracy of both the proposed plans and the submission made illustrating the views lost may require scrutiny.</p> <p>It is apparent that views will be modified and possibly lost in part from 4A Second Avenue.</p> <p>This issue alone does not warrant refusal of the proposed development, however such does adversely affect the residential amenity in the locality.</p>
Traffic impacts on local road network	<p>The applicant has stated that the intersection of Charles Street and Second Avenue has only had one minor traffic incident recorded since 1990 and that a further seven daily vehicle movements as generated by the additional dwelling will have a negligible effect.</p> <p>From a site inspection it is evident that Second Avenue has a relatively high number of residents occupying the cul de sac, and that a further dwelling will increase the</p>	<p>Council's Traffic Engineer has advised that the local road network is adequate to accommodate this proposal</p>

Items Deferred

Issue	Assessment	Comment
	level of traffic usage further.	
Increase in car parking on street	<p>The proposed development includes on site car parking which should therefore prevent further car parking on the street.</p> <p>Second Avenue does not have the ability to accommodate any further vehicles parking in the street so the site will be required to provide its own spaces for access.</p>	This issue alone does not warrant refusal of the application.
Loss of sunlight and overshadowing	The applicant acknowledges that there may be a reduction in sunlight to 4A Second Avenue during the winter morning however this has not been quantified with shadow diagrams. Rather the applicant has stated that this will not be significant.	<p>Loss of sunlight in winter months is a significant impact on residential amenity of adjoining properties. The extent of overshadowing has not been quantified and as such the level of impact is difficult to ascertain.</p> <p>This issue alone does not warrant refusal of the application however such does adversely affect the residential amenity of the location.</p>
Loss of Privacy	<p>The applicant has stated that the proposed dwelling is located a minimum of one metre from the side boundaries and that the existing fence is 1.8 metres high, thereby providing privacy screening to the ground floor areas of the adjoining and proposed development.</p> <p>The first floor terraces are located on the eastern side and overlook the existing dwelling on the subject land. The applicant has submitted that should Council consider necessary the windows on the</p>	<p>It is envisaged that through the location of an additional dwelling in this area there will be a level of privacy loss on adjoining properties.</p> <p>The proposed screening to northern elevation should be undertaken if Council considers consent is warranted.</p> <p>Loss of privacy alone is not an issue for refusal of the application however such compounds the loss of residential amenity in the area.</p>

Items Deferred

Issue	Assessment	Comment
	northern elevation could be screened to afford privacy to the adjoining property on the northern side.	
Proposed dwelling is out of character with the area	<p>The proposed dwelling is of a flat roof design as opposed to a pitched roof and is contemporary in design.</p> <p>There are medium density developments in the locality. And the applicant also contends that the building line variation provides variety and interest to the streetscape and is a positive contribution to the area.</p>	<p>The contemporary design of the dwelling house would not be an issue if the proposed development was setback in accordance with the building line, providing visual relief to the street, rather than presenting the bulk of the dwelling. The dwelling itself is no more bulky than adjoining residences.</p> <p>The existing medium density developments are in the immediate locality but do not adjoin the site.</p> <p>The building line variation results in the propose dwelling being more prominent in the streetscape.</p> <p>The proposed development warrants refusal on this issue.</p>
Non compliance with Dual Occupancy DCP	The applicant has accompanied the application with a SEPP 1 Objection as addressed in this report.	The proposal is considered to warrant refusal for this reason.

(e) **Public interest**

The proposed development raised some objection during advertising that would indicate that the proposed development is not in accordance with the general public interest in the locality.

Through the over development of the subject land it is considered that there are various aspects of the proposal such as the building line variation, increase in floor space ratio for the site, and loss of views/privacy that amount to an impact on an adverse impact to the public interest. As such it is recommended that the proposal not be supported.

Items Deferred

OPTIONS

1. Refuse the proposed two lot subdivision and erection of dwelling house.
2. Defer proposal subject to the applicant providing additional information being contaminated site assessment to confirm the suitability of the site for the proposed use, and return to Council for further determination.

LEGAL/RESOURCE/FINANCIAL IMPLICATIONS

Should the applicant be dissatisfied with Council's determination of the proposal a right of appeal would exist to the Land and Environment Court. Similarly, should any person be dissatisfied with Councils processing of the application, a person may under Section 123 of the Environmental Planning and Assessment Act 1979 take action in the Court. Such would be limited to the 'process' and not merit consideration.

CONCLUSION

The proposed two lot subdivision and dwelling house are not considered to be suitable for the subject land due to the site area. The proposal involves the creation of an undersized allotment that through its redevelopment would adversely impact on the residential amenity in the locality.

It is concluded the statutory instrument does not empower Council to approve the proposal as the minimum lot size as referred to in Clause 11 of TLEP 2000.

Further, having regard to the merit considerations it is considered that the application be refused.

Items Deferred

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REPORTS FROM DIRECTOR DEVELOPMENT SERVICES

4. *The Anchorage - Harbour Lot Public Access*
Land Development - Anchorage, Anchorage Footbridge

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Cr Marshall

Cr Luff

RESOLVED that this matter be deferred until the next meeting of Council.

4. **ORIGIN: Administration Services Unit**

FILE REF: Land Development - Anchorage, Anchorage Footbridge

REPORT TITLE:

The Anchorage - Harbour Lot Public Access

SUMMARY OF REPORT:

Council, at its meeting of 18 July 2001 resolved:-

"..... that Council indicates its intention to proceed with the construction of the bridge link connecting the northern and southern sections of The Anchorage foreshore pedestrian pathway and calls for public comment".

Calls for public comment were advertised in the Tweed Link on 7 August 2001 for the period ending Thursday 6 September 2001.

This report summarises comments received during the advertised period.

RECOMMENDATION:

That Council proceeds with the construction of the pedestrian footbridge.

Items Deferred

REPORT:

At its meeting of 18 July 2001 Council considered a report regarding the proposed construction of the bridge link connecting the northern and southern sections of The Anchorage foreshore pedestrian pathway.

Considering the views expressed early in the project history by sections of The Anchorage community regarding residents' safety, noise and amenity issues and continuity of resident and public access to the Harbour Lot, a process to gauge the community's general view was implemented through Council's resolution of 18 July 2001 being:-

"..... that Council indicates its intention to proceed with the construction of the bridge link connecting the northern and southern sections of The Anchorage foreshore pedestrian pathway and calls for public comment".

Calls for public comment were advertised in the Tweed Link on 7 August 2001 for the period ending Thursday 6 September 2001.

A significant number of letters were received commenting on the proposal and a summary of the quantity and types of comments received is as follows:-

OBJECTIONS

Objections to the construction of the bridge link were received from 54 individual objectors, 9 letters of objections from Strata Plan/Owners Corporations/Residents representative groups and 1 Petition containing 24 names.

The issues of most concern to objectors are:-

- Increased risk to the security of residents and residences
- Loss of privacy
- Increase in noise pollution
- Increased opportunity for vandalism
- Litter
- Cost of construction of pedestrian pathway
- Maintenance and ongoing-safety of proposed pathway
- Increase in foot traffic
- Placement of pathway
- Adequate access already available
- Not advised of proposal at time of purchase/advice given that footbridge would not eventuate
- Affect on market value of residences
- Affect on environment
- Impact on lifestyle
- Increase to Public liability/general insurance
- Dog nuisance
- Loss of views
- Inappropriate use of ratepayer's money

Items Deferred

- Other projects should have greater priority and/or need for expenditure

SUPPORT

Support for the construction of the bridge link was received from 41 individuals, 3 letters of support from Strata Plan/Owners Corporations/Residents representative groups and 7 Petitions containing a total of 116 names.

The points raised in support of the proposal include:-

- Would benefit the general public through access to public areas
- Currently no access or restricted access to the main channel
- Would facilitate completion of access around foreshore
- In the Public interest
- Part of approved development for the Anchorage
- Proposal will give residents access to harbour beaches and on to Discovery Point
- Concurs with NSW Coastal Policy 1997
- Fulfils Council's obligation to joint venture

CONCLUSION:

Councillors would be aware that Council's intent was to maintain public access through an easement for a 'right of footway' to the foreshore thereby complying with the development approval process.

However, views expressed by some members of the Anchorage community, regarding residents' safety, noise and amenity issues and continuity of resident and public access to the Harbour lot, are significant.

In view of the number of comments received as a response to Council's resolution of 18 July 2001 and the significance of issues raised in the content of letters, copies of all correspondence received will be tabled at the meeting.

Considering the points raised in those supporting and those opposing Council's intent, it is recommended that Council proceed with the construction of the pedestrian footbridge. This will complete a public pedestrian access around the Harbour Lot in accordance with the original approval criteria as outlined in the land transfer from the State to Council.

Should Council adopt this recommendation a further report will be prepared and will consider funding options, the type of structure and timing of its installation.

Items Deferred

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REPORTS FROM DIRECTOR ENGINEERING SERVICES

12. Tweed Road Contribution Plan Amendments, SEPP5 and Fast Food Outlets

GT1/S94/4 Pt4

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Cr Brinsmead

Cr Youngblutt

RESOLVED that this item be deferred to allow this item be the subject of a Workshop.

12. ORIGIN: Planning & Design Unit

FILE REF: GT1/S94/4 Pt4

REPORT TITLE:

Tweed Road Contribution Plan Amendments, SEPP5 and Fast Food Outlets

SUMMARY OF REPORT:

It is proposed to add trip generation rates for housing of older people or people with a disability (SEPP5) and rates for fast food outlets to the trip generation table of the Tweed Roads Contribution Plan (TRCP).

Draft version 4.4 of the TRCP has been prepared to implement the changes. The draft plan has been exhibited and no submissions have been received. It is proposed to adopt the draft plan as exhibited.

RECOMMENDATION:

That Council, in accordance with clause 31 of the Environmental Planning and Assessment Regulation 2000, approves the draft Tweed Road Contributions Plan (Contributions Plan No 4 - Version 4.4) in the form it was publicly exhibited.

Items Deferred

REPORT:

1. BACKGROUND

The current version of Tweed Road Contribution Plan No 4 - *Version 4.3* was adopted by Council to include intersections at Kings Beach as local works and was adopted by Council on 20-9-2000 taking effect on 3-10-2000.

The Section 94A Direction that prohibited Councils from levying Section 94 contributions on State Environmental Planning Policy No. 5 (SEPP 5) - Housing for Aged or Disabled Persons was repealed on 3 May, 2001, enabling councils to levy Section 94 contributions for SEPP 5 developments. In conjunction with the repeal, the Department of Urban Affairs and Planning has released guidelines regarding the levying of contributions on housing for the aged and disabled, particularly in relation to the anticipated development creating a need for a particular public facility. These guidelines emphasise the nexus that is required between the new development and the need/demand for public services. In the TRCP the demand is based on the expected number of trips that will be generated from a development.

At present the TRCP contains a trip generation rate for conventional restaurants, but, there is no rate for the popular fast food (mostly chain/franchise) outlets that are characterised by: generic menus; quick turnover; high proportion of takeaway; and drive through capability. The proposed amendment will add a trip generation rate for this class of development.

2. PROPOSED SEPP5 GENERATION TRIP RATES

State Environmental Planning Policy No.5 (SEPP5) defines "*housing for older people or people with disabilities*" as "*means residential accommodation which is or is intended to be used permanently as housing for the accommodation of older people or people with a disability which may consist of a residential care facility, a hostel or a grouping of 2 or more self-contained dwellings, or a combination of these, but does not include a hospital.*"

The above refers to three types of development:- 1 - Residential care facility:- 2 hostel and:- 3 self contained dwelling. These are further defined in SEPP5 as:-

“residential care facility” means accommodation for older people that includes:

- (a) meals and cleaning services, and*
- (b) personal care or nursing care, or both, and*
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, not being a dwelling, hospital or psychiatric facility.*

“hostel” means residential accommodation housing older people or people with a disability where cooking and dining, laundering, cleaning and other facilities are provided on a shared basis and where a person having nursing or social work experience or other similar experience provides services.

“self-contained dwelling” means a dwelling or part of a building, whether attached to another dwelling or not, housing older people or people with a disability, where private facilities for

Items Deferred

cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part may be provided on a shared basis.”

It is generally conceded that due to the age and retired characteristics of residents that SEPP5 development will have a lower trip generation rate than conventional housing or unit development. It is also conceded that where community/recreational facilities are provided on site that this will further reduce trip generation off the site.

Table 7.1 of the TRCP currently has the following trip generation rates for residential development:-

No	Landuse	Daily Trip Rate	Unit per
1	Detached Housing	6.5	Household
2	Unit Development	3.9	Unit

Given the demographic characteristics of SEPP5 development residents and the optional availability of onsite community facilities, the following concessional trip generation rates are proposed:-

No	Landuse	Daily trip rate	Unit per
2.1a	Residential care facility	2	Occupant
2.1b	Hostel	2	Occupant
2.1c	Self contained dwelling with onsite community facilities (community meeting rooms, recreation/sports facilities, library/reading rooms etc)	2.5	Dwelling
2.1d	Self contained dwelling, No onsite community facilities (apart from communal laundry, washing)	3	Dwelling

3. PROPOSED FAST FOOD OUTLET TRIP GENERATION RATES

Table 7.1 of the TRCP currently has the following trip generation rate for restaurants:-

Items Deferred

No	Landuse	Daily Trip Rate	Unit per
23	Restaurant	60	100m ² GLA

A denotes area of floor space in m² Gross Lease Area (GLA)

There is currently no specific rate for popular fast food (mostly chain/franchise) outlets that are characterised by: generic menus; quick turnover; high proportion of takeaway; and drive through capability. The proposed trip generation rate for these fast food outlets (based on local traffic reports and RTA information) to be inserted into Table 7.1 is:-

No	Landuse	Daily trip rate	Unit per
23.1	Fast food outlet with associated drive through capability	200	100m ² GL A

Table 7.2 of the TRCP provides “Modification Factors” which make an allowance (deduction) for shared purpose journeys. The TRCP currently provides a modification factor of 0.8 for “Fast Food not included in shops”. It is proposed to replace this modification factor, to bring it into line with RTA experience, proposed rates are shaded, rates to be deleted are in strike through:-

Table 7.2 Modification Factors for Specific Land Uses

Category of Land Use
Contribution Modification

~~Fast Food not included in Shops~~
~~0.8~~

Fast food outlet with drive through facility
0.65

4. DRAFT VERSION 4.4 AMENDMENTS TO SECTION 94 CONTRIBUTION PLAN NO. 4 - TWEED ROAD CONTRIBUTION PLAN

The following amendments were included in draft version 4.4 of the plan.

- (a) Amend Table 7.1 - Trip Generation Rates by Land Use by inserting the following:-

Items Deferred

No	Landuse	Daily trip rate	Unit
2.1	Housing for older people or people with disabilities (SEPP5)		
a	Residential care facility	2	Occupant
b	Hostel	2	Occupant
c	Self contained dwelling with onsite community facilities (community meeting rooms, recreation/sports facilities, library/reading rooms etc)	2.5	Dwelling
d	Self contained dwelling, No onsite community facilities (apart from communal laundry, washing)	3	Dwelling
23.1	Fast food outlet with associated drive through capability	200	100m2GL A

- (b) Amend Table 7.2 - Modification Factors, by deleting the following struck through item and adding the following shaded item:-

TABLE 7.2 MODIFICATION FACTORS FOR SPECIFIC LAND USES

Category of Land Use *Contribution Modification*

~~Fast Food not included in Shops~~

~~0.8~~

Fast food outlet with drive through facility

0.65

- (c) Amend “CONTRIBUTION PLAN No 4 VERSIONS/EDITIONS” by adding:-

“Version 4.4 amends the trip generation rates table by the addition of rates for SEPP5 development and fast food outlets.”

Items Deferred

5. PUBLIC EXHIBITION AND ADOPTION OF PLAN

Draft version 4.4 of the plan was publicly exhibited for 28 days commencing 14 August 2001. No submissions or objections have been received. It is proposed that version 4.4 be adopted without further amendment.

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 90 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 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.

Reports from Director Development Services

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Reports from Director Development Services

1. **ORIGIN:** Development Assessment Unit

FILE REF: DA1070/840 Pt2

REPORT TITLE:

Amendment to Development Consent 95/442 for the Erection of a Manufactured Home Estate and Amendment to Development Consent K99/1447 for a 20 Site Expansion of an Existing Manufactured Home Estate at Lot 180 DP 850476, Lot 1 DP 348858 Chinderah Road, Kingscliff

SUMMARY OF REPORT:

The subject site contains a manufactured home estate and is known as Noble Lakeside Park. The subject applications seek to amend/delete conditions regarding the setback of dwellings from the sewer line, the provision of a 3 metre buffer from site boundaries and the creation of an easement for batter support over an adjacent property.

RECOMMENDATION:

That :-

1. Section 96 Application No. 0079/2001S96 to modify Development Consent K99/1447 for a 20 site expansion of an existing manufactured home estate at Lot 180 DP 850476, Lot 1 DP 348858 Chinderah Road, Kingscliff be approved by amending the conditions as follows:-

Condition 8:

All dwellings to be 1.0m clear of sewer lines.

2. Section 96 Application No. 0080/2001S96 to modify Development Consent 95/442 for the erection of a manufactured home estate at Lot 180 DP 850476, Lot 1 DP 348858 Chinderah Road, Kingscliff be approved by amending the conditions as follows:-

Condition 29(ii)

Compliance with all requirements of Council's Environment & Community Services Division, specifically including the following matters:

All dwellings to be 1.0m clear of sewer lines.

Condition 37(b)

The creation of easements for services, rights of carriageway and restrictions as to user as may be applicable under Section 88B of the Conveyancing Act including the following:

An easement for batter support over Lot 4 DP 727425. Alternative arrangements as provided by Condition 39 may be pursued subject to the approval of the Director of Development Services.

Reports from Director Development Services

Additional Condition No. 39:

In the event that the easement for support required in accordance with Condition 37(b) is not created, the following information is required to be submitted for the approval of the Director of Development Services and the work undertaken prior to the construction of any manufactured homes on sites adjacent to the southern boundary.

- a) The batter for the fill adjacent to the southern boundary is to be contained within the subject property and certification from a Geotechnical/Structural Engineer regarding the structural adequacy of the batter is required to be submitted. Documentary evidence is required to demonstrate that an easement for support within the 3 metre buffer along the boundary of the subject site has been created in accordance with Section 88B of the Conveyancing Act;

OR

- b) The submission of detailed engineering drawings and construction of a retaining wall along the southern boundary within the 3 metre buffer. Certification from a Geotechnical/Structural Engineer is required to be submitted in relation to the retaining wall.

Reports from Director Development Services

REPORT:

Applicant: Baclon Pty Ltd C/- Martin Findlater & Associates
Owner: The Registered Proprietor SP 56812
Location: Lot 180 DP 850476, Lot 1 DP 348858 Chinderah Road, Kingscliff
Zoning: 1(a) Rural
Cost: \$0

BACKGROUND

The subject site is 21.96 hectares in area and is known as Noble Lakeside Park. Development Consent No. 95/442 for the erection of a manufactured home estate consisting of 234 sites to be constructed in seven (7) stages was granted conditional approval on 12 April 1996. Development Consent No. K99/1447 for a 20 site expansion of the existing manufactured home estate was approved subject to conditions on 8 December 1999.

The proposed amendments to conditions of the development consents can be summarised as follows:

- Condition 29(ii) Consent 95/442 and Condition 8 Consent K99/1447 – Amend to nominate a 1.0 metre setback of dwellings from sewer lines.
- Condition 29(iii) Consent 95/442 and Condition 9 Consent K99/1447 – Reduce the buffer from site boundaries to the boundaries of the manufactured home sites from 3 metres to 2.5 metres (note: buffer does not apply to the eastern boundary adjacent to the drainage channel).
- Condition 37(b) Consent 95/442 – Delete condition requiring the creation of an easement for batter support over an adjacent allotment.

The proposed amendments are addressed in detail below.

PROPOSAL

The Section 96 applications seek to amend the development consents as follows.

Condition 29(ii) Development Consent 95/442 and Condition 8 Development Consent K99/1447

Current Wording

All dwelling sites to be clear of sewer lines.

Proposed Amendment

All dwellings to be 1.0m clear of sewer lines.

The applicant has submitted the following information in support of the proposed amendment to this condition.

“The existing condition requires all sewer lines to be clear of the dwelling sites. The dwelling site whilst analogous to a conventional property boundary has no title

Reports from Director Development Services

implications. It is in reality a defined envelope around the dwelling which the owner of the dwelling leases from the park owner. The size of the dwelling site is required to meet certain setbacks with respect to the dwelling to ensure adequate open space and separation from adjoining buildings and roadways.

In general this minimum distance is 1.0m around the dwelling. However there must also be an area with a minimum dimension of 3.0m x 3.0m. The Manufactured Home Park Regulation 1995 does not impose a minimum distance to sewers or any other service.

The condition imposes unreasonable restrictions on the location of gravity sewers which does not apply to normal high density development, such as townhouse and villas or community title developments. In particular the sewer is unable to run down the side boundary for example. In some cases along the road frontage where space for services is restricted minor deviations in the sewer line may cause a breach of the condition unless the boundary is altered. This can then have an impact on the open space requirements for the dwelling site.

The proposed amendment enables the intent of the condition to be achieved. That is the sewer is located clear of the building so that it is accessible for maintenance. The proposed one metre clearance is compatible with minimum site boundary clearance without causing a restriction on sewer location when more than the minimum boundary clearance is provided.”

Comment

Council's Environment & Health Services Unit has reviewed the applicant's submission and concluded that no objection is raised to the proposed amended condition. However, the potential for the community title subdivision of the manufactured homes estate should be noted. While the mains would not become the responsibility of Council, as there would be no easement over the main, the tenant may be able to refuse access to the estate owner in the future to carry out maintenance works. Discussions with the Department of Urban Affairs and Planning and the Tenants Advisory Service indicate that the estate owner should ensure that they provide for access for repair purposes in the relevant lease with the tenant.

Recommendation

That Condition 29(ii) of Development Consent 95/442 be amended to read:

“29. Compliance with all requirements of Council's Environment & Community Services Division, specifically including the following matters:

ii. All dwellings to be 1.0m clear of sewer lines.”

That Condition 8 of Development Consent K99/1447 be amended to read:

“8. All dwellings to be 1.0m clear of sewer lines.”

Reports from Director Development Services

Condition 29(iii) Development Consent 95/442 and Condition 9 Development Consent K99/1447

Current Wording

The provision of a three metre buffer zone from site boundaries to the boundaries of manufactured home sites in accordance with the provisions of the Local Government (Manufactured Home Estates & Manufactured Homes Regulation 1995) on all boundaries with the exception of the eastern boundary (adjacent to the drainage channel).

Proposed Amendment

A Restriction on Use under S88B of the Conveyancing Act shall be placed on the title preventing any structure other than a fence to be erected or placed within 2.5m of the property boundary with the exception of the eastern boundary (adjacent to the drainage channel).

The applicant has submitted information to support the proposed amendment, including the following.

“The applicant submits that the existing condition which requires the dwelling site boundary to be located 3.0m distance from the property boundary of the park results in reduced amenity for the home park resident without any benefit to adjacent land owners. The proposed amendment will enable a standard sized manufactured home to be erected on the dwelling site whilst ensuring no structures are built within 2.5m of the estate’s property boundary.

The objectives of the regulation are unclear as to why the 3.0m wide clearance between site boundary and estate boundary is required. For example Clause 42 of the Regulation states:

- “42.A A manufactured home must not be located:
- a. Closer than one metre to a road reserve, or
 - b. Closer than 2 metres to the boundary of the estate.”

However Clause 17(l) in relation to road frontages requires:

- “14(l). A dwelling site must not be located closer than 10 metres to a public road or 3 metres to any other boundary unless the approval for the estate so allows.”

The previous regulation (Manufactured Home Estates Ordinance 1992) provided for a 10m buffer to the principal public road frontage...and a 2.0m setback from the estate boundary for dwellings...Noble Lakeside Park was designed originally to comply with that Ordinance.

Reference guidelines for manufactured home estates and medium density residential developments such as “Manufactured Homes A Guide to Planning and Design of Manufactured Home Estates” (Hassel Group 1993) and Amcord 1995 do not indicate a requirement for 3m wide setback to estate boundaries. Amcord indicates a home with a

Reports from Director Development Services

maximum height of 5.5m could be located 2.5m from the property boundary without adverse impacts on adjacent property. The manufactured home would comply with that criteria.

The condition under consideration affects the southern boundary. This boundary does not abut public road. In fact DCP 9 (West Kingscliff) indicates the future use is for open space. Consequently there appears to be no obvious reason to require a 3.0m setback for dwelling sites on this boundary.

We conclude that the Regulations have conflicting limitations on dwelling setbacks. They do not give guidance on the objectives of the requirement. The regulation allows the 3.0m requirement to be varied with the approval of the estate. It does not permit the 2.0m setback to be reduced.”

The applicant has also submitted a number of options depicting the desired dwelling size and associated structures as affected by the 3 metre and 2.5 setback. The applicant has advised that based on experience gained in developing the existing constructed stages, residents desire a “...minimum two bedroom dwelling with a covered carport, shed and 1.8m – 2.0m wide covered verandah”. The applicant states that the 2.5m restriction-as-to-user option best achieves the desired design. The submission contains the following conclusion in relation to this issue:

“We conclude the proposal to restrict building within 2.5m of the estate boundary achieves two objectives.

- 1. It maintains a high level of amenity for residents within the park by ensuring they have suitable and desirable internal living area, and a varied streetscape.*
- 2. It provides a more enforceable restriction by way of the Conveyancing Act to limit the location of all structures within 2.5m of the estate boundary.”*

Comment

Council’s Environment & Health Services Unit has reviewed the applicant’s submission and provided comment, including the following.

“It is apparent that larger dwellings are now being sought by residents. This has resulted in laundries being placed under carports to achieve larger living spaces. Despite this the developer has been having difficulty complying with on-site open space requirements. Therefore, the suggestion by the developer that the 3m buffer will cause difficulties with placement of structures on the relevant sites is considered accurate.

The applicant has further submitted that it is unclear why the 3m setback is stipulated. However it is clearly intended to be a ‘buffer’ between the activities of residents of a site within the estate and any adjoining property. The provision of such a buffer is considered important in relation to maintaining an adequate buffer between residents within the estate and future residents on the adjoining property. The smaller dwelling sites within the estate (and therefore more intensive occupancy) increases the likelihood of estate residents impacting on adjacent residents.

Reports from Director Development Services

A review of the original property file...indicates that this specific issue was discussed prior to the issue of approval...It is clear that officers determined that a 3m buffer to the relevant boundary was appropriate, as indicated by imposition of the condition.

It is further noted that an easement is unlikely to be established over the fill batter on the adjoining land. This means that the buffer may become very important in relation to the construction a retaining wall to contain fill within the property in future.

Whilst the reasons for the requested variation are acknowledged, the developer has been aware of the issue for some 6 years. There has been sufficient opportunity to adjust the estate layout and provide for a 3m buffer within the land parcel. The matter was specifically addressed by correspondence at the time of approval and the requirement for a 3m buffer was imposed by way of condition."

Council's Planning & Design Unit has also provided comment indicating that the adjoining owner has raised the possibility of constructing a road along the southern boundary and that this further reinforces the need to maintain the approved buffer.

Recommendation

That the amendment sought to Condition 29(iii) Development Consent 95/442 and Condition 9 Development Consent K99/1447 not be supported.

Condition 37(b) Development Consent 95/442

Current Wording

The creation of easements for services, rights of carriageway and restrictions as to user as may be applicable under Section 88B of the Conveyancing Act including the following:

- (b) An easement for batter support over Lot 4 DP 727425.

Proposed Amendment

Delete condition.

The applicant has provided the following submission in relation to this issue.

"This condition requires the imposition of an easement for batter support over the adjacent property (Lot 4 DP 72425) in favour of the applicant. The adjoining land owner (Gales Holdings Pty Ltd) has declined to give consent...They have consented to the existing fill batter remaining.

...The width is due to a requirement that the batter slope be constructed IV:4H for maintenance purposes. This slope is much greater than that required for structural stability.

The consequence of partial removal is at the home park owner's risk. It is however unlikely that there will be a requirement to cut the fill batter. There is a higher probability that more filling will be placed within Lot 4. In that case an easement would not be required.

Reports from Director Development Services

The home park owner (Balcon Pty Ltd) is the only beneficiary of the easement. He considers any risk to be small if it is not in place. The proposed restriction as to user placed over the home park on this boundary also provides a further level of protection to the dwelling owners in that the buildings are setback 2.5m from the boundary. This is consistent with a structural batter slope (1:1) which would be approximately 2.5m wide.

In conclusion the applicant seeks the removal of the condition requiring an easement for support over the adjacent property because the owner will not grant consent. The applicant accepts the risks associated with not having the benefit of the easement.”

Council’s Planning and Design Unit reviewed the applicant’s submission and provided the following comment:

“If the easement is deleted, then a Section 88B restriction on structures should be placed on the Noble Park boundary extending as far back as a 2:1 batter in sand (1:1 not structurally stable in sand) from the natural ground to finished ground level. This will enable erection of a retaining wall if necessary in the future without loss of support to any structures.”

A letter was forwarded to the applicant providing the opportunity to address these comments. The applicant provided additional information arguing that the site history involved the placement of fill along the southern boundary and that given the current soil conditions the buffer on the subject site is adequate to address potential consequences of the deletion of the easement over the adjacent property. The submission by the applicant concludes as follows:

“Irrespective of the fact the works can be constructed we consider the assessment to be academic for two reasons:

- a. The existing or any future owner of Lot 4 would be required to fill the property in order to develop it, hence no retaining structure or embankment would be in place.*
- b. The existing or future owner is unlikely to gain any benefit by removing the fill in this area as it has been placed with their consent and has considerable monetary value.”*

It is considered that the request to delete the condition requiring the creation of an easement over the adjacent property is reasonable given that the applicant is unable to satisfy the condition as the adjacent property owner has refused to grant consent to this requirement. As the proposed reduction of the 3 metre buffer along the southern boundary to 2.5 metres is not supported, it is considered reasonable to consent to the deletion of the easement for batter support over the adjacent property, subject to the requirement of an easement for support within the subject property. That is, while the applicant argues that the batter can remain on the adjacent property, it is not considered appropriate to allow the development to rely on the batter within the adjacent property without the easement. In the event that the adjacent property owner were to disturb the batter there would be no recourse for establishing appropriate support within the subject site at a later date. It is therefore considered appropriate to require the batter to be contained within the subject property or alternatively the construction of a retaining wall. To enable the owner of the subject land to pursue the consent of the adjacent land owner it is recommended that Condition 37 be amended and an additional condition inserted to address the alternative options.

Reports from Director Development Services

Recommendation

That Condition 37(b) of Development Consent 95/442 be amended as follows:

“37. The creation of easements for services, rights of carriageway and restrictions as to user as may be applicable under Section 88B of the Conveyancing Act including the following:

- (b) An easement for batter support over Lot 4 DP 727425. Alternative arrangements as provided by Condition 39 may be pursued subject to the approval of the Director of Development Services.”*

That the following Condition (No. 39) be inserted:

“39. In the event that the easement for support required in accordance with Condition 37(b) is not created, the following information is required to be submitted for the approval of the Director of Development Services and the work undertaken prior to the construction of any manufactured homes on sites adjacent to the southern boundary.

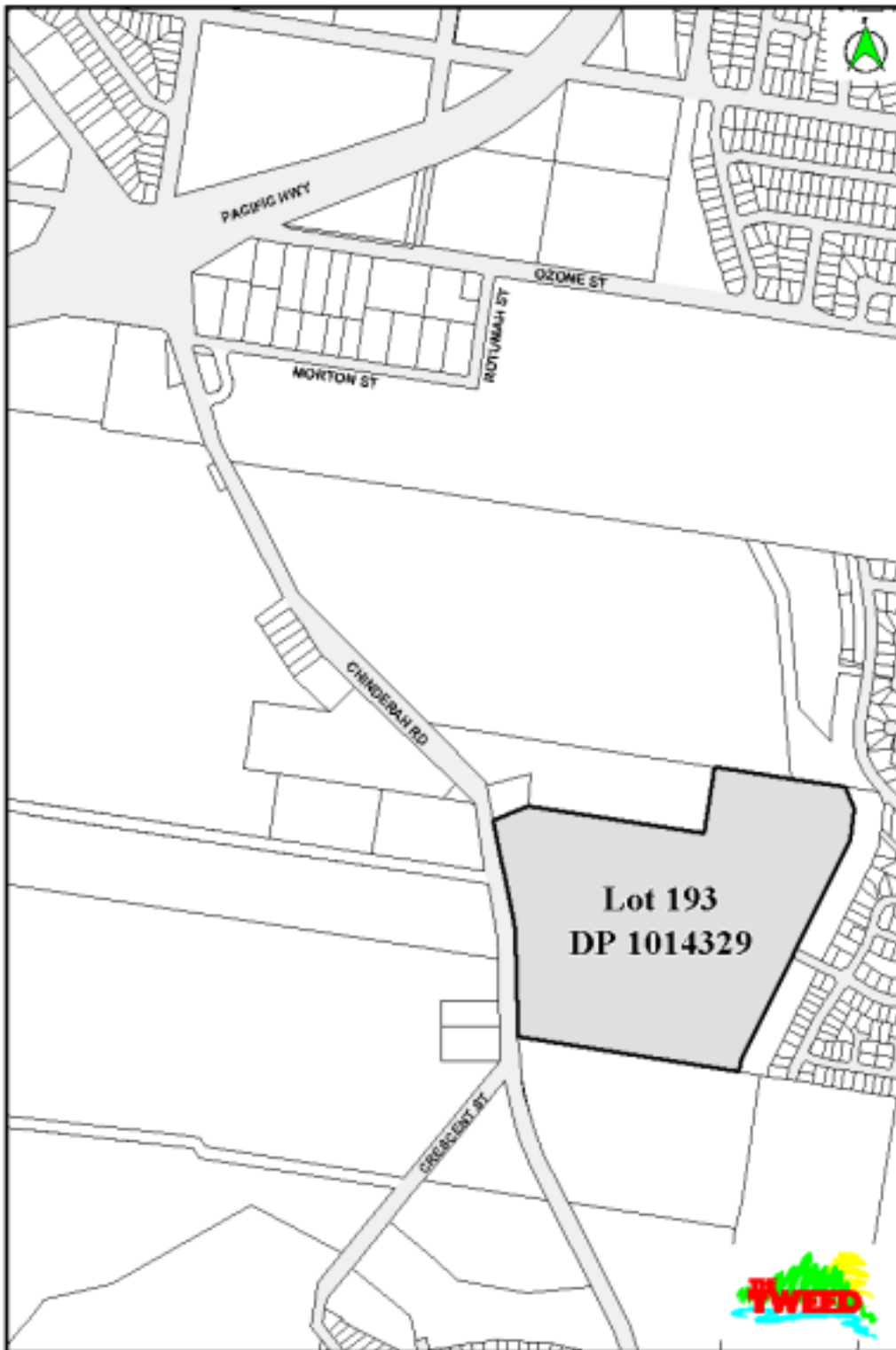
- a) The batter for the fill adjacent to the southern boundary is to be contained within the subject property and certification from a Geotechnical/Structural Engineer regarding the structural adequacy of the batter is required to be submitted. Documentary evidence is required to demonstrate that an easement for support within the 3 metre buffer along the boundary of the subject site has been created in accordance with Section 88B of the Conveyancing Act;*

OR

- b) The submission of detailed engineering drawings and construction of a retaining wall along the southern boundary within the 3 metre buffer. Certification from a Geotechnical/Structural Engineer is required to be submitted in relation to the retaining wall.”*

Reports from Director Development Services

SITE DIAGRAM



Reports from Director Development Services

CONSIDERATIONS UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

(a) (i) **The provisions of any environmental planning instrument**

Tweed Local Environmental Plan 2000 (TLEP 2000)

The subject site is zoned 1(a) Rural in accordance with the provisions of TLEP 2000. Manufactured Home Estates are prohibited within the 1(a) Rural zone however, they were permissible under the provisions of Tweed Local Environmental Plan 1987 which was the relevant instrument at the time the development consents were granted.

The proposed amendments do not affect the compliance of the development with the relevant clauses of Tweed Local Environmental Plan 2000 regarding development near designated roads (Clause 22) and set backs to designated roads (Clause 24).

North Coast Regional Environmental Plan 1988 (NCREP 1988)

The proposed amendments do not affect the consistency of the development with the provisions of the NCREP 1988.

State Environmental Planning Policies

The proposed amendments do not affect the compliance of the development with the provisions of State Environmental Planning Policy No. 36 – Manufactured Home Estates.

(a) (ii) **The Provisions of any Draft Environmental Planning Instruments**

None applicable to the proposed modifications.

(a) (iii) **Development Control Plans (DCP's)**

Development Control Plan No. 42 – Public Notification of Development Proposals:

The proposed development was notified to adjoining owners in accordance with the provisions of DCP No. 42. No submissions were received.

(a) (iv) **Any Matters Prescribed by the Regulations**

The proposed amendments do not affect the consistency of the development with the provisions of the NSW Coastal Policy 1997.

(b) **The likely impacts of the development and the environmental impacts on both the natural and built environments and social and economic impacts in the locality**

The potential impacts of the proposed modifications are addressed earlier in this report. The reduction of the existing 3 metre buffer is not supported on the basis of potential impacts on the amenity of adjoining residents. It is also considered that the proposed deletion of the easement for support over the adjacent property has the potential to result in adverse impacts on the existing built environment without the implementation of alternative arrangements as outlined in this report.

Reports from Director Development Services

(c) **Suitability of the site for the development**

The proposed amendments are largely sought in response to problems perceived by the developer in terms of catering for the preferred dwelling design within the existing identified manufactured home site areas. It is considered that the approved buffers should be maintained and that any required re-design of dwelling sites should be addressed by decreasing the density of the development.

(d) **Any submissions made in accordance with the Act or Regulations**

No submissions in accordance with the Regulation or the Act.

(e) **Public interest**

As previously noted the approval of the reduction of the 3 metre buffer is not supported. However, the other amendments proposed are not considered likely to compromise the public interest subject to related amendments to the consents.

OPTIONS

1. Approve some of the proposed modifications as recommended.
2. Approve all of the proposed modifications to the consents.
3. Refuse the application.

LEGAL/RESOURCE/FINANCIAL IMPLICATIONS

Should Council refuse the application the applicant has a right of appeal to the Land and Environment Court.

CONCLUSION

The proposed amendment to the conditions regarding the set back of dwellings from the sewer is considered acceptable. The proposed reduction of the 3 metre buffer to 2.5 metres is not supported on the basis of potential impacts on the amenity of adjoining neighbours. The proposed deletion of the requirement for an easement for support over the adjoining property is considered acceptable subject to alternative arrangements in this regard.

Reports from Director Development Services

2. ORIGIN: Strategic Town Planning Unit

FILE REF: GT1/DCP/44 Pt1

REPORT TITLE:

Dual Occupancy Controls

SUMMARY OF REPORT:

Development Control Plan No 44 – Dual Occupancy Controls (Amendment No 1) was publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979 and Regulation. No submissions were received during the period of public exhibition.

Attached is a copy of the subject Development Control Plan.

RECOMMENDATION:

That:

1. Council adopts Development Control Plan No 44 – Dual Occupancy Controls (Amendment No 1) in accordance with Section 21 of the Environmental Planning Assessment Regulations.
2. Pursuant to Section 21 of the Environmental Planning Assessment Regulation, Council gives public notice of its decision to approve Development Control Plan No 44 – Dual Occupancy Controls (Amendment No 1).

Reports from Director Development Services

REPORT:

Council last dealt with this matter at its ordinary meeting of Wednesday 15 August 2001. At this time the Council:

“RESOLVED that Council:-

1. *Prepares an amendment to Development Control Plan No 44 – Dual Occupancy Controls in accordance with Section 72 of the Environmental Planning and Assessment Act 1979. The amendment to include the insertion of the following clause:*

“1.10 Exemption

The provisions of this Plan shall not apply to dual occupancy development that meet the following criteria:-

- (i) *The internal floor area of one (1) of the dwellings does not exceed 50m² or one third of the floor area of the larger dwelling whichever is the lesser.*
- (ii) *Subdivision of the development, including strata subdivision, is not proposed. A condition prohibiting this will be attached to the development consent.*

NOTE: Development referred to in this Clause is exempt from payment of contribution in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979 and Section 64 of the Water Supply Authorities Act, 1987”.

2. *Exhibits the amended draft Development Control Plan in accordance with Section 72 of the Environmental Planning and Assessment Act 1979 (as amended) and Regulation.”*

AMENDED DCP

Council officers effected the necessary amendments to Development Control Plan No 44 – Dual Occupancy Controls. A copy of the amended plan is appended to this report.

PUBLIC EXHIBITION

The amended DCP was publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979 and Regulation. The DCP was publicly exhibited between Wednesday, 29 August to Wednesday, 26 September 2001. A copy of the notice of exhibition is appended to this report.

SUBMISSIONS

No submissions were received during the period of public exhibition.

RECOMMENDATIONS

It is recommended that Development Control Plan No 44 – Dual Occupancy Controls (Amendment No.1) be adopted by Council.

Reports from Director Development Services

3. ORIGIN: Strategic Town Planning Unit

FILE REF: GT1/DCP/18 Pt6

REPORT TITLE:

Tweed Heads Central Study

SUMMARY OF REPORT:

On 3 October, 2001 Council resolved that an assessment of the Tweed Heads Central Area Study be submitted to Council in respect of its implications for Tweed Local Environmental Plan 2000 and Development Control Plan No 18.

The Study appears to be at variance with the DCP and TLEP, as follows:

- Variations to the set backs, particularly for smaller sites. Whilst the Study does not contain a specific proposal, it includes a sketch for set backs to development on varying lot sizes which is at odds to those in the DCP;
- Moreover, in the same non-specific vein, and to encourage the development of smaller lots, the Study nominates a reduced height of development to 6 storeys in certain locations;
- Nominated additional access routes through the central area, particularly pedestrian. Whilst the DCP provides concessions to encourage these, the DCP does not specifically identify any. It leaves these to individual development applications.

These elements of the Study are not ruled out by the DCP or LEP, but if Council wishes to follow through the general thrust of the Study it would be necessary to amend those documents to ensure compliance.

RECOMMENDATION:

That this report be received and noted.

Reports from Director Development Services

REPORT:

On 3 October, 2001 Council resolved that:

“1. Council:-

- i. *Supports the Tweed Economic Development Corporation as set out in its letter to Council dated 2 October 2001;*
 - ii. *Nominates the Mayor and the General Manager to be included in the deputation.*
2. *An assessment of the Tweed Heads Central Area Study be submitted to Council on 17 October, 2001 in respect of its implications for Tweed Local Environmental Plan 2000 and Development Control Plan No 18”.*

BACKGROUND TO THE STUDY

The Study followed a meeting in early 2000 with the owner of the Myer site, Lance Cottrell, EMT and Tom Senti (TEDC). It was felt by Council officers that due to the owner’s declared preference to dispose of the property, the revitalisation of Tweed Heads was essentially reliant on that sale. To this end it was decided to develop a marketing plan for the Tweed Heads central area that demonstrated the site potential and incorporated the precepts of draft DCP 18. It was considered that this would also be a useful Council planning tool. The Study was commissioned from QUT by TEDC.

QUT subsequently engaged Diecke Richards to amalgamate and integrate the best ideas emerging from the project. The Queensland University of Technology (QUT) and Diecke Richards Architects completed the design project earlier this year.

The Study explores, “*how private and public investment in central Tweed Heads might regenerate the public realm as well as the local economy*”. The Study concludes that “*the outcome of this project is intended to stimulate local community debate about the future of central Tweed Heads. It is hoped that the project will prepare the ground for a new shared vision for Tweed Heads*”.

The Study is therefore not intended to provide a definite statement for the future of Tweed Heads. It is neither a detailed nor extensive examination of the issues facing Tweed Heads. With that in mind this report will not set out to examine in detail every statement and proposal contained in the Study, it will build on the reasoning behind the preparation of the Study in the first place to assist in achieving a viable future for Tweed Heads.

CURRENT COUNCIL POLICY FOR TWEED HEADS

1. Tweed LEP 2000: Figure 1 sets out the zoning for Tweed Heads. The Central area is subject to a 50m AHD height limit;
2. DCP 18 Tweed Heads: This DCP, recently adopted by Council, sets out the detailed planning controls for Tweed Heads, particularly in terms of urban design requirements. The plan does not contain any specific proposals for Tweed Heads, except for the western end of Bay Street.

Reports from Director Development Services

TWEED HEADS CENTRAL AREA STUDY

It is my understanding that TEDC intends the Study to provide a blueprint for Tweed Heads as a whole against which those DAs may be examined; to prevent one-off, ad hoc or reactive decision making on individual DAs with no reference to broader economic impact on the Centre. In particular it appears that land assembly, development viability and smaller sites are areas of concern to TEDC, although not specifically detailed in the Study.

The Study includes a series of proposals, which may be summarised under the following headings:

- Specific development opportunities (eg, northern foreshore Jack Evans Boat Harbour; Tweed Heads Primary School; Bay Street West);
- Improved access arrangements (pedestrian and vehicular) to strengthen the centre (eg, corner Bay Street/Wharf Street to Stuart Street);
- Improved amenity (eg, relationship of Bay Street and Tweed Mall);
- Amendments to planning controls to stimulate development (eg, relaxation of setbacks of small scale development, reduction of height limits southwest of Bay Street).

None of these are included in DCP 18, except the nomination of Bay Street West as a strategic development site. However, in addressing the unspecified concerns outlined above the Study appears to be at variance with the DCP and TLEP, as follows:

- Variations to the set backs, particularly for smaller sites. Whilst the Study does not contain a specific proposal, it includes a sketch for set backs to development on varying lot sizes which is at odds to those in the DCP;
- Moreover, in the same non-specific vein, and to encourage the development of smaller lots, the Study nominates a reduced height of development to 6 storeys in certain locations;
- Nominated additional access routes through the central area, particularly pedestrian. Whilst the DCP provides concessions to encourage these, the DCP does not specifically identify any. It leaves these to individual development applications.

These elements of the Study are not ruled out by the DCP or LEP, but if Council wishes to follow through the general thrust of the Study it would be necessary to amend those documents to ensure compliance.

Reports from Director Development Services

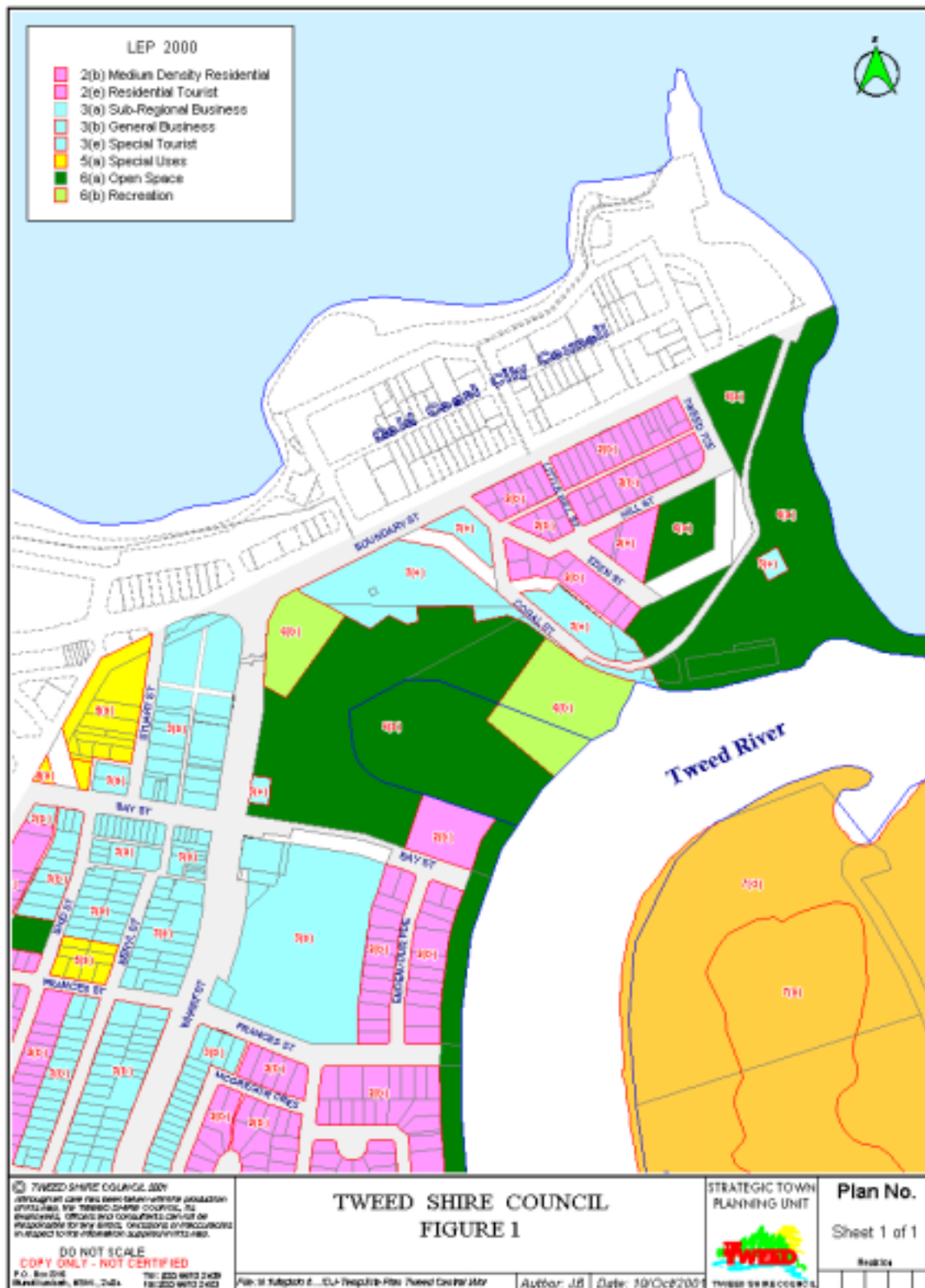


Figure 1

Reports from Director Corporate Services

4. **ORIGIN:** Director

FILE REF: LGSA - Bulk Mail; Industrial Development - General

REPORT TITLE:

Enterprise Zones Concept

SUMMARY OF REPORT:

The Local Government and Shires Association of NSW, together with the Institute of Chartered Accountants of Australia have initiated a program to encourage the Federal Government to support the concept of special enterprise zones in regional Australia.

The Mayor has written to State and Federal members seeking their support of the concept.

RECOMMENDATION:

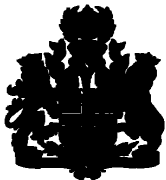
That Council endorses actions to encourage the Federal and State Governments to establish a task force and fund the development of, as a priority, an enterprise zone for the Tweed.

Reports from Director Corporate Services

REPORT:

The Local Government and Shires Association of NSW have advised of a concept that has been developed, together with the Institute of Chartered Accountants to encourage the Government to establish enterprise zones across rural and regional Australia.

The letter to the Mayor is reproduced below:-



LOCAL GOVERNMENT and SHIRES ASSOCIATIONS of NSW

GPO Box 7003 SYDNEY NSW 2001 • 215 Clarence St SYDNEY NSW AUSTRALIA
Phone (02) 9242 4000 • Fax (02) 9242 4111 • E-mail lgsa@lgsa.org.au

Our Ref: R01/0030 Out-3169
16 August 2001

To: To All Mayors
Re: Enterprise Zones

You may be aware that over the past year, the Local Government and Shires Associations of NSW, in conjunction with the Institute of Chartered Accountants in Australia, have championed Enterprise Zones to create jobs and prosperity in regional Australia. Information on the concept is enclosed.

This is a new and innovative mechanism for Australia and moves away from the competitive and restrictive system of government grants which has been the mainstay of regional economic development policy for decades. Enterprise Zones on the other hand propose a strong partnership between business and government to create a mutual benefit of job growth for under-performing regions and taxation concessions for participating businesses.

The Associations assumed the leadership mantle for sound strategic reasons. Many of our member councils, as well as their support services, local businesses or employers, live and work in regional Australia and fully understand the pressures on their communities.

The purpose of this document is to update you with our progress to date and seek your assistance in promoting Enterprise Zones in your local area and to your local State and Federal members. Your support will not only strengthen the message, it will dramatically increase our chances of ultimate success.

This won't require much work on your part. We have made it easy for you by providing a 'simple tool kit complete with a set of simple instructions'.

The first major milestone of the project is to encourage the Federal Government to establish an Independent Task Force to evaluate, develop and implement these proposals. To do that, we need a concerted and targeted awareness and lobbying campaign to reach and influence every important decision maker in your area.

This is how you can now help

Read the enclosed package (our 'tool kit') including the Questions and Answers so that you understand what the concept is all about. Your assistance is vital to secure widespread support and commitment for this project.

Reports from Director Corporate Services

Allocate the tasks to one senior member of staff who will be responsible for initiating letters, press releases and follow up.

Use the text from the form letters and send letters to your local State and Federal members. Ideally, this letter should be on your letterhead and signed by the mayor.

Send copies of the attached media release to your local media, including local papers, radio and TV stations.

Keep your eye out for any other opportunities to promote Enterprise Zones.

Follow up on the above issues in two months time.

Yours sincerely



**Cr Peter Woods OAM
President
Local Government Association of NSW**



**Cr Mike Montgomery
President
Shires Association of NSW**

In this regard, letters from the Mayor have been sent to the Federal Member for Richmond, Mr Larry Anthony and the State Member for Tweed, Mr Neville Newell, encouraging them to support the concept in their budget considerations. A press release has also been prepared to provide some media exposure to the concept.

For many years organisations in the Tweed have been encouraging the State and Federal Governments to establish the Tweed as a special economic zone.

The aim of the zone is to primarily establish a mechanism to balance economic and geographic factors that disadvantage commercial and employment development.

Council's endorsement of this action is recommended.

Reports from Director Corporate Services

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Reports from Director Corporate Services

5. ORIGIN: Administration Services Unit

FILE REF: Noise Pollution, Legal Costs

REPORT TITLE:

Request for Assistance with Legal Costs - Griffith City Council

SUMMARY OF REPORT:

A letter has been received from the Local Government and Shires Association of NSW requesting assistance with legal costs on behalf Griffith City Council.

RECOMMENDATION:

That Council determines this matter.

Reports from Director Corporate Services

REPORT:

A letter has been received from the Local Government and Shires Association of NSW requesting assistance with legal costs on behalf of Griffith City Council. The letter is reproduced below for Council's information:



LOCAL GOVERNMENT and SHIRES ASSOCIATIONS of NSW

GPO Box 7003 SYDNEY NSW 2001 • 215 Clarence St SYDNEY NSW AUSTRALIA
Phone (02) 9242 4000 • Fax (02) 9242 4111 • E-mail lgsa@lgsa.org.au

Our ref.: R00/0021.DC

26 September 2001

Dr John Griffin
General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

NOISE - POLLUTION

TWEED SHIRE COUNCIL	
FILE No.	LEGAL-COSTS
DOCUMENT No.	
RECD	3 OCT 2001
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IMAGE	<input checked="" type="checkbox"/>

Dear Dr Griffin

Re: Griffith City council – Request for Assistance with Legal Costs

Griffith City Council has sought the Associations' assistance in respect of legal costs incurred in recent litigation.

During the late evenings and early mornings in the winter months of 1999 the owner of an orchard property at Lake Wyangan operated a frost control fan to prevent, or at least limit, frost damage to the citrus orchard on the property. The occupants of adjoining rural residential properties complained to the Council about the noise made by the fan, as a result of which the Council served the owner of the property with a notice under section 264 of the Protection of the Environment Operations Act 1997. It required the owner to limit the noise emitted by the fan to a specified level at all times. This requirement was later varied to be limited to night time operation only. The owner appealed to the Land and Environment Court against the issue of the notice. The Court initially held that the notice was valid and had been validly served, and that it had power to vary it. Later, it varied the notice by limiting the prohibition on the fan's operation to between 10.00pm on one day and 7.00am the following day. No order was made as to costs, but the Council incurred costs of \$43,900-00 in defending its position.

The Executives of the two Associations decided that the matter was one of sufficient significance to warrant support, because it highlighted the increasing problem, particularly in rural areas, of conflict between those who derive their primary income from the land and those who elect to live in rural areas as a lifestyle choice rather than as a means of deriving income. Frequently a council, as the local consent authority, finds itself as the "meat in the sandwich" only because it has that responsibility. The case is being used as a basis for seeking State government action to allow this sort of matter to be resolved in future without the cost and inconvenience of litigation.

The Executives have given approval to seeking contributions from all NSW councils towards the costs incurred by Griffith City Council in the matter. Calculated on the usual basis, your council's contribution is \$474, and I would appreciate receipt of this amount at your earliest convenience.

Yours sincerely

Brendan Hartnett
Acting Secretary

Reports from Director Corporate Services

It is requested that Council determines its response to this request, bearing in mind that the contribution, based on the standard format is \$474.00.

Reports from Director Corporate Services

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Reports from Director Corporate Services

6. ORIGIN: Administration Services Unit

FILE REF: Shires Assn of NSW - Conference

REPORT TITLE:

Establishment of Shires Association Conference Committee

SUMMARY OF REPORT:

The Local Government and Shires Association of NSW Weekly Circular 40/01 invites nominations from elected members for appointment to a newly formed Shires Association Conference Committee.

RECOMMENDATION:

That Council determines this matter.

Reports from Director Corporate Services

REPORT:

The Local Government and Shires Association of NSW Weekly Circular 40/01 invites nominations from elected members for appointment to a newly formed Shires Association Conference Committee. The Item from the Circular is reproduced below for Councillors information:-

WEEKLY CIRCULAR 40/01

5 OCTOBER 2001

page 16

STRUCTURE AND MANAGEMENT

Item 13 – ESTABLISHMENT OF SHIRES ASSOCIATION CONFERENCE COMMITTEE

Contact: Brendan Hartnett – LGSA.

Nominations are invited from elected members for appointment to a newly formed Shires Association Conference Committee.

Following discussion with a number of councils, the Shires Association Executive has decided to set up a Conference Committee. The brief for the committee will be to recommend proposals to the Executive to reinvigorate the conference without destroying aspects which are important to the operation of the Shires Association.

Nominations are invited from elected members of councils which are members of Associate members of the Shires Association, for consideration for selection to the committee. Background information about nominees' experience in Local Government would be particularly appreciated. Nominations should be received by 3 October 2001.

It is expected only a small number of meetings will be required. The committee will report to the February 2002 Shires Executive meeting.

For further enquiries or to nominate, contact Brendan Hartnett on phone: 9242 4000, fax: 9242 4111 or email: bhartnett@lgsa.org.au.

R90/1150

Reports from Director Corporate Services

7. ORIGIN: Administration Services Unit

FILE REF: Web Page; Community Profile

REPORT TITLE:

CountryHeart Project

SUMMARY OF REPORT:

A facsimile has been received from the Project Manager of CountryHeart seeking Council's support in terms of a willingness to work at implementing a pilot study in the Richmond electorate. Strong support has been received from Mr Larry Anthony, Federal Member for Richmond.

CountryHeart is the first national support service and website focusing on community, family and personal issues for people living in rural and regional Australia.

RECOMMENDATION:

That Council determines this matter.

Reports from Director Corporate Services

REPORT:

A facsimile has been received from the Project Manager of CountryHeart seeking Council's support in terms of a willingness to work at implementing a pilot study in the Richmond electorate (refer below):



FACSIMILE TRANSMITTAL SHEET

TO: Dr John Griffin	FROM: David Clarke – Project Manager
COMPANY: General Man. Tweed Shire Council	DATE: 08/10/01
FAX NUMBER: 02 6670 2483	TOTAL NO. OF PAGES INCLUDING COVER: 3
PHONE NUMBER: 02 6670 2415	SENDER'S PHONE NUMBER: 02 9130 8336
RE: CountryHeart Project	YOUR MOBILE NUMBER: 0404 084 585

- URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

NOTES/COMMENTS:

Dear Dr. Griffin,

Please find attached additional to this covering letter a two page information sheet regarding CountryHeart. Our aim is to set up Richmond as one of the Pilot Studies for the project in the very near future, of which Tweed Shire is a very important part. This is primarily as a result of the strong support with Federal submissions we have received from Mr. Anthony (as part of general backing by the National Party.) At this stage we are merely seeking backing from the council in terms of a willingness to work with us in implementing the concept into the local community. This support is vital as the success of CountryHeart will be dependent upon the extent to which each community takes ownership of the project locally. Funding is being sought from Federal and State Government and the only requirement from council is that they think it a good enough idea to help through advice, guidance and liaison in setting up the project. I look forward to hearing from you soon and please feel free to call me at your convenience if there are any issues you feel need clarification.

Kind Regards

David Clarke - Project Manager
CountryHeart, Suite 1, 257 O'Sullivan Road, Bellevue Hill NSW 2023

Reports from Director Corporate Services

CountryHeart

THE SPIRIT OF COUNTRY AUSTRALIA



CountryHeart is the first national support service and web-site focusing on community, family and personal issues for people living in rural and regional Australia.

CountryHeart is unique. In a survey of rural web-sites, none have been found that provides comprehensive on-line counselling and support on community, family and personal issues for rural and regional Australians, nation-wide. **CountryHeart** therefore represents the first project of its type.

CountryHeart Australia Ltd is a not-for-profit company established to develop this project. We are working in partnership with **Kids Help Line** and **Lifeline QLD** who are providing the counselling services and the professional support material on issues for the web-site. As a community based project we plan to work in collaboration with Local Government, Rotary, the Country Womens' Association and other community organisations & clubs.

Extensive community consultation will ensure that the information on the site is practical and focused on the needs of country people. Discussions have been held with a wide range of people in rural Australia with focus groups already held in:

Alice Springs, NT Horsham, VIC Cairns, QLD Moree, NSW

The participants in the meetings to date have indicated strong interest and enthusiastic support for the **CountryHeart** project.

"Great idea. Strength to your right arm."

The Hon Tim Fischer MP

"It's a tremendous idea and I will certainly strongly support it. Thank you for bringing it to me."

The Hon. John Anderson MP

Access to the Internet has been an important consideration in the development of this project. ABS statistics show that Internet access across rural and regional Australia has grown from 13% to 38% over the last two years and is projected to rise to 50% by November 2001.

Development of the project has been underway since January 2001, and we are preparing for the launch of the web-site and the PR / Media campaign by mid October 2001, subject to additional funding being secured.

Reports from Director Corporate Services

The CountryHeart service and web-site will consist of 5 major sections:

1	ON-LINE SUPPORT FOR ISSUES
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This section will provide practical support and advice on a wide range of issues confronting Australians in rural and regional areas. These issues will be identified through extensive consultation with country people and will include:

- Community issues Eg: Sustainability of services, Farm succession.
- Family issues Eg: Debt relief, Employment, Aged care.
- Personal issues Eg: Substance abuse, Mental health.

Material will be supplied by counsellors, universities, government bodies, churches and professional organisations. Links to websites will provide further sources of information.

2	COUNSELLING
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CountryHeart will provide counselling in conjunction with recognised providers such as Kids Help Line and Life Line wherever possible. This service will be delivered through:

- Web-counselling via Internet chat
- Email counselling
- Telephone counselling

These forms of counselling offer confidentiality and access from any computer or telephone.

3	MENTORING SERVICE
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CountryHeart will establish one of Australia's first Internet mentoring service that brings together people who are facing similar issues. By means of chat, Email or telephone, it will facilitate contact and support between people from other parts of Australia who have had, or are having, similar experiences on a one-to-one basis.

This service will provide confidential support for those who would be reluctant to approach a professional counsellor and would prefer to talk to a peer.

4	INTERNET DISCUSSION GROUPS
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At scheduled times, people will be invited to participate in group discussions about specific issues that are posted on the site. A qualified advisor or counsellor will moderate these discussions.

5	DIRECTORY OF COMMUNITY SERVICES
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A comprehensive list of all community services available in country areas in a quick and easy-to-use format. Searches can be conducted by service category within a specific location or by key words. Ideally, collaboration with providers of existing directories will result in the creation of a comprehensive, nationwide directory of community services.

Ultimately, the CountryHeart project will be built on strong local community involvement. We welcome your interest, support and feedback.

For Council's determination.

Reports from Director Corporate Services

8. ORIGIN: Administration Services Unit

FILE REF: Donations

REPORT TITLE:

2001 Christmas Day Lunch for the Needy and Lonely

SUMMARY OF REPORT:

A letter has been received from the Tweed Combined Christian Churches requesting financial assistance with the 2001 Christmas Day Lunch for the needy and lonely.

RECOMMENDATION:

That Council provides the Tweed Heads Civic Centre at no cost to the Tweed Combined Christian Churches for the 2001 Christmas Day Lunch for the needy and lonely.

Reports from Director Corporate Services

REPORT:

A letter has been received from the Tweed Combined Christian Churches requesting assistance with the 2001 Christmas Day Lunch for the needy and lonely (refer below):-



Tweed Combined Christian Churches Christmas Day Lunch

1 October 2000

THE TWEED SHIRE COUNCIL
The General Manager
PO Box 816
MURWILLUMBAH NSW 2484

TWEED SHIRE COUNCIL	
FILE No.	DONATIONS
DOCUMENT No.	□□□□□
RECD	3 OCT 2001
BOX No.	□□□□
ASSIGNED TO	LONELY B
HARD COPY	<input type="checkbox"/>
IMAGE	<input checked="" type="checkbox"/>

Dear Sir/Madam

2001 CHRISTMAS DAY LUNCH for the NEEDY and LONELY

Plans are under way for the 2001 Christmas Day Lunch to bless the needy and lonely in Tweed. The 2000 Christmas Day lunch we provided over 150 meals to the lonely and needy of the Tweed/ Coolangatta region, this is only possible with the help of businesses and clubs in the area and we do say a much-appreciated THANK YOU.

The lunch will be held in the Tweed Civic Centre. The menu will be roast beef, ham, turkey, roast potatoes, roast pumpkins, mixed vegetables and gravy then followed by plum pudding, fruit salad and custard with tea and coffee. The tables will be decorated with Christmas arrangements, bonbons, sweets, chips, and soft drinks, water.

Santa who will be visiting us on this special day will give a small gift to every person at the lunch.

We are looking to the Tweed clubs and businesses once again helping us to make this Christmas Day Lunch for the needy and lonely a special day by assisting with products or monetary donations.

If you have any queries please do not hesitate to contact me.

Yours Sincerely

Karlene Polglase
2001 Co-ordinator
Tweed Combined Christian Churches
Christmas Day Lunch Committe

It is recommended that Council provides the Tweed Heads Civic Centre at no cost to the Tweed Combined Christian Churches for their 2001 Christmas Day Lunch for the needy and lonely.

Reports from Director Corporate Services

9. ORIGIN: Financial Services Unit

FILE REF: Monthly Investment Report

REPORT TITLE:

Monthly Investment Report for Period Ending 30 September 2001

SUMMARY OF REPORT:

This report is provided to Council to advise details of monies Council has invested in accord with Section 625 of the Local Government Act 1993.

RECOMMENDATION:

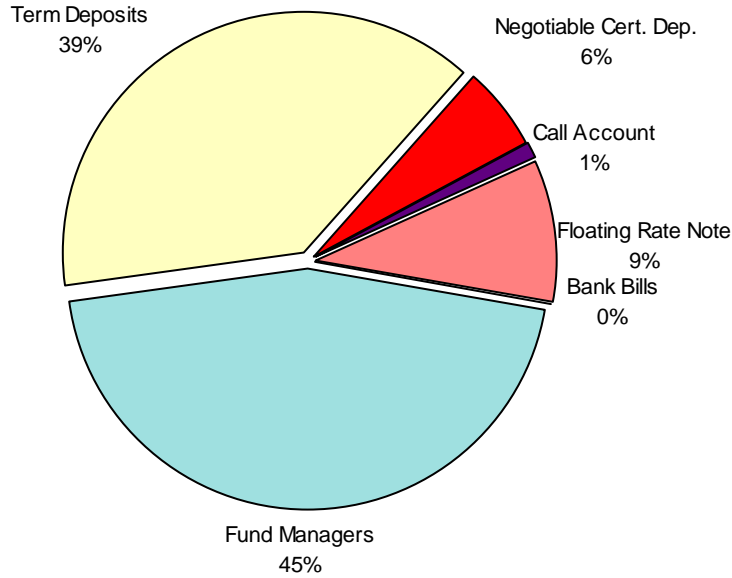
That this report be received and noted.

Reports from Director Corporate Services

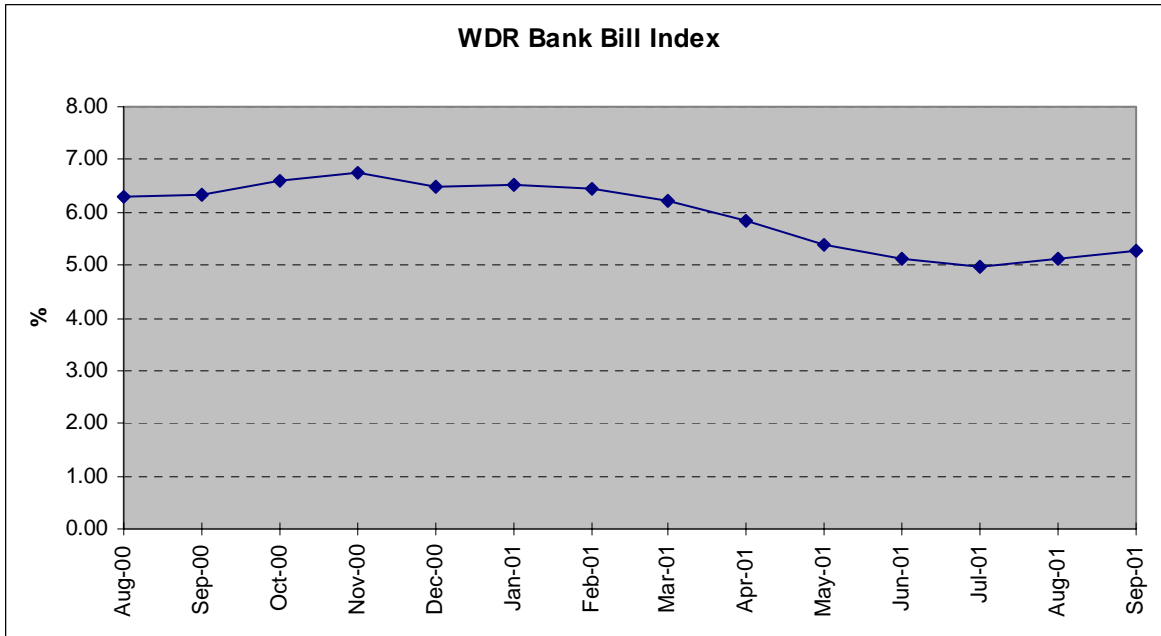
REPORT:

1. CURRENT INVESTMENT PORTFOLIO BY CATEGORY

% of Funds Invested by Category



2. INVESTMENT RATES – 90 DAY BANK BILL RATE (%)

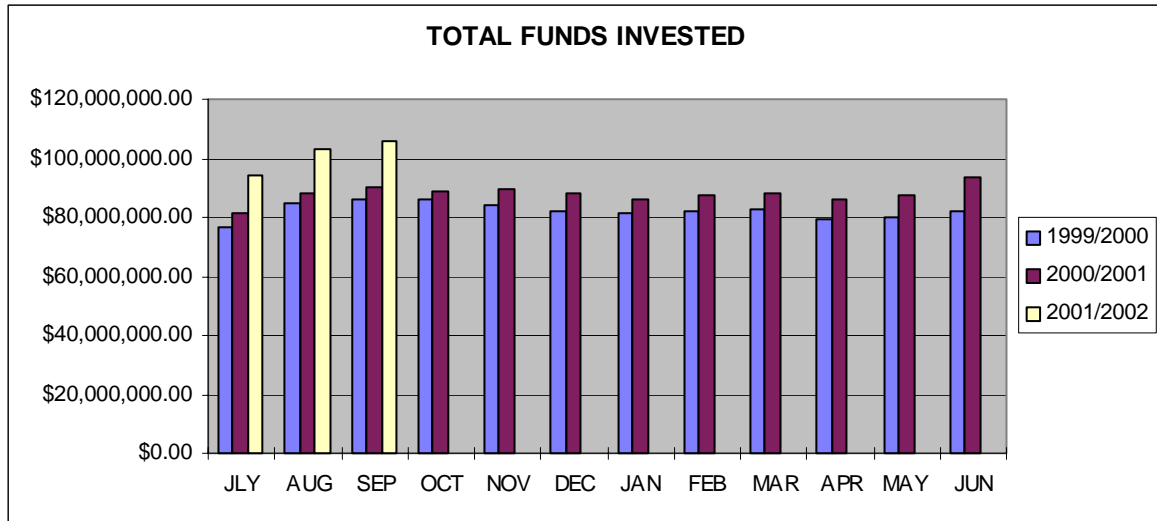


Reports from Director Corporate Services

3. ANNUALISED RATE OF RETURN FOR FUNDS MANAGERS – NET OF FEES:

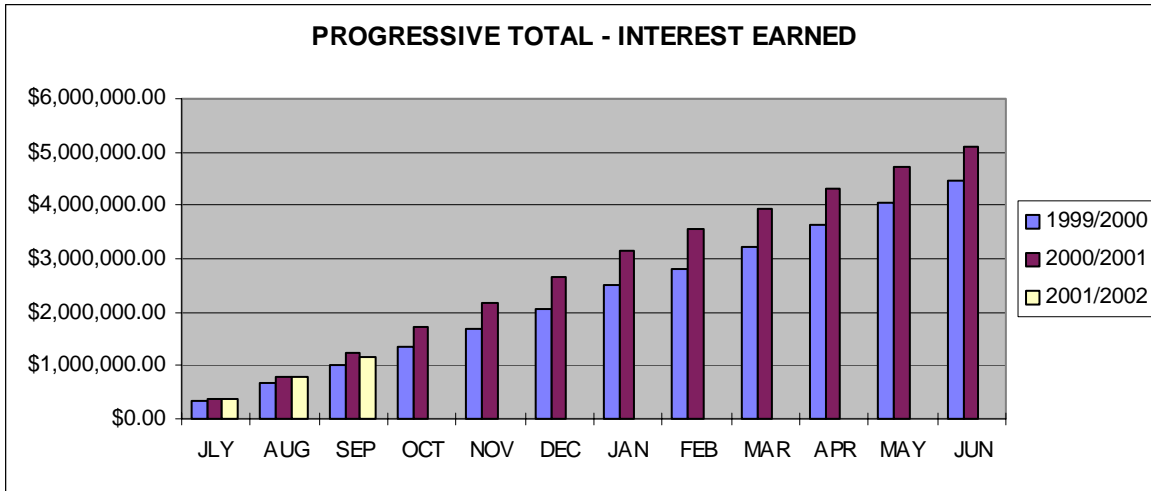
Fund	30 Days	90 Days	1 Year
	%	%	%
ANZ	5.04	4.99	5.87
Deutsche	4.47	5.01	-
Macquarie Diversified	5.19	5.29	-
National Mutual	4.90	4.61	5.84

4. MONTHLY COMPARISON OF TOTAL FUNDS INVESTED:



Reports from Director Corporate Services

5. ANNUAL PROGRESSIVE TOTAL OF INTEREST ON TOTAL FUNDS INVESTED:



6. MARKET COMMENTARY:

The Australian market will largely be driven by the response of the US to the terrorist attacks and whether the domestic economy can maintain its rate of growth in the face of a synchronised global slowdown. The US Federal Reserve and the Reserve Bank of Australia have both cut rates again in October by 0.5% and 0.25% respectively.

7. INVESTMENT SUMMARY AS AT 30 SEPTEMBER 2001:

GENERAL FUND

BANKS	27,572,250.00	
FUND MANAGERS	2,424,718.46	
LOCAL GOVT. FIN. SERVICES	4,000,000.00	
CALL	1,024,886.67	35,021,855.13

WATER FUND

BANKS	5,000,000.00	
FUND MANAGERS	27,463,627.82	
LOCAL GOVT. FIN. SERVICES	5,000,000.00	37,463,627.82

SEWERAGE FUND

BANKS	5,000,000.00	
FUND MANAGERS	17,708,263.93	
LOCAL GOVT. INV. SERVICE	10,500,000.00	33,208,263.93

TOTAL INVESTMENTS **105,693,746.88**

Reports from Director Corporate Services

It should be noted that the General Fund investments of \$35 million are not available to be used for general purpose expenditure. It is virtually all restricted by legislation and council resolution for such purposes as unexpended loans, developer contributions, unexpended grants and various specific purpose reserves such as domestic waste, land development and employee leave entitlements.

STATUTORY STATEMENT – LOCAL GOVERNMENT FINANCIAL MANAGEMENT REGULATIONS (SEC.19)

I certify that Council's investments have been made in accordance with the Local government Act 1993, the Financial Management Regulations and Council's investment policies.



**R R Norvill CPA
Responsible Accounting Officer
Manager Financial Services**

Reports from Director Corporate Services

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Reports from Director Engineering Services

10. ORIGIN: Water Unit

FILE REF: Total Catchment Management; Tweed River Management Plan

REPORT TITLE:

Draft Northern Rivers Catchment Management Plan

SUMMARY OF REPORT:

The draft Catchment Plan has been reviewed from the perspective of the Tweed River Committee and Council's water supply and sewerage programmes. The targets in the draft plan are generally attainable with some exceptions as detailed in the report.

RECOMMENDATION:

That the report be adopted and forwarded to the Northern Rivers Catchment Management Board, emphasising Council's objections to 3.2.1 and 3.6.2 and seeking assurances on the continued availability of funding for the Tweed.

Reports from Director Engineering Services

REPORT:

A draft Catchment Management Plan has been circulated to Councillors by the Northern Rivers Catchment Management Board. The draft plan covers the Tweed, Brunswick and Richmond River catchments. The Board is seeking Council's input and ultimate sign-off of the plan prior to it being forwarded to the Minister at the end of the year.

The aspects of the draft plan that impact directly on the Tweed River and identified as Water and Stream Management have been reviewed by Council's Tweed River Committee and Manager Water as appropriate:-

3.1 Water sharing plans established in priority subcatchments by 2006. Water sharing plans to include environmental share / flows, basic rights and extraction.	
Risk and hazard landscapes:	
Tweed: Upper Tweed River, Brays Creek, Pumpinbil Creek, Upper Oxley River, Mid Tweed River, Sheen Creek, Cobaki Creek, Piggabeen, Bilambil Creek.	
Brunswick: <u>Upper Brunswick River</u> , Tyagarah Creek	
Richmond: <u>Coopers Creek</u> , <u>Alstonville Groundwater Zone</u> , Myrtle Creek, Kyogle, Roseberry Creek, Tuckean, Bungawalbin	
Strategies	Management Actions
3.1.1 Develop Water Sharing Plans in identified priority subcatchments based on High Conservation Value and environmental stress as per the State water planing process	Develop Water Sharing Plans (WSPs) for the priority subcatchments by 2006 (<i>note 3 subcatchment WSPs underlined above to be completed by end 2001</i>)
<ul style="list-style-type: none"> the Plans should achieve the relevant Interim Environmental Objectives with an emphasis on those relating to River Flow 	Establish an adequate flow gauging network by 2005
<ul style="list-style-type: none"> the Plans will integrate with other plans including Urban Water Management, Estuary Management and Regional Vegetation Plans 	Implement Plans ensuring environmental flow rules for targeted subcatchments streams are established – and the sustainable yield for groundwater aquifers determined by 2006 Undertake strategic education and community awareness programs that relate local water sharing principles to catchment communities with the development of each WSP Monitor the plan's outcomes to gauge environmental and economic benefits and inform review process following the implementation of each WSP.

COMMENTS:

3.1

The Tweed River Committee (TRC) has offered to work in partnership with the Northern Rivers Water Management Committee (NRWMC) in the development of Water Sharing Plans within

Reports from Director Engineering Services

Tweed Shire, utilising the extensive data and reports developed by the Committee. It is understood that priority subcatchments on the Tweed will be addressed in 2002.

<p>3.2 A coordinated and integrated approach to water quality data collection, storage and reporting established and implemented by 2004. A coordinated and integrated approach refers to coordination and integration at the catchment scale. An approach will be tailored for each of the Richmond, Brunswick & Tweed catchments.</p>	
<p>Risk and hazard landscapes: Richmond, Brunswick & Tweed catchments</p>	
Strategies	Management Actions
<p>3.2.1 Coordinate and integrate existing monitoring such that data is collected, stored and reported efficiently and effectively at the catchment scale</p>	<p>Establish stakeholder Steering Groups in the Tweed, Brunswick and Richmond catchments including representatives of community and industry groups, Southern Cross University, and local and state government data users by 2003</p>
<p>3.2.2 Maintain support for and development of community-based monitoring and long-term trend monitoring programs, as per the state Water Monitoring Strategy</p>	<p>Continue to support and expand the currently evolving network of community-based monitoring, including technical training and advice, data management and reporting, and equipment and consumables Continue and expand long-term trend monitoring at key sites by 2003</p>
<p>3.2.3 Address critical information needs, including those which will be critical to future planning initiatives</p>	<p>Establish environmental monitoring programs for priority sub-catchments focussing on indicators directly relating to CMB / WMC targets, strategies and actions by 2003 Identify and pursue opportunities to address critical information needs, such as investigation of specific events, issues and geographic locations - ongoing</p>

COMMENTS:

3.2.1

It is considered that there is already an established stakeholder Steering Group in the Tweed being Council's Tweed River Committee. It is recommended that the TRC be the Steering Group for the Tweed with the inclusion of additional representatives if required.

3.2.2 & 3.2.3

The TRC is already involved in these areas.

Reports from Director Engineering Services

3.3 A minimum 10% reduction in 2001 per capita reticulated water usage achieved by 2011.

Risk and hazard landscapes: Major growth centres – Tweed, Ballina and Byron shires, Industry, STP's, general community and local government

Strategies	Management Actions
<p>3.3.1 Develop and implement a demand reduction program at a water utilities level which will promote use efficiency and minimise loss</p>	<p>Define the 2001 benchmark</p> <p>Implement universal water metering for reticulated consumers by 2004.</p> <p>Implement 2-part water tariffs (ie. User pays pricing) by 2005</p> <p>Implement water leakage detection and rectification programs to reduce Unaccounted-for Water to 15% minimum (this includes losses from the distribution system, mains cleaning and fire fighting) Start by 2005 and completed by 2010</p> <p>Implement water auditing for non-residential consumers (commercial, industrial public institution) Start by 2003 and then ongoing.</p>
<p>3.3.2 Maintain and enhance support for the “Waterwise Program”</p>	<p>Maintain and enhance the Waterwise Program through:</p> <ul style="list-style-type: none"> • Community education through school and advertising programs • Demonstration of water efficient practices, eg low water use gardens • Subsidise and promote use of water saving devices (inside and outside) • Residential water audits <p>Ongoing</p> <p>Monitor and report on gains (savings and reduced use) from the Waterwise Program via regional SoE</p>
<p>3.3.3 Develop and implement other plans, policies and incentives, which will address the reductions in water use.</p>	<p>Include water efficiency requirements in DLWC’s review of water licences for volumetric conversion and volumetric entitlement ongoing.</p> <p>Develop Integrated Urban Water Management Plans for urban areas in order to optimise the use of water, stormwater and sewage effluent re-use. To commence by 2004 and completed by 2009.</p> <p>Develop incentives, trade-offs and regulations to reduce water use ongoing.</p> <p>Maintain and enhance the Country Towns Water</p>

Reports from Director Engineering Services

	Supply and Sewerage Program ongoing Monitor, review and implement developments in best practice for water usage reduction ongoing Identify and pursue opportunities to address critical information requirements ongoing.
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COMMENTS:

3.3

While not an issue for the TRC, the Tweed community has achieved a 33% reduction in per capital reticulated water usage over the last 8 years, largely as a result of increased community awareness and education and Council pricing policy. The target of 10% over 10 years should be readily attainable.

3.3.1, 3.3.2, 3.3.3

Generally consistent with Council’s current policy and plans.

<p>3.4 Best Management Practices (BMP’s) to address water quality issues to be developed, promoted and adopted for key industries and local government by 2006.. Best Management Practices refers to those practices currently recommended by advisory agencies for the sustainable use and management of natural resources. ‘Water quality issues’ in the northern rivers include run-off containing nutrients, chemicals, sediment and pathogens.</p>	
<p>Risk and hazard landscapes: <u>Key</u> _____ <u>industries:</u> Macadamia, tea tree, horticulture, nurseries intensive agricultural production <ul style="list-style-type: none"> • piggeries, dairies, feedlots, poultry Agricultural processors <ul style="list-style-type: none"> • saleyards, abattoirs, milk processing Cane growing, Grazing industry, Vegetable growers, Secondary industry Local government <ul style="list-style-type: none"> • gravel roads, on-site wastewater disposal, stormwater </p>	
Strategies	Management Actions
<p>3.4.1 Ensure key industries and local government (I&LG) activities have environmental BMP / industry standard</p>	<p>Develop a program that:</p> <ul style="list-style-type: none"> • identifies I&LG activities which have and do not have BMPs by 2002 • identifies I&LG activities which have a BMP but do not do enough towards their adoption by 2002 • establishes performance indicators of adoption and the BMP effectiveness by 2003

Reports from Director Engineering Services

	<ul style="list-style-type: none"> establishes BMPs for those I&LG activities which do have them by 2005
3.4.2 Develop and implement processes which foster the adoption of environmental best management practices / industry standards for key industry and local government activities	<p>Encourage and promote BMP adoption through education, demonstration, incentives and regulation from 2002</p> <p>Measure adoption and effectiveness of BMPs using identified indicators from 2003</p>

COMMENTS:

3.4.

These are issues that will need to be addressed.

<p>3.5 Streambanks rehabilitated and protected on targeted stream sections by 2006. Targeted stream sections within priority subcatchments to be identified according to their level of recovery potential. 'priority subcatchments' will be identified and prioritised using a matrix of known physical and social parameters of the subcatchments.</p>	
<p>Risk and hazard landscapes: Specific locations/streams/subcatchments</p>	
Strategies	Management Actions
3.5.1 In consultation with the community / industry / government, develop projects which will protect and rehabilitate streambanks and provide opportunities and resources with which to enable implementation of the projects.	<p>Identify the project scope (ie. those streams and their reaches within priority sub-catchments for rehabilitation), timetable and project management and administration needs by 2002</p> <p>Engage the community within the targeted streams or reaches of the priority sub-catchments in the process of the development of rehabilitation projects by 2003</p> <p>Develop a Project Investment Kit by 2003</p> <p>Develop and implement the rehabilitation plans for the targeted sections by 2004</p>

COMMENTS:

3.5

This is consistent with current TRC actions and objectives.

Reports from Director Engineering Services

<p>3.6 All treated effluent discharged from Municipal STP's to either:</p> <p>a. be of reuse standard by 2011 'reuse standard' refers to a quality level that is acceptable for a range of uses, ie a standard that matches a specific on-land or return flow use</p> <p>or</p> <p>b. reuse 50% of all dry weather flow for non-potable purposes by 2011. 'non-potable purposes' refers to all uses except for drinking water standard</p>	
<p>Risk and hazard landscapes: All Sewerage Treatment Plans: Alstonville, Ballina, Lennox Head, Bangalow, Brunswick Heads, West Byron Bay, Ocean Shores, Mullumbimby, Casino, Kyogle, Banora Point, Bogangar, Kingscliff, Murwillumbah, Tumbulgum, Tweed Heads, Tyalgum, Wardell, Nimbin, South Lismore, East Lismore, Coraki, Evans Head</p>	
Strategies	Management Actions
<p>3.6.1 Upgrade STP's so effluent is of a suitable re-use standard that meets a specific on-land or return flow use</p>	<p>Upgrade STPs by utilising the financial and planning support from the Country Towns Water Supply and Sewerage Program and Small Towns Sewer Program by 2011</p> <p>Identify non-residential effluent end-users and where possible negotiate agreements for effluent reuse and reuse standard by 2006</p> <p>Design innovative reuse programs to take advantage of other funding sources.</p> <p>Ongoing</p>
<p>3.6.2 Development of plans, policies and initiatives to achieve 50% dry weather non potable reuse</p>	<p>Develop Integrated Urban Water Management Plans. Commence by 2004 and completed by 2009</p> <p>Monitor, review and implement developments in world's best practice for effluent reuse ongoing</p>

COMMENTS:

3.6

All STP effluent currently complies with land application criteria. Work by TRC will help to identify what will be an acceptable return to Waterways standard.

3.6.1

This is current Council practice.

3.6.2

Experience to date indicates that 50% dry weather non-potable reuse is not attainable on the Tweed. It is recommended that Council object to this target.

FUNDING

Advice received to date indicates that the finally adopted Plan will be used by Government as the basis for the allocation of funding to catchments for all related programs. As the Tweed, largely

Reports from Director Engineering Services

through the work of Council and its now Tweed River Committee, is acknowledged as being very well advanced in its understanding and implementation of River Management, there is a strong risk that it will be starved of funding while the neighbouring catchments are brought up to this standard. This concern has been raised in a number of forums and acknowledged by departmental staff. It is therefore felt that Council should not sign off on the Plan and should object to the Plan until some assurance is provided that funding will still continue on an equitable catchment basis that will enable different priorities to be tackled in potentially neighbouring catchments.

Reports from Director Engineering Services

11. **ORIGIN:** Planning & Design Unit

FILE REF: R1440 Pt1; Street Naming

REPORT TITLE:

Renaming of 'Crookes Valley Road' in the Locality of Crystal Creek to 'Crooks Valley Road'

SUMMARY OF REPORT:

No objections or other proposals have been received to the proposed re-naming of “Crookes Valley Road” to “*Crooks Valley Road*”

RECOMMENDATION:

That :-

1. Council approves “*Crooks Valley Road*” in lieu of the current name of “Crookes Valley Road”;
2. The re-naming be gazetted under the provisions of the Roads (General) Regulation, 1994 and the Roads Act, 1993.
3. Council notifies the relevant authorities under the provisions of the Roads (General) Regulation 1994.

Reports from Director Engineering Services

REPORT:

At a meeting held on 15 August, 2001 it was resolved that Council:-

1. Adopts "*Crooks Valley Road*" in lieu of the current name of "Crookes Valley Road";
2. Publicises its intention allowing one month for objections to the proposal; and
3. Notifies the relevant authorities under the provisions of the Roads (General) Regulation 1994.

No objections or other proposals have been received.

Reports from Director Engineering Services

12. ORIGIN: Planning & Design Unit

FILE REF: GP1/16 Pt2; Crown Land; Acquisitions

REPORT TITLE:

Acquisition of Crown Land, Reserves Trust Land being 200/1030080 at Hastings Point for Transpiration Beds

SUMMARY OF REPORT:

The Department of Land & Water has consented to the acquisition of Lot 200 in DP 1030080 at Hastings Point under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for sewerage purposes under the Local Government Act, 1993.

Lot 200 is within R1001008 for Public Recreation and Coastal Environment Protection, which is under the control of the Tweed Coast Reserve Trust.

Council holds written consent from the Tweed Coast Reserve Trust to the acquisition.

RECOMMENDATION:

That:-

1. All necessary documentation towards the acquisition of Lot 200 in DP1030080 be endorsed under the Common Seal of Council;
2. Payment of compensation in the amount assessed by the Valuer General's Department as at the date of gazettal of the acquisition be made to the Crown; and
3. Payment of compensation in the amount assessed by the Valuer General's Department as at the date of gazettal of the acquisition be made to the Tweed Coast Reserve in respect of any improvements erected or owned by the Trust on the Reserve.

Reports from Director Engineering Services

REPORT:

The Department of Land & Water Conservation has consented to the acquisition of Crown Land described as Lot 200 in DP 1030080. This lot comprises 1.626 hectares of vacant Crown Land.

The acquisition of the Crown Land will enable Council to extend transpiration beds at Hastings Point.

The Crown Land is not subject to any claim under either the Aboriginal Land Rights Act 1983 or the Commonwealth Native Title Act 1993.

The land will be acquired under the provisions of the Land Acquisitions (Just Terms Compensation) Act 1991 for the purposes of the Local Government Act 1993.

Compensation for the subject land will be assessed by the Valuer General's Department as at the date of gazettal. Compensation will be payable to the Crown and the Tweed Coast Reserve Trust.

A copy of the DP follows:-

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13. ORIGIN: Water Unit

FILE REF: Tweed River Management Plan

REPORT TITLE:

Independent Inquiry into Coastal Lakes Draft Paper August 2001

SUMMARY OF REPORT:

The Healthy Rivers Commission is undertaking an Independent Inquiry into Coastal Lakes. A draft paper was circulated in August 2001 with a request for written submissions by 2 November 2001. The waterbodies within Tweed Shire included in this inquiry are Cobaki-Terranora Lakes and Cudgen Lake.

A brief summary of the Healthy Rivers commission report is included in the report with recommendations from the Tweed River Committee as considered at its last meeting.

RECOMMENDATION:

That Council forwards the following comments to the Healthy Rivers Commission as a submission to the Independent Inquiry into Coastal Lakes:-

1. That a prescriptive guide be produced by the Coastal Lakes Expert Group for Councils preparing Sustainability Assessments for each lake. The format of this guide could be similar to that provided to Councils by the NSW Stormwater Trust for development of the Urban Stormwater Management Plans or the Estuary Management Manual provided by the Department of Land and Water Conservation. This would enable individual Lake Assessments to be easily compared and assessed by the implementing body. It would also enable more consistent monitoring and review processes between catchments.
2. Existing Estuary Management structures should be retained where they are working satisfactorily such as the Tweed River Committee of Tweed Shire Council. The installation of an independent Chairperson to an Estuary Management Committee should only be an option where there is no satisfactory existing management structure.
3. Specific funding should be made available to assist with development of the Sustainability Assessments, particularly for high priority catchments. These preliminary documents would serve as benchmarks and examples for subsequent Assessments.
4. That the Coastal Lakes Expert Group will need to be adequately resourced to provide the appropriate level of assistance to all Councils preparing Sustainability Assessments.
5. It is important that the Sustainability Assessments are developed to be consistent with legislative requirements such as the Water Act and with planning documents such as Catchment Management Strategies.
6. Support is expressed for developing effective ways to encourage sustainable farming practices as a high priority for management of Coastal Lakes. This is a significant issue for both Cobaki-Terranora Lakes and Cudgen Lake in Tweed Shire.

Reports from Director Engineering Services

REPORT:

The Healthy Rivers Commission (HRC) is undertaking an Independent Inquiry into Coastal Lakes. A draft paper was circulated in August 2001 with a request for written submissions by 2 November 2001. The waterbodies within Tweed Shire included in this inquiry are Cobaki-Terranora Lakes and Cudgen Lake.

Draft Coastal Lakes Assessment and Management Strategy

Strategy includes:

- A management framework for classes of coastal lakes
- Preparation of Sustainability Assessments to determine the capabilities and limitations of each coastal lake for preparation of directive plans for existing and new activities.
- Arrangements to implement key elements of the strategy
- A range of supporting initiatives.

Management Framework

Councils and State Agencies would retain their responsibilities and powers to make decisions - the management framework is designed to provide clear guidance and allow for stronger application of existing powers.

Sustainability Assessments

The broad classification of Coastal Lakes undertaken by the Healthy Rivers Commission placed Cobaki-Terranora Lakes and Cudgen Lake in to the **Healthy Modified Conditions** Classification.

It is proposed that lake-specific level assessments be undertaken by Council based on key ecosystem processes and thresholds. The purpose of these assessments is to determine the capability and limitations on the specific lake to sustain existing and likely human activities and identify actual actions and management tools to be implemented by Council and State Agencies.

The assessments are to build on existing information and studies such as estuary process studies and soil maps etc. Tweed Shire Council has already produced detailed Estuary Management Plans for Terranora Broadwater and Cobaki Broadwater.

The report proposes that the Sustainability Assessments are to become the basis for provisions in Council's LEP's. They are to support development planning decisions and provide key reference points for assessing the effectiveness of management actions.

COST- Councils are to develop their own Sustainability Assessments with existing resources. The HRC notes the existing statutory obligations such as the preparation of LEP's, development proposals and EIS's and allocation of resources for these by Councils. The Report suggests the use of existing funding programs and resources.

Reports from Director Engineering Services

Implementation

The HRC recommends that relevant components of the coastal lakes strategy be formalised by way of a State Environmental Planning Policy (SEPP).

The Sustainability Assessments are to be prepared by Council with assistance from an expert independent group to be set up by the NSW Coastal Council. This expert group is to specify the technical criteria and methodology for undertaking cost effective assessments.

The Commission advocates the use of directive local environmental plans supported by development control plans.

Reviewing implementation – the Report recommends that reviews be conducted by an independent entity like the Healthy Rivers Commission.

Implementation is to be resourced through existing State and Local Government funding programs such as the *Estuary Management Program*, *Stormwater Management Program*, *Country Towns Water Sewerage and Drainage Program* and *Floodplain Management Program*.

Cudgen Lake is noted as a high priority for development of a Sustainability Assessment due to its existing condition, sensitivity to human impact and potential for future development.

Supporting Initiatives

Other issues raised in the Report that are of interest to Tweed Shire include:

- Discussion on management of Lake Entrances – decision process for approving entrance openings on estuaries.
- Enhancing processes for estuarine management – reform the role and functioning of estuary management committees which should be based on those applied to vegetation, water and catchment committees and boards. Recommends appointment of independent chairperson.
- Encouraging sustainable farming practices – identifying ways in which the powers and resources of all public authorities can be applied, including ways to fill any gaps in the existing range of incentives and sanctions.
- Other mechanisms for managing lands in areas of High Conservation Value – exchange Crown land of low ecosystem value and high development potential for freehold land with high conservation values; transferring development entitlements via market mechanisms; down zoning old paper subdivisions.

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14. ORIGIN: Director

FILE REF: R5495 Pt6; Pacific Motorway

REPORT TITLE:

Pacific Highway Status Report

SUMMARY OF REPORT:

At its meeting of the 5 May 2001 Council resolved:-

“That a comprehensive report be provided to Council covering at least the following aspects which relate to that section of the Pacific Highway which will be reclassified within Tweed Shire when the new Motorway is completed in 2002

RECOMMENDATION:

That this report be received and noted.

Reports from Director Engineering Services

REPORT:

On the 5 May 2001 Council resolved:-

“RESOLVED that a comprehensive report be provided to Council covering at least the following aspects which relate to that section of the Pacific Highway which will be reclassified within Tweed Shire when the new Motorway is completed in 2002:

- 1. Its total length*
- 2. Current traffic counts and those forecast for 2005-2010*
- 3. An assessment of the present condition of the pavement of this section so as to identify how much is in a failed or near failed condition*
- 4. An estimate of the cost to bring the cost to bring the existing pavement up to a satisfactory standard before it becomes a Council responsibility.*
- 5. An assessment of the cost of repairing that section of the river bank subsidence threatening the Highway near the Ampol Service Station in Murwillumbah.*
- 6. A forecast as to the time when the section of the Highway between Murwillumbah and the 4 land section at Stotts Creek will have to be constructed to 4 lane standard.*
- 7. An estimated cost to carry out the construction mention in (6).*
- 8. The number and location of road deaths on this section of Highway over the past 10 years, segregated into those north of Murwillumbah and those south of Murwillumbah.*
- 9. The identification of those sections of this road considered to be black spots such as Murnane’s Corner near Burringbar; the turn off at Burringbar to Reserve Creek; and the Railway Bridge at Greenhills.*
- 10. Any other relevant information considered import on this issue.”*

As previously reported to Council a Liaison Committee has been established between the RTA and Council officers to facilitate a satisfactory Pacific Highway handover and to allow Council’s input into the Yelgun to Chinderah project on issues that impact on Council’s jurisdiction.

Satisfactory progress has been made to date, particularly in regard to Council’s resolution of interim responses which are provided as detailed below:-

- 1. TOTAL** **LENGTH**
The total length of highway to be handed back to Council is 43 kms.
- 2. TRAFFIC** **COUNTS**
As part of the EIS for the Yelgun to Chinderah upgrade SKM undertook a traffic assessment. The EIS 1997 projections are detailed below:-

Reports from Director Engineering Services

Pacific Highway AADT	Existing situation 1997	2001 Projections	Post-Opening Yelgun to Chinderah		TSC * Counts March 2001
			2001	2016	
North of Wooyung Rd	6,869	6,880	2,206	3,526	
South of Murwillumbah	8,640	9,322	4,262	5,360	11,050
North of Murwillumbah	11,364	15,204	10,186	14,230	19,414
North of Clothiers Ck Rd	10,273	13,796	8,848	12,642	15,823
North of Wommin Bay Rd	25,220	36,799	35,729	57,601	

* Council has recently completed “unofficial counts” on parts of the highway. These figures do not equate to average annual daily trips (AADT) which is the accepted basis on which traffic counts are reported. Nevertheless, Council’s counts indicate a significant increase above the SKM projections.

The RTA have agreed to a Council request to review the SKM traffic model to reflect the current situation and for those figures to be provided to Council.

3. PAVEMENT CONDITION

The RTA have provided the following preliminary information in relation to pavement condition for each segment of the highway within the Tweed Shire Council area.

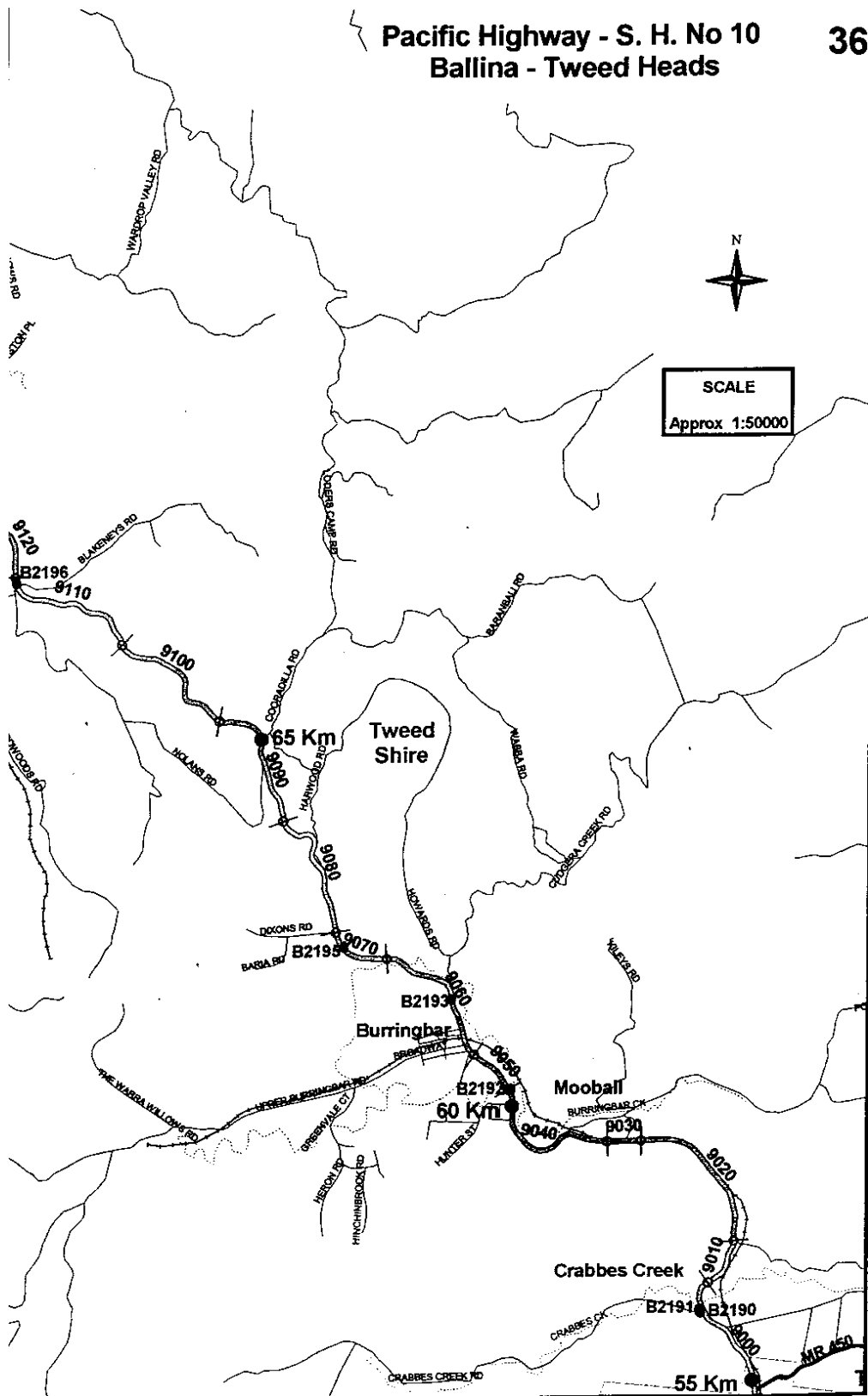
The graphs show the segment numbers on the highway (e.g. 9290 at Condong) and the condition rating at each segment. There is also information about the type of pavement and seal age at each segment.

The information indicates that prior to completion of the Motorway two segments (Condong at the Bowls Club and immediately south of Durambah Road) will have major rehabilitation.

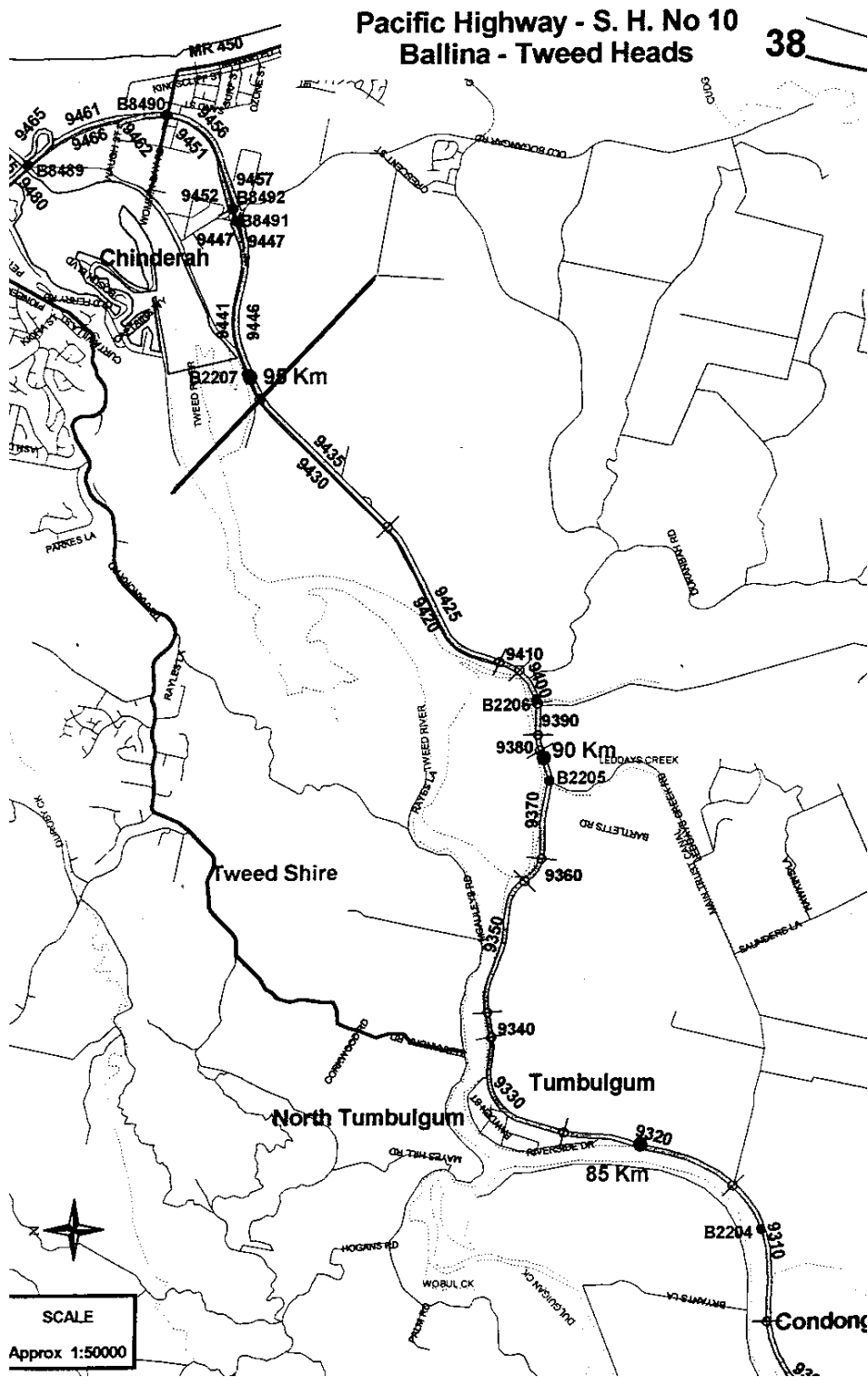
The information provided has initially satisfied most concerns about pavement conditions.

The RTA is to provide information about what would be the level of funding if the road was to be accepted as a Regional Road.

Reports from Director Engineering Services



Reports from Director Engineering Services



Reports from Director Engineering Services

SH10 - Shire of Tweed
Pavement Age Construction
Seal Age

SEGN	ROAN	LDES	SLIN	SLDI	LONG	CWYC	RSYR	YCON	STCON
9000	10	WOORYONG RD-NTH CRABBES CK 55.130	3290	6.94	1.70	A	1996	1960	flexible chert pavements
9010	10	NTH CRABBES CK - HULLS RD 56.823	3300	1.34	0.51	A	1998	1995	flexible chert pavements - clay sub-grades
9020	10	Hulls Road - Moobal	3300	1.85	1.59	A	1999	1956	flexible chert pavements - clay sub-grades
9030	10	Moobal 58.923	3300	3.44	0.32	A	1993	1956	flexible chert pavements good pavement
9040	10	Moobal - Burringbar Creek 59.243	3300	3.76	1.52	A	1998	1956	flexible chert pavements - reworked many times
9050	10	Burringbar Creek - Cattle bridge 60.771	3310	0.01	0.50	A	1995	1960	flexible chert pavement
9060	10	CATTLE BDGE-NTH ADNAMARA 61.271	3310	0.51	1.43	A	1994	1960	flexible chert pavement
9070	10	NTH ADNAMARA - DIXONS RD 62.701	3310	1.94	0.67	A	1998	1960	flexible chert pavement
9080	10	DIXONS RD-STH B/BAR RANGE 63.371	3310	2.61	1.36	A	1996	1960	flexible chert pavement
9090	10	STH B/BAR RANGE-ROCKY CNR 64.731	3310	3.97	1.36	A	1999	1960	up to 300mm of chert on rock sub-grade
9100	10	ROCKY CORNER NTH - 66.091	3310	5.33	1.36	A	1999	1960	up to 300mm of chert on rock sub-grade
9110	10	BURRINGBAR RNGE-DUNBIBLE CK 67.45	3310	6.69	1.36	A	1999	1960	up to 300mm of chert on rock sub-grade
9120	10	DUNBIBLE CK-RICHARDS DEV.68.815	3320	0.09	0.83	A	1999	1960	flexible chert pavement
9130	10	RICHARDS DEV-FERNVALE FLAT 69.645	3320	0.92	0.33	A	1994	1955	flexible chert pavements
9140	10	Fernvale flat south 69.975	3320	1.25	1.04	A	1993	1962	flexible chert pavements
9150	10	Fernvale flat 71.015	3320	2.29	0.78	A	1994	1980	flexible chert pavements
9160	10	QUARRY HILL 71.795	3320	3.07	0.87	A	1999	1998	AC - flexible chert
9170	10	PART STH M'BAH REHAB 72.665	3320	3.94	0.94	A	1994	1990	AC - flexible chert - flush seal
9180	10	STH M'BAH O/T LANE 73.605	3320	4.88	0.76	A	1998	1964	flexible chert pavements
9190	10	South Murwillumbah 74.365	3320	5.64	0.52	A	1994	1964	flexible chert pavements
9200	10	MURBAH 60 KM 74.888	3330	0.01	1.57	A	1995	1960	AC - flexible pavement lime stabilised patch
9210	10	OLD CONCRETE ROAD 76.451	3340	0.01	0.69	A	1995	1992	deep lift subgrade - concrete sub-base
9220	10	ALMA ST CONCR AC O'LAY 77.141	3340	0.70	0.32	A	1993	1962	deep lift subgrade - concrete sub-base
9230	10	RAIL CROSSING TO EAST	3350	0.19	0.58	A	1993	1960	AC - flexible pavement
9250	10	Buchanans Street - Quarry Road 78.038	3350	0.77	0.46	A	1993	1960	AC - flexible pavement (cherts?)
9270	10	Quarry Road 78.498	3350	1.23	1.07	A	1995	1970	flexible pavement chert
9280	10	North Murwillumbah	3350	2.30	1.08	A	1995	1970	flexible pavement chert
9290	10	CONDONG BOWLING CLUB STH 80.648	3350	3.38	0.60	A	1995	1980	flexible pavement chert
9300	10	Clothiers Creek Road 81.248	3350	3.98	1.81	A	1992	1980	flexible pavement chert
9310	10	Jhonsons to Bartlets Creek 83.058	3350	5.79	1.44	A	1998	1960	flexible pavement chert
9320	10	Bartlets Creek - Tumbulgum shop 84.499	3360	0.52	1.77	A	1996	1973	flexible pavement chert
9330	10	TUMBULGUM SHOP BILAMBIL S/P	3360	2.29	1.40	A	1995	1973	flexible pavement chert
9340	10	BILAMBIL STOCKPILE 87.669	3360	3.69	0.25	A	1997	1997	over layed and stabilised 360mm
9350	10	87.919 NTH BALLINA	3360	3.94	1.36	A	1997	1997	overlayed and stabilised 360mm
9360	10	BALLINA 90 KM 89.279 NTH BALLINA	3360	5.30	0.28	A	1993	1988	AC - stabilised chert
9370	10	HOGAN PARK - S/B CR 85 89.559	3360	5.58	1.09	A	1995	1988	AC - stabilised chert
9380	10	S/B CR 85-STOTTS ISL STH 90.649	3360	6.67	0.16	A	1993	1988	AC - stabilised chert
9390	10	STH STOTTS ISL -PARK ENTR 90.809	3360	6.83	0.30	A	1993	1960	AC - flexible chert pavement
9400	10	STOTTS ISLAND-STH OAK AVE 91.109	3360	7.13	0.39	A	1995	1960	flexible chert pavement
9410	10	STH OAK AVE-DUAL CARRIAG 91.499	3360	7.52	0.22	A	1992	1955	lime stabilised chert pavement
9420	10	Oak Avenue South NB	3371	0.00	1.81	B	1990	1976	300mm stabilised (lime) over concrete pavement
9425	10	Oak Avenue South SB	3371	0.00	1.81	C	1991	1976	lime stabilised chert pavement
9430	10	Oak Avenue North NB	3371	1.81	1.80	B	1993	1973	300mm stabilised chert over concrete pavement
9435	10	Oak Avenue North SB	3371	1.81	1.80	C	1991	1973	lime stabilised chert pavement

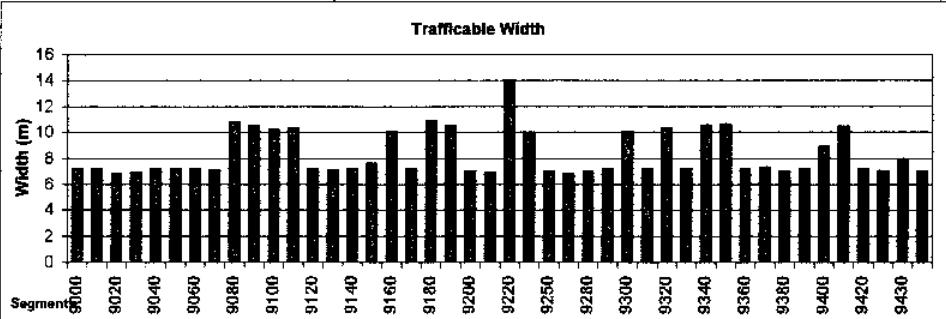
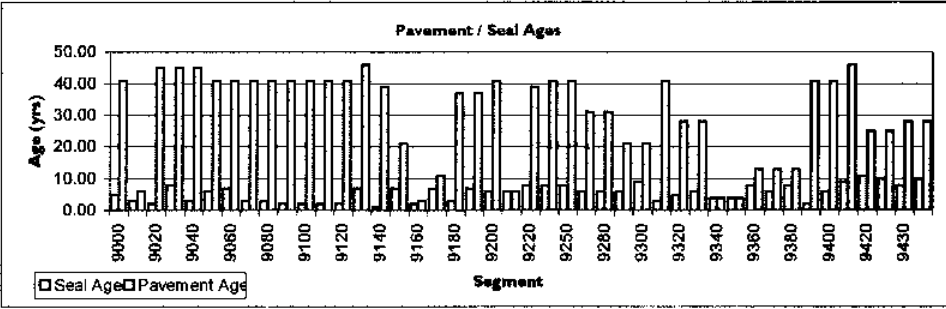
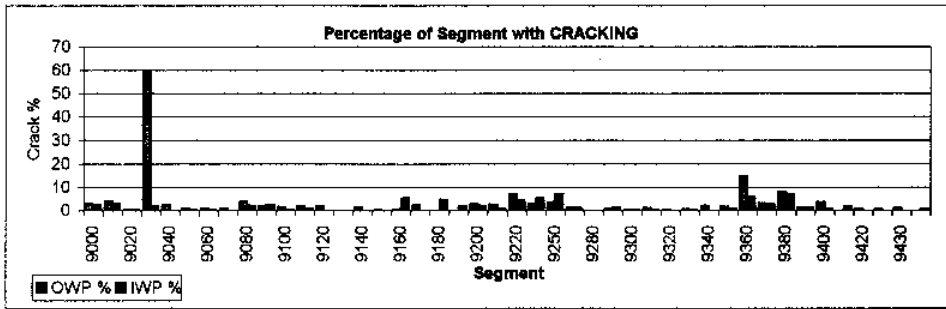
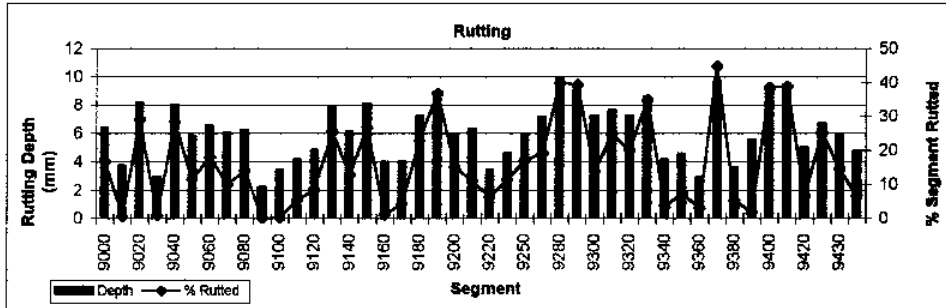
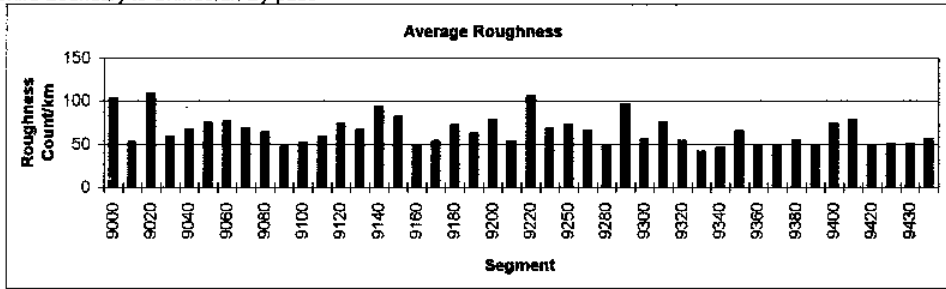
Reports from Director Engineering Services

SH10 - Shire of Tweed Segment Roughness

SEGN	ROAN	DES	SLIN	STDJ	LONG	EWYC	Ave Roughness 2001	Ave Roughness 2000	Ave Roughness 1999	Ave Roughness 1998
9000	10	WOYONG RD-NTH CRABBES CK 55.130	3290	6.94	1.70	A	104	101	100	99
9010	10	NTH CRABBES CK - HULLS RD 56.823	3300	1.34	0.51	A	51	53	49	83
9020	10	Hulls Road - Moobal	3300	1.85	1.59	A	108	109	105	105
9030	10	Moobal 58.923	3300	3.44	0.32	A	57	57	54	54
9040	10	Moobal - Burringbar Creek 59.243	3300	3.76	1.52	A	67	68	68	69
9050	10	Burringbar Creek - Cattle bridge 60.771	3310	0.01	0.50	A	76	74	75	73
9060	10	CATTLE BDGE-NTH ADNAMARA 61.271	3310	0.51	1.43	A	77	71	68	82
9070	10	NTH ADNAMARA - DIXONS RD 62.701	3310	1.94	0.67	A	68	70	68	64
9080	10	DIXONS RD-STH B/BAR RANGE 63.371	3310	2.61	1.36	A	65	61	72	65
9090	10	STH B/BAR RANGE-ROCKY CNR 64.731	3310	3.97	1.36	A	47	47	72	63
9100	10	ROCKY CORNER NTH - 66.091	3310	5.33	1.36	A	52	51	65	64
9110	10	BURRINGBAR RNGE-DUNBIBLE CK 67.45	3310	6.69	1.36	A	57	57	84	69
9120	10	DUNBIBLE CK-RICHARDS DEV.68.815	3320	0.09	0.83	A	73	76	78	73
9130	10	RICHARDS DEV-FERNVALE FLAT 69.645	3320	0.92	0.33	A	68	64	68	66
9140	10	Fernvale flat south 69.975	3320	1.25	1.04	A	94	91	96	83
9150	10	Fernvale flat 71.015	3320	2.29	0.78	A	83	80	86	76
9160	10	QUARRY HILL 71.795	3320	3.07	0.87	A	49	47	66	66
9170	10	PART STH M'BAH REHAB 72.665	3320	3.94	0.94	A	54	51	56	56
9180	10	STH M'BAH O/T LANE 73.605	3320	4.88	0.76	A	71	72	72	70
9190	10	South Murwillumbah 74.365	3320	5.64	0.52	A	64	60	66	59
9200	10	MURBAH 60 KM 74.888	3330	0.01	1.57	A	80	76	70	72
9210	10	OLD CONCRETE ROAD 76.451	3340	0.01	0.69	A	54	54	48	51
9220	10	ALMA ST CONCR AC O'LAY 77.141	3340	0.70	0.32	A	119	93	103	91
9230	10	RAIL CROSSING TO EAST	3350	0.19	0.58	A	72	62	56	60
9250	10	Buchanans Street - Quarry Road 78.038	3350	0.77	0.46	A	67	76	68	69
9270	10	Quarry Road 78.498	3350	1.23	1.07	A	67	60	64	56
9280	10	North Murwillumbah	3350	2.30	1.08	A	48	49	51	50
9290	10	CONDONG BOWLING CLUB STH 80.648	3350	3.38	0.60	A	91	100	81	97
9300	10	Clothiers Creek Road 81.248	3350	3.98	1.81	A	57	54	56	54
9310	10	Jhonsons to Bartlets Creek 83.058	3350	5.79	1.44	A	77	74	66	71
9320	10	Bartlets Creek - Tumbulgum shop 84.499	3360	0.52	1.77	A	55	54	52	54
9330	10	TUMBULGUM SHOP BILAMBIL S/P	3360	2.29	1.40	A	41	41	44	42
9340	10	BILAMBIL STOCKPILE 87.669	3360	3.69	0.25	A	48	49	56	50
9350	10	87.919 NTH BALLINA	3360	3.94	1.36	A	64	59	56	57
9360	10	BALLINA 90 KM 89.279 NTH BALLINA	3360	5.30	0.28	A	44	51	50	49
9370	10	HOGAN PARK - S/B CR 85 89.559	3360	5.58	1.09	A	47	47	52	49
9380	10	S/B CR 85-STOTTS ISL.STH 90.649	3360	6.67	0.16	A	67	55	63	52
9390	10	STH STOTT'S ISL.-PARK ENTR 90.809	3360	6.83	0.30	A	48	42	68	44
9400	10	STOTTS ISLAND-STH OAK AVE 91.109	3360	7.13	0.39	A	74	74	67	72
9410	10	STH OAK AVE-DUAL CARRIAG.91.499	3360	7.52	0.22	A	75	78	70	71
9420	10	Oak Avenue South NB	3371	0.00	1.81	B	50	49	51	37
9425	10	Oak Avenue South SB	3371	0.00	1.81	C	50	49	49	48
9430	10	Oak Avenue North NB	3371	1.81	1.80	B	51	49	50	52
9435	10	Oak Avenue North SB	3371	1.81	1.80	C	56	53	53	52

Reports from Director Engineering Services

SH10 - Shire of Tweed
Shire Boundary to Chinderah By-pass



Reports from Director Engineering Services

Bridge No	Description	Road No	Clas	LGA	Built	Type	Inspected	Condition
2192	BRIDGE ON SH10	10	S	438	1951	CBEAM	8-Sep-98	GOOD
2193	STOCK BRIDGE	9999095	S	438	1937	TBEAM	30-Mar-99	GOOD
2195	CULVERT ON SH10	10	S	438	9999	CCULV	31-Oct-97	GOOD
2197	UNNAMED CK	10	S	438	1941	CCULV	31-Oct-97	GOOD
2198	CULVERT ON SH 10	10	S	438	1979	CCULV	12-Feb-99	GOOD
2202	BRIDGE - WIDENED	10	S	438	1943	CBEAM	7-Sep-98	GOOD
2204	BRIDGE - WIDENED	10	S	438	1952	CSLAB	7-Sep-98	GOOD
2205	CULVERT ON SH10	10	S	438	1960	CCULV	5-May-99	GOOD
2207	CULVERT ON SH10	10	S	438	1968	CCULV	5-May-99	GOOD
2208	CULVERT ON SH10	10	S	438	1968	CCULV	5-May-99	GOOD
2581	BRIDGE ON RR399	399	R	438	1916	TSLAM	19-Oct-98	GOOD
6698	CULV OV UNNAMED CK	10	S	438	1980	CCULV	3-Nov-97	GOOD
6872	CULVERT ON SH10	10	S	438	1982	CCULV	12-Feb-98	GOOD
6912	BRIDGE ON SH10	10	S	438	1983	PGIRD	9-Jul-97	GOOD
7812	BRIDGE ON SH10 -N/B	10	S	438	1991	PGIRD	18-Sep-98	GOOD
8002	BRIDGE ON SH10 OVER	10	S	438	1990	PBOXG	21-May-98	GOOD
8132	BRIDGE ON SH10 NB	10	S	438	1991	PVSLB	8-Sep-98	GOOD
8133	BRIDGE ON SH10 S/B	10	S	438	1991	PVSLB	8-Sep-98	GOOD
8134	BRIDGE ON SH10 -N/B	10	S	438	1991	PGIRD	18-Aug-98	GOOD
8135	BRIDGE ON SH10 -S/B	10	S	438	1991	PGIRD	18-Aug-98	GOOD
8489	BRIDGE ON SH10	10	S	438	1996	PTROG	20-May-98	GOOD
8490	BRIDGE ON SH10	10	S	438	1996		16-Feb-98	GOOD
8491	BRIDGE ON SH10	10	S	438	1997		12-Feb-98	GOOD
8492	BRIDGE ON SH10	10	S	438	1996		16-Feb-98	GOOD
2196	BRIDGE - WIDENED	10	S	438	1949	CBEAM	18-Sep-98	FAIR
2201	BRIDGE ON SH10	10	S	438	1950	CBEAM	9-Jul-97	FAIR
2206	CULVERT ON SH10	10	S	438	1968	CCULV	5-May-99	FAIR
2444	BRIDGE ON RR142	142	R	438	1968	PGIRD	7-Jul-99	FAIR
8136	BRIDGE ON SH10 -S/B	10	S	438	1991	PGIRD	25-Jun-97	FAIR
2190	BRIDGE ON SH10	10	S	438	1938	TBEAM	19-Apr-99	POOR
2191	BRIDGE ON SH10	10	S	438	1938	TBEAM	19-Apr-99	POOR
2445	BRIDGE ON RR143	143	R	438	1927	TBEAM	5-May-99	POOR
7628	BRIDGE ON RR7733	7733	R	438	1985	PTROG	7-Jul-99	POOR

Reports from Director Engineering Services

Program : RESR008A Version : 1.1

BRIDGE INFORMATION SYSTEM
SH10 PACIFIC HIGHWAY

Date printed : 19-Jan-2001 07:41 AM

BRG NO	B RD NO	LINK NO	CWY NO	DIST KM	DIR OF REG	LGA	DESCRIPTION	M GEN FILE NO	FF AU CN	OVERALL LENGTH	CWY MIN MAX	CWY MIN VC	FTWAY L-R	SPAN GRP	SPAN LENGTH	SPAN TYPE	YEAR BLT
2183	S 0000010	3280	A1	1.092	750	062	BRIDGE - WIDENED OV BRUNSWICK R N OF BANGALOW	R 1132 0010.062.BC.1296	5 1	85.37	8.53	99.99	.00	1-7	12.19	CBEAM	1934
6759	S 0000010	3290	A1	1.462	750	062	BRIDGE NO.1 OVER BILLINUDGE SWAMP 0.4KM N BILLINUDGE	R 1118 0010.062.BC.5047	5 1	20.00	12.30	99.99	1.52	1-7	12.19	CBEAM	1976
6760	S 0000010	3290	A1	1.661	750	062	BRIDGE OVER BRUNSWICK R-NTH ARM 0.6KM N BILLINUDGE	R 1119 0010.062.BC.1130	5 1	80.00	9.20	99.99	.00	1-8	10.00	PFLNK	1981
6761	S 0000010	3290	A1	1.956	750	062	BRIDGE NO.2 OVER BILLINUDGE SWAMP 0.9KM N BILLINUDGE	R 1120 0010.062.BC.5048	5 1	20.00	12.30	99.99	.00	1-2	10.00	PFLNK	1981
8457	S 0000010	3290	A1	3.672	750	062	PRIVATE ACCESS CULV UNDER SH10 BILLINUDGE	R 0010.062.BC.1337	4 4	4.50	13.95	99.99	.00	1	4.00	CCULV	1975
2188	S 0000010	3290	A1	4.270	750	062	CULVERT ON SH10 YELGUN CREEK BILLINUDGE	R 1116 0	4 1	10.05	6.09	99.99	.00	1-3	3.04	CCULV	1937
2189	S 0000010	3290	A1	6.784	750	062	CRABBES CK RLY EDGE OV ROADWAY	S 1226 0256	5 3	40.05	8.83	5.00	.00	1	11.18	SGIRD	1948
2190	S 0000010	3300	A1	.984	750	438	BRIDGE ON SH10 CRABBES CREEK CRABBES CK. ROAD CRABBES CK. NO 1	R 190 0236	5 1	10.05	8.22	99.99	.00	1	9.14	TBEAM	1938
2191	S 0000010	3300	A1	1.021	750	438	BRIDGE ON SH10 CRABBES CREEK NEAR CRABBES CREEK CRABBES CREEK NO 2	R 191 0236	5 1	23.77	8.22	99.99	.00	1-3	7.62	TBEAM	1938

Reports from Director Engineering Services

Program : RBSR008A Version : 1.1

BRIDGE INFORMATION SYSTEM
SH10 PACIFIC HIGHWAY

Date printed : 19-Jan-2001 07:41 AM

BRG NO	R	C	RD NO	LINK NO	CWY NO	VER	DIST KM	DIR OF REG	LGA	DESCRIPTION	M GEN FILE NO	T DRAWING NO	FF AU CN	OVERALL LENGTH	CWY MIN MAX	MIN VC	FTWAY L-R	SPAN GRP	SPAN LENGTH	SPAN TYPE	YEAR BLT
2192	S	0000010	3300	A1	5.278	750	438	BRIDGE ON SH10	R 179	BRIDGE ON SH10	0011.438.BC.0265	5 1	60.96	7.31	99.99	.00	1-5	12.19	CBEAM	1951	
								BURRINGBAR CREEK								.00					
								BURRINGBAR													
								BURRINGBAR CREEK BR													
2193	S	0000010	3310	A1	.523	750	438	STOCK BRIDGE	R 1139	STOCK BRIDGE		5 5	19.81		5.00	.00	1-3	3.04	TBEAM	1937	
								OVER SH10													
								AT BURRINGBAR													
6912	S	0000010	3310	A1	.523	750	438	BRIDGE ON SH10	R 1151	BRIDGE ON SH10		5 2	25.60	9.20	99.99	1.75	1	25.00	PGIRD	1983	
								RAILWAY LINE								.00					
								BURRINGBAR													
								BURRINGBAR RAIL BRG													
2195	S	0000010	3310	A1	2.411	750	438	CULVERT ON SH10	R 5369	CULVERT ON SH10		4 1	6.40	13.50	99.99	.00	1-2	3.04	CCULV	9999	
								MILLS CREEK								.00					
								63KM NTH. BALLINA													
2196	S	0000010	3320	A1	.047	750	438	BRIDGE - WIDENED	R 1451	BRIDGE - WIDENED	0010.438.BC.6337	5 1	34.24	15.75	99.99	.00	1-3	11.27	CBEAM	1949	
								OV DUNBIBLE CK													
								69.4KM N OF BALLINA													
								DUNBIBLE CREEK BRG.													
6872	S	0000010	3320	A1	.047	750	438	CULVERT ON SH10	R 1450	CULVERT ON SH10		4 1	21.95	12.60	99.99	.00	1-5	4.00	CCULV	1982	
								DUNBIBLE CREEK													
								AT FERNVALE													
								DUNBIBLE CREEK #2													
2197	S	0000010	3320	A1	1.076	750	438	UNNAMED CK	R 5369	UNNAMED CK		4 1	7.01	12.19	99.99	.00	1-3	2.13	CCULV	1941	
																.00					
2198	S	0000010	3320	A1	2.546	750	438	CULVERT ON SH 10	R 1449	CULVERT ON SH 10		4 1	14.75	12.60	99.99	.00	1-4	3.40	CCULV	1979	
								BRANCH DUNBIBLE CK													
								FERNVALE													
								JOHANSENS CREEK													
2201	S	0000010	3320	A1	6.153	750	438	BRIDGE ON SH10	R 1519	BRIDGE ON SH10	0010.438.BC.0259	5 2	37.55	6.73	99.99	.00	1	11.27	CBEAM	1950	
								OVER RAILWAY													
								S OF MURWILLUMBAH													
								MURWILLUMBAH RLY BG													

Reports from Director Engineering Services

Program : RBSR008A Version : 1.1
 Date printed : 19-Jan-2001 07:41 AM

BRIDGE INFORMATION SYSTEM
 SH10 PACIFIC HIGHWAY

BRG NO	B R C	RD NO	LINK NO	CWY VER	DIST KM	DIR OF REG	LGA	DESCRIPTION	M GEN FILE NO T DRAWING NO C	FF AU CN	OVERALL LENGTH	CWY MIN MAX	CWY MIN VC	FTWAY L-R	SPAN GRP	SPAN LENGTH	SPAN TYPE	YEAR BLT
2202	S	0000010	3350	A1	1.154	750	438	BRIDGE - WIDENED OV CONDONG CK	R 1517 0010.438.BC.0268	5 1	38.10	8.53	99.99	.00	1	9.75	CBEAM	1943
6698	S	0000010	3350	A1	3.384	750	438	CULV OV UNNAMED CK AT 81.36KM NORTH OF BALLINA	R 5369 1466	4 1	8.90	16.20	99.99	.00	1-3	2.70	CCULV	1980
2204	S	0000010	3350	A1	6.711	750	438	BRIDGE - WIDENED OV DINSEY CK	R 158 0010.438.BC.0283	5 1	18.33	8.53	99.99	.00	1-3	6.09	CSLAB	1952
2205	S	0000010	3360	A1	6.362	750	438	N OF MURWILLUMBAH CULVERT ON SH10	R 157 0389	4 1	10.61	13.41	99.99	.00	1-4	2.43	CCULV	1960
2206	S	0000010	3360	A1	7.175	750	438	LEDDY'S CREEK OAK AVENUE	R 156 5008	4 1	19.20	13.41	99.99	.00	1-6	2.52	CCULV	1968
2207	S	0000010	3371	B3	.585	750	438	MCCLEODS CK CUDGEN ROAD	R 5369 1317 0010.438.BC.000000	4 1	8.22	14.30	99.99	.00	1-4	1.82	CCULV	1968
2208	S	0000010	3371	B3	1.152	750	438	UNNAMED CREEK OAK AVENUE	R 5369 1318	4 4	10.20	13.41	99.99	.00	1-3	3.20	CCULP	1968
8491	S	0000010	3381	B1	.186	750	438	CULVERT ON SH10 UNNAMED CREEK OAK AVENUE	R	5 4	33.00	16.00	99.99	.00	0-1	27.00	PBPGI	1997
8492	S	0000010	3381	B1	.316	750	438	CHINDERAH INTERCHNG CHINDERAH SOUTH CHINDERAH BRIDGE #1	R	5 4	33.00	16.00	99.99	.00	0-1	27.00	PBPGI	1996
								CHINDERAH INTERCHNG CHINDERAH SOUTH CHINDERAH BRIDGE #2	R	5 4	33.00	16.00	99.99	.00	0-1	27.00	PBPGI	1996

Reports from Director Engineering Services

2001- Forward Maintenance Planner

Segment	Leag	Surface Area m2	Yr0	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Table drains	Drainage structure	Shoulder	Vegetation	Sign	Rest Area	Slope	Guard Rail	Flood	
9000	1.70	16830																					
9010	0.51	4743																					
9020	1.58	11840																					
9030	0.32	4128																					
9040	1.52	13528																					
9050	0.50	4100																					
9060	1.43	13013																					
9070	0.67	6499																					
9080	1.36	16456																					
9090	1.36	17680																					
9100	1.36	15912																					
9110	1.36	16184																					
9120	0.83	7470																					
9130	0.33	3201																					
9140	1.04	12688																					
9150	0.78	7866																					
9160	0.87	10179																					
9170	0.94	10526																					
9180	0.76	9576																					
9190	0.52	6760																					
9200	1.57	13816																					
9210	0.69	7314																					
9220	0.32	5556																					
9230	0.56	9283																					
9250	0.46	4868																					
9270	1.07	13910																					
9280	1.08	13054																					
9290	0.60	9360																					
9300	1.81	22860																					
9310	1.44	18720																					
9320	1.77	24426																					
9330	1.40	17514																					
9340	0.25	3550																					
9350	1.36	18632																					
9360	0.28	2856																					
9370	1.09	14606																					
9380	0.16	2144																					
9390	0.30	3150																					
9400	0.39	4368																					
9410	0.22	3124																					
9420	1.81	19729																					
9425	1.81	16471																					
9430	1.80	14940																					
9435	1.80	13320																					

RS DEV Rehab

Reports from Director Engineering Services

4. COST OF PAVEMENT UPGRADE

Based on the information provided and expected condition at handover the RTA has indicated that if necessary it would prefer to provide a cash grant to rectify any agreed works. At this time these figures cannot be determined. An estimate will be made in April/May 2002.

5. RIVERBANK REPAIRS SOUTH MURWILLUMBAH

The RTA have completed this work. However, the RTA has been requested to provide further advice on the stability of the section south of that repaired where cracks have appeared in the road.

6. FOUR LANING MURWILLUMBAH STOTTS CREEK

This will be an outcome of the revised traffic model currently being undertaken by the RTA. The SKM report for the Yelgun to Chinderah upgrade completed in 1997 predicted that 4 laning would be required by 2016.

SKM Report July 1998:-

“If the proposal was not built, the two-lane sections of the existing highway, north of Murwillumbah would be reaching capacity by 2001 and would have an unacceptable Level of Service by 2016. If the proposal was built, the upgrading of the existing highway north of Murwillumbah could be delayed until around 2016.”

7. COST OF 4 LANING

The estimated cost to provide an additional two lanes is \$1M per kilometre exclusive of any land acquisition.

8. ACCIDENT STATISTICS

Accident numbers by degree of injury 1990-1995 (6 years)

Accident degree	Yelgun to Murwillumbah	Murwillumbah to Chinderah
Fatalities	6	2
Admitted injury	54	21
Treated injury	70	34
Non-treated injury	17	3
Tow-away	182	53

Reports from Director Engineering Services

Accident numbers by degree of injury 1999-2001 (first quarter) 2.25 years

Accident degree	Yelgun to Murwillumbah	Murwillumbah to Chinderah
Fatalities	3	7
injury	38	26
Non-casualty	51	52

Accident rates per year per 100mvkt

Year	Yelgun to Murwillumbah	Murwillumbah to Chinderah
1990	96	71
1991	117	39
1992	65	26
1993	64	34
1994	54	47
1995	104	32
Average	81	36

NSW average for same period was 46.7 for similar types of highway in NSW.

9. BLACK SPOTS

The major concern with any handover is the condition of the Wooyung Road intersection. Council has agreed to provide some indication for improvement to the linemarking to allow for safer traffic movements, particularly cane trucks, for the next meeting on 7 November.

Reports from Director Environment & Community Services

15. ORIGIN: Recreation Services Unit

FILE REF: 5840.9010; Tree Lopping/Removal

REPORT TITLE:

Fig Tree - Joey's Pouch

SUMMARY OF REPORT:

Council has received a letter from the management team of Joey's Pouch Educational Child Care Centre located in Ewing Street, Murwillumbah, requesting Council removes a fig tree located in the car park of the centre. The writer of the letter is concerned the tree poses a risk to life should the tree remain.

RECOMMENDATION:

That Council considers the options as outlined in this report.

Reports from Director Environment & Community Services

REPORT:

Council has received a request from the Management Committee of Joey's Pouch Educational Child Care Centre located in Ewing Street, Murwillumbah, to remove a fig tree from the car park of the centre. The letter is reproduced in full:-

TREE LOPPING / Removal

TWEED SHIRE COUNCIL	
FILE No.	5840.9010
DOCUMENT No.	
REC'D	24 SEP 2001
BOX No.	
ASSIGNED TO	<i>Stanley S</i>
HARD COPY <input type="checkbox"/>	IMAGE <input checked="" type="checkbox"/>

The Management Committee
Joey's Pouch Educational
Child Care Centre
Murwillumbah. 2484.

Dear Mr Donaghy,

As a concerned parent, I write on behalf of the management team of Joey's Pouch Educational Child care Centre of a matter concerning me greatly. I have been witness to the danger and destruction of a large Fig Tree located in the car park of the Centre's grounds. In May this year a large branch fell from the tree crashing through the windscreen and damaging the bonnet of a carer's car. This could have in fact been any number of children, parents or child care staff, who use this car park to drop off and pick up their children.

I fear for the safety of my child and myself, as well as the safety of all children, parents and staff who need to access this car park to use the community based children's service. It is the only means of access to the centre and as such, the tree given its current state and location, poses a lethal threat on a daily basis to all who use the centre.

I sincerely believe that you will address this problem by sending you tree investigation and lopping group to the centre and ridding the car park of such danger.

Given the work being undertaken in Ewing street with the large and heavy road building equipment accessing the roads daily, it is only a matter of time before the tree could cause damage again and in fact be lethal for any small child being cared for in the centre. It would be a tragic day for all concerned, including council, should no action be taken on this letter and death result from such apathy.

On behalf of the parents, children and carers of the centre I request that something be done about this dangerous situation. You have it in your power to save the lives of people in your community.

Thank you in advance for your prompt attention to this matter.

Sharon Newell
Vice President
Joey's Pouch Educational Child care Centre.



Reports from Director Environment & Community Services

The tree was first inspected on 24 April 2001 as the result of a work request generated due to a reported limb drop from the tree. The inspection reported the tree in good condition with minor dead wood in the tree.

As a result of the letter received on 24 September, the tree was again inspected and reports no change in condition of the tree since the report of 24 April. The report is reproduced in full:-

“Subject: Condition of Ficus macrophylla at Joey’s Pouch Educational Child Care Centre – 26 September 2001.

The tree in question was last inspected on the 24 April 2001, and a report on its condition was forwarded to Stewart Brawley.

After being asked for a further inspection and report due to a letter from Sharon Newell representing Joey’s Pouch, expressing safety concerns towards staff, children and parents, a further report on 26 September 2001 has been undertaken.

From the period 24 April 2001 until 26 September 2001, I have received no report of tree limb failure, or damage arising from such. I found no change in the tree condition from the report dated 24 April 2001, a copy of which is included.

I would add to this report some factors affecting this tree species, and the tree in question.

The living part of the tree is a section which has originally been part of a co-dominate trunked tree. There is obvious decay to the rear of the tree affecting the trunk, which has been removed previously. The supporting structure of the living section appears to be sound.


The tree has a dominated lean over the car park, due to the rear section removal. The remaining canopy has good foliage distribution, and little die back.

The ficus are prone to limb die back, and do limb drop, this is a trait of such genus. With regular inspection and maintenance this is a manageable situation.

Paul Fahy – Arborist

Tweed Shire Council.”

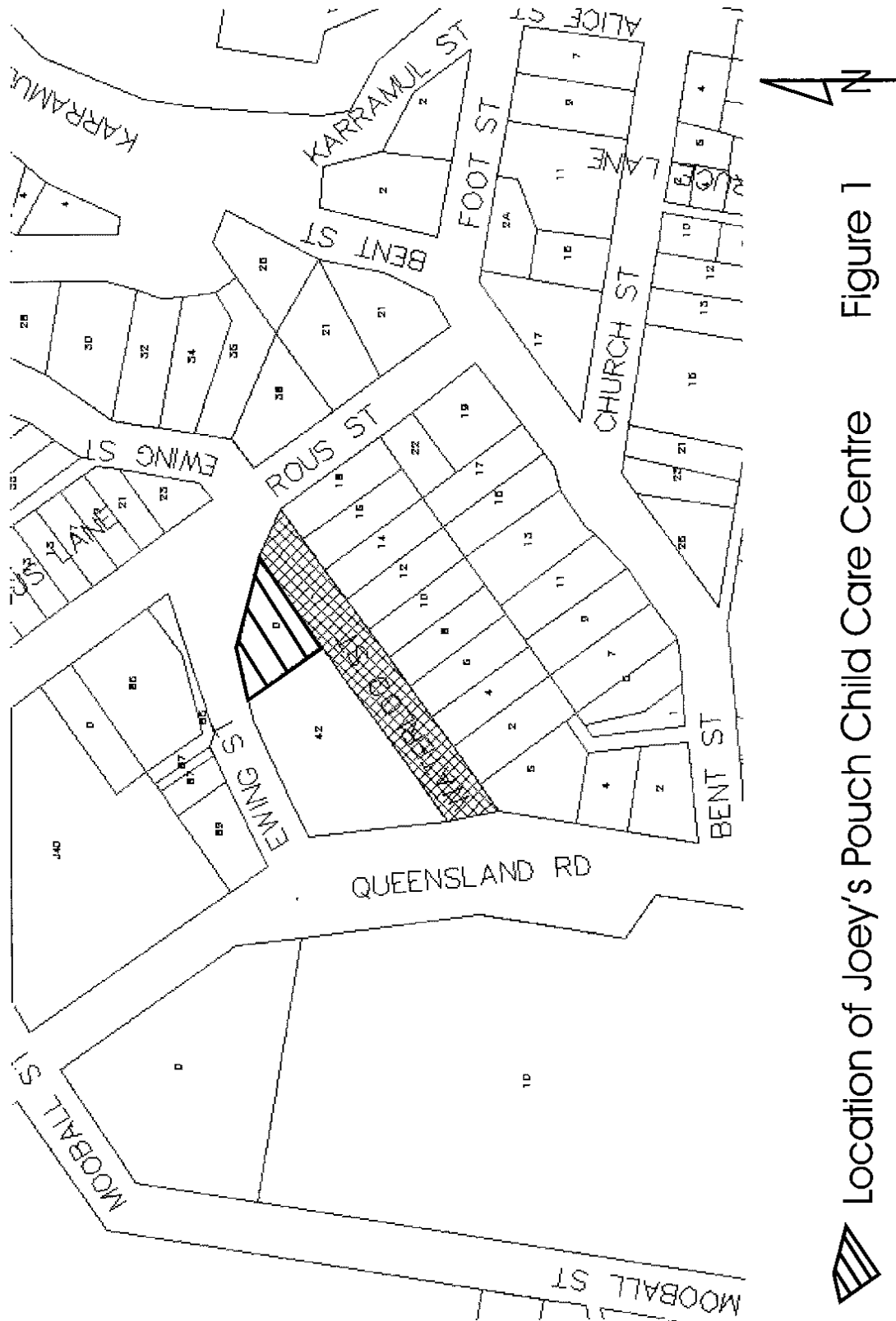
Reports from Director Environment & Community Services

SITE: <i>Legislative</i> <i>Lossiem's Pre-School</i> <i>Newmumbah</i>				SUBMIT TO: <i>Stuart Brauley</i> INSPECTED BY: <i>PAUL FAHY</i> DATE: <i>24.4.01</i>						
PLAN NO:										
TREE NO.	SPECIES	AGE CLASS	DBH* (mm)	EST. HEIGHT (m)	CONDITION CLASS			RELEVANT SITE DETAILS / SURROUNDING HAZARDS:	ACTION CODE:	COMMENTS / SPECIFICATIONS / LIAISON / FOLLOW UP ETC:
					LEAVES	BRANCHES	TRUNK			
1	<i>Ficus macrophylla</i> <i>Moretton Bay fig</i>	M	4,5m	18m	G	A	A	G	1	Minor dead wood in tree, usual for this species. Drill holes in tree trunk from pest inspection. This is poor work ethic, leads to fungal attack & provide entry point for insect attacks. This tree is a significant one & should be preserved as long as it is in good health.

* Diameter at breast height

CODES: Y = Young G = Good 1 = None 5 = Lift crown 9 = Adjust stake & tie
 AGE CLASS: S = Semi-mature A = Average 2 = Fell 6 = Thin Crown 10 = Insect control
 CONDITION CLASS: M = Mature P = Poor 3 = Remove major dead wood 7 = Crown reshape / renew 11 = Fertilise
 O = Over-mature O = Dead, dying, dangerous 4 = Remove sucker growth 8 = Investigate cavity 12 = Other

Reports from Director Environment & Community Services



Location of Joey's Pouch Child Care Centre Figure 1

Reports from Director Environment & Community Services

While the report indicates the tree is sound, the fact that it is a large tree located in the grounds of a child care centre is the cause of obvious concern to the management of the centre.

Consequently, it is likely emotive requests for the tree's removal will continue until a course of action is resolved.

Council's options with regard to this tree are:-

1. Allow the tree to remain and undertake regular inspection and maintenance as per the arborist report.
 2. Remove the tree. This option would cost \$2,000. No funds are available for such works at the centre so the necessary funds will need to be allocated.
-

Reports from Director Environment & Community Services

16. ORIGIN: Director

FILE REF: Regional Co-ordination Program

REPORT TITLE:

Strategic Infrastructure Planning Forum

SUMMARY OF REPORT:

A report of the outcomes of the Strategic Infrastructure Forum for North Coast Local Government Authorities held on 29 June 2001 at Coffs Harbour has been received by Council.

This was a forum for Mayors, General Managers and Senior Staff of Local Government. There was no attendance from Tweed Shire.

A copy of the Outcomes can be obtained by contacting the Director Environment and Community Services.

A further forum on Human Services Infrastructure will be held on 10 December 2001 and the document will be referred to the Mayor and General Manager to determine attendance.

RECOMMENDATION:

That this report be received and noted.

Reports from Director Environment & Community Services

REPORT:

As per Summary.



Dr J Griffin
General Manager

Reports from Committees/Working Groups

1. Minutes of the Tweed Shire Council Access Advisory Committee Meeting held Thursday 20 September 2001

Comm Access Cttee; Disabled Matters

VENUE:

HACC Centre, Tweed Heads South

TIME:

10.00am

PRESENT:

Bill McKennariey, Cr Wendy Marshall, Una Cowdroy, Maggie Groff, Anna Fisher, Stephen Pollitt, Stefan Zak, Bob Missingham, Sue Gamble, Ray Clarke, Shirley Pigram, Graham Williams, Ross Cameron, Andrew Maglaras.

APOLOGIES:

Cr Max Boyd, Gail Martin, Maria Melrose.

WELCOME:

Bill welcomed all, and expressed concern over the lack of attendance, and hence a quorum, in past months. It had been necessary to change the venue and time to facilitate a quorum for this meeting. Bill thanked Maggie for the work involved in researching and updating past unresolved issues.

Bill noted "*General Business*" and "*Correspondence*" items were incorrectly ordered on Agenda but, as he had to leave early, requested the Agenda order be revised to "*General Business*", "*Business Arising*", then "*Correspondence*" for this meeting. All agreed.

MINUTES OF PREVIOUS MEETING:

Notes from the meeting held 19 July 2001 were not ratified, as there was no quorum at that meeting and no recommendations were made.

Moved: Cr Wendy Marshall

Seconded: Stephen Pollitt

Reports from Committees/Working Groups

RESOLVED that the meeting held Thursday 18 January 2001 be accepted as a true and accurate record of the proceedings of that meeting.

GENERAL BUSINESS:

1. Sunnyside Terminus

A fence has been created in front of the shelter on the bus lane at Sunnyside Terminus making it difficult to manoeuvre wheelchairs. A suggestion was made that five fence panels be removed and taken to the median strip. Ray Clarke informed the committee that the fence panels are there for children's safety. Also, Council and the bus operators are meeting about this – Ray suggested recommendations be deferred until after a report from Council officers. All agreed.

2. Taxis

Comm Access Cttee

Regent Taxis has banned the carriage of motorised wheelchairs in their cabs.

Moved: Stefan Zak

Seconded: Shirley Pigram

RECOMMENDATION:

That a formal letter be sent to Regent Taxis enquiring as to their policy on transporting wheelchairs.

3. Mountainview Retirement Village

Comm Access Cttee

On the hilly route to Mountainview the low floor bus scrapes the road at a few points. Also, there is no path to the bus shelter between the two vehicle entrances.

Moved: Cr Wendy Marshall

Seconded: Sue Gamble

RECOMMENDATION:

That a letter be sent to Mountainview requesting they consider sealing a path over the grassed area.

4. Nominations for chair

Under the Terms of Reference the Committee needs to elect the position of Chairperson. Please consider your nominations for the next meeting.

Reports from Committees/Working Groups

Bill expressed his willingness to stand again.

5. Surfside Bus Service

Comm Access Cttee

Concern was raised by Bill that Route 11 appeared to have only one (1) wheelchair accessible bus into Tweed Heads. There also appears to be no wheelchair accessible buses on the Robina route.

Stephen Pollitt to find out more information.

Moved: Stefan Zak

Seconded: Una Cowdroy

RECOMMENDATION:

That a letter be forwarded to Surfside Bus Service to clarify when and where the wheelchair accessible bus routes are located.

6. New Member

Anna Fisher has a community member who would like to join the committee. Anna will contact Bill later to ascertain if a recommendation can be made.

7. Peoplescape

Yesterday, the Peoplescape Project offered a canvas if we wished to nominate a person, and complete the canvas. As these are due to be completed by 24 September it was deemed not enough time.

8. North Coast Community Housing

Disability parking space – phone message left by Lyn Milo stating that they had relocated offices to Church Lane, Murwillumbah and would like disability parking space outside.

Action: Maggie to contact Lyn Milo and request a letter outlining details.

Reports from Committees/Working Groups

BUSINESS ARISING:

9. Disabled Signage at Tweed Shire Council

Comm Access Cttee; Disabled Matters

The Access Committee supports the Director's recommendation to Council that:-

- “1. *Out of the three car parking spaces at the front entry to the Murwillumbah Civic Centre, one will be designated as a disabled car park.*
2. *Signage at this car park will indicate that access to the Council Chamber may be obtained via the access ramp at the front of the building, then via the lift located on the ground floor.*
3. *Additional directional signage will be provided within the ground floor to indicate the lift.”*

Moved: Cr Wendy Marshall

Seconded: Stefan Zak

RESOLVED that the Access Committee advises Council that the Committee supports the Director's recommendations.

10. Disability Ramp - Tweed Civic Centre

Comm Access Cttee; Tweed Civic Ctr

The Director noted on notes of previous meeting that this issue is being reviewed.

11. Disability Toilet - First Floor Twin Towns

Comm Access Cttee; Disabled Matters

Una Cowdroy spoke to the maintenance department at Twin Towns a while ago and they agreed to address the problem. However, it has not been done. It is noted that the new extension at the rear of Twin Towns will have disability toilets. A disability ramp will also be at the rear of the building.

Moved: Cr Wendy Marshall

Seconded: Una Cowdroy

RECOMMENDATION:

That a letter be sent to the General Manager of Twin Towns explaining it is difficult to open the toilet door and requesting that they consider altering the handle.

Reports from Committees/Working Groups

12. Disability Parking Space - Murwillumbah

Comm Access Cttee

The disability space on the slope outside the Main Street Medical Centre has been relocated as per the Access Committee's recommendation. A letter has not yet been received from the Main Street Medical Centre regarding disability parking.

Moved: Cr Wendy Marshall

Seconded: Stefan Zak

RECOMMENDATION:

That the Committee writes to Main Street Medical Centre requesting that they consider a disabled parking space at the rear of their building.

13. Murwillumbah Bowls Club - Lighting

Comm Access Cttee

Although lighting complies with minimum standards, Ray Clarke informed the Committee that the issue will be raised in the new works program and a report will go to Council.

14. Access Committee Representative - Commonwealth Carelink

Comm Access Cttee

Ruth Henderson, from the Commonwealth Carelink Steering Committee, invited Stefan Zak onto the committee. Stefan has agreed and transport arrangements made.

15. Pedestrian Crossing Cnr Nullum Street and Wollumbin Street

Comm Access Cttee; Pedestrian Crossings

The area would not meet the requirements of a marked pedestrian crossing. However, the Committee agreed to keep this item on the Agenda for further review.

16. Outdoor Dining Policy

Comm Access Cttee; Footpath Dining

There have been no further updates on the adoption of this policy. Cr Marshall raised the issue that outdoor tables at the Austral Café in Main Street, Murwillumbah are a problem.

Moved: Cr Wendy Marshall

Seconded: Shirley Pigram

RESOLVED that a letter be sent to the Director Environment & Community Services noting that several matters have been raised within Main Street, Murwillumbah and this is of general concern.

Reports from Committees/Working Groups

17. Disabled Parking Signage - Tweed City

Comm Access Cttee

Ross Cameron has written on behalf of the Access Committee to Tweed City Centre Management requesting that they review signage at disability parking spaces outside the front southern entry. A wall sign or pole would make their location clearer.

The Committee was informed that this has been done.

Action: Send a letter of thanks to Tweed City Centre Management.

Note: Following the Access Committee meeting it was discovered our requests had not been met. Ross will again write to Tweed city Centre Management asking them to review the signage.

18. Access to Shops at Kennedy Drive to Ducat Street

Comm Access Cttee

Ross still trying to ascertain who is the owner. Anna mentioned that she thought the owners were about to refurbish. Ross will go out and see them and report back at the next meeting.

19. Sexton Hill Pedestrian Access/Overpass

Comm Access Cttee

Our local member has stated that this will be constructed this financial year. Ray Clarke informed the Committee that the RTA are asking Council to do a design for the overpass. Cr Marshall noted there will be pathways on both sides.

Moved: Shirley Pigram

Seconded: Stefan Zak

RECOMMENDATION:

That Council be requested, on behalf of Access committee, to write to the RTA to request a schedule of their proposals.

20. Beach Wheelchair

Comm Access Cttee

The Chair has been purchased. It will be kept in the Council room adjacent to the hall next to Kingscliff Beach Holiday Park. The door is being widened – ready next week. Guidelines for use of wheelchair have been drawn up and checked by Brian Donaghy.

Bob has quotes for the ramp – should be no more than \$2000. It will probably start in 2 weeks.

Reports from Committees/Working Groups

21. Pottsville Dune Care

Comm Access Cttee

Their application for funding to build a ramp at Mooball Creek was unsuccessful. The group would like to be contacted when the wheelchair ramp at Kingscliff is finished.

22. Murwillumbah Pool Parking

Comm Access Cttee

The disability parking spot at Murwillumbah pool has been done.

23. Disability Draft Action Plan

Comm Access Cttee

Comments were called for by Council in January. Bill apologised to the Committee for our lack of response.

24. Cabarita Bowls Club

Comm Access Cttee

Issue raised three (3) months ago is no wheelchair access to Club from parking space. Ross Cameron informed the Committee that the Club has addressed this problem and there is now good access. Ross will write a letter on behalf of the Access Committee, thanking the Club.

25. Pedestrian Crossing - Cabarita Post Office

Comm Access Cttee

Original issue was the ramp approaching the crossing was too steep. Ross spoke to Steve Paff about this. Council will repair this after school holidays.

Sue Gamble noted the lighting is bad at the crossing.

Ray Clarke will reassess the lighting as it was recently done.

26. Olympic Minibus

Comm Access Cttee

Good News. Tweed Valley Respite received their Olympic Minibus this month.

Reports from Committees/Working Groups

27. Warrants on Pedestrian Crossings

Comm Access Cttee

Update – Rita Langton from Guide Dogs, Coffs Harbour, will put results of survey we took part in onto their newsletter sound track.

CORRESPONDENCE IN:

28. Pixie by the Sea Bakery

Comm Access Cttee

A letter of complaint on disability access. Ross Cameron has investigated.

Moved: Shirley Pigram

Seconded: Una Cowdroy

RESOLVED that Council be requested to write on behalf of the Access Committee to Pixie by the Sea that consideration be given to placing bollards or ropes near the step and disability access signage on the side door.

29. Over 50s club

Comm Access Cttee

A letter of concern from Ruth Phillip (Sec) regarding the pickup/dropoff point at South Tweed Community Hall.

This has been addressed and new signs will be placed.

30. Guide Dogs

Comm Access Cttee

A letter from David Grey requesting a footpath extension from Tinkerbell Caravan Park corner. The Committee is unsure of this location. Several unsuccessful attempts have been made to contact Mr Grey.

Action: The letter be forwarded to Paul Morgan for consideration under Council's Parking Program.

NEXT MEETING:

The next meeting of the Tweed Access Committee will be Thursday, 15 November 2001 from 2.00pm to 4.00pm at the HACC Centre, Tweed Heads South.

The meeting closed at 12 noon

Reports from Committees/Working Groups

Director's Comments:

That

- 1. Council endorses the recommendations under items 2, 3, 5, 11, 12 and 19.*
- 2. The Committee be advised that the approval of membership is the role of Council (Item 6) otherwise committee size and membership can get out of hand.*
- 3. A letter has been sent as per recommendation under Item 28.*

DIRECTOR'S RECOMMENDATIONS:

2. Taxis

Comm Access Cttee

Committee Recommendation:

That a formal letter be sent to Regent Taxis enquiring as to their policy on transporting wheelchairs.

Director's Recommendation: *That the committee recommendation be endorsed.*

3. Mountainview Retirement Village

Comm Access Cttee

Committee Recommendation:

That a letter be sent to Mountainview requesting they consider sealing a path over the grassed area.

Director's Recommendation: *That the committee recommendation be endorsed.*

5. Surfside Bus Service

Comm Access Cttee

Committee Recommendation:

That a letter be forwarded to Surfside Bus Service to clarify when and where the wheelchair accessible bus routes are located.

Director's Recommendation: *That the committee recommendation be endorsed.*

11. Disability Toilet - First Floor Twin Towns

Comm Access Cttee

Committee Recommendation:

That a letter be sent to the General Manager of Twin Towns explaining it is difficult to open the toilet door and requesting that they consider altering the handle.

Reports from Committees/Working Groups

Director's Recommendation: That the committee recommendation be endorsed.

12. Disability Parking Space - Murwillumbah

Comm Access Cttee

Committee Recommendation:

That the Committee writes to Main Street Medical Centre requesting that they consider a disabled parking space at the rear of their building.

Director's Recommendation: That the committee recommendation be endorsed.

19. Sexton Hill Pedestrian Access/Overpass

Comm Access Cttee

Committee Recommendation:

That Council be requested, on behalf of Access committee, to write to the RTA to request a schedule of their proposals.

Director's Recommendation: That the committee recommendation be endorsed.

Reports from Committees/Working Groups

2. Minutes of the Tweed Coastal Committee Meeting held Wednesday 3 October 2001

File No: Coastal Committee

VENUE:

Canvas and Kettle Restaurant, Murwillumbah.

TIME:

1.30pm

PRESENT:

Cr Wendy Marshall (Chair), Cr Max Boyd, Ted Griffiths (Kingscliff Coastguard), Terry Kane (Cabarita Beach-Bogangar Residents Association), Gary Thorpe (Hastings Point DuneCare), Craig Venner (Pottsville Beach DuneCare), John Harbison (Pottsville Progress Association), Richard Hagley (Department of Land and Water Conservation), Stewart Brawley, John Henley, Helen Tunks (Tweed Shire Council).

APOLOGIES:

Lance Tarvey (NSW National Parks and Wildlife Service) Cr Henry James; Neville Newell (Member for Tweed), Tim Rabbidge (Department of Land and Water Conservation), Rhonda James (Caldera Environment Centre)

MINUTES OF PREVIOUS MEETING:

Moved: Cr Boyd

Seconded: C Venner

RESOLVED that the minutes of the meeting held Wednesday 8 August 2001 be accepted as a true and accurate record of the proceedings of that meeting.

BUSINESS ARISING:

5. Coastal Hazard Definition Study

Coastal Management

C Venner requested that members receive copies of study. J Henley advised that Council is waiting on final reports, predicted to be available next week at earliest. A digital copy will be able to accessed on Council's web site. Discussion on the workshop with Council and the resulting Council resolution to adopt plan to go on public display for Murwillumbah and Tweed Heads and to offer the services of the consultants at a small number of interest group meetings.

AGENDA ITEMS:

1. Correspondence Inwards

Mooball Creek; Riverbank Erosion

Correspondence received from Mr Len Greer, Acting Secretary of the Pottsville Progress Association was tabled. The correspondence listed the areas of Bank erosion in Mooball

Reports from Committees/Working Groups

Creed considered as needing urgent attention. Discussion on prioritisation. Eastern bank immediately south of bridge and western bank north of first canal entrance seem to be highest priority.

H Tunks to send response thanking for Mr Greer for his correspondence, noting the request and advising work will be done as funding becomes available.

Discussion on practicalities of getting work done in Mooball Creek.

2. Correspondence Outwards

Coastal Management

Correspondence has been forwarded to the Department of Land and Water conservation (DLWC) accepting the offer of financial assistance of up to \$40,000 for actual expenditure on the management of coastal creeks. The correspondence was received and noted.

Moved: C Venner

Seconded: G Thorpe

RESOLVED that the correspondence inwards and outwards be accepted

3. Pottsville Boat Ramp

Boat Ramps

G Thorpe presented minutes of special meeting of Pottsville Progress Association. Complaints regarding closure of boat ramp. Approximately 75 people were in attendance.

The minutes included comments that the removal of the boat ramp will increase damage to banks through illegal launching points and prevents emergency access for Air Sea Rescue.

The resolutions of the Special Meeting of the Progress Association were as follows:

1. Existing Boat ramp be reopened immediately – passed unanimously
2. Traffic Committee look at improving safety of existing boat ramp. Steering Committee was formed to present safety recommendations.
3. Preferred location of boat ramp on the Spit is between emergency vehicle access and bridge on eastern side of creek- passed with majority.

C Venner advised that Dunecare oppose the siting of the ramp on Potts Point. Referred to letter sent to J Henley outlining arguments. Dunecare's preferred option is Black Rocks Bridge.

Discussion and agreement to form a working group comprising:-

Waterways, DLWC, Dunecare (Len Greer), TSC Engineering rep, 2 TCC rep (Cr Henry + J Harbison), 2 reps: Geoff Richards and Bruce Melville and Russell Hardy, representing fishermen and boat users.

Reports from Committees/Working Groups

Agreement to extend invitation to Pottsville Progress Association to be represented on the working group.

J Henley reported that Engineering design staff had reported no suitable short-term location at Black Rocks Bridge. J Henley tabled for discussion concept design of improved boat ramp and associated car parking near the existing location. Approximately \$25,000 turning circle, approximately additional \$45,000 for car parking requirements.

G Thorpe and J Harbison provided comment that boating community would most likely be satisfied with concept design.

Discussion on ocean access and dangers of promoting ocean access within the tourist population.

Moved: Cr Marshall

Seconded: G Thorpe

RESOLVED that as per the community response, it be requested that the Traffic Committee revisit the decision to close the boat ramp with the expectation that measure will be put in place on a temporary basis to reduce the safety issues until the new ramp is installed.

Moved: Cr Marshall

Seconded: J Harbison

C Venner against. Rest in favour of the following recommendation with discussion continuing and G Thorpe commented that the AbiGroup would be likely to provide concrete towards the project.

RECOMMENDATION:

That at the next budget review Council endeavour to provide suitable funding for new Pottsville Boat Ramp.

4. Coastal Lakes Inquiry Draft Paper

River Management

The Healthy Rivers Commission's "*Independent Inquiry into Coastal Lakes: Draft Paper*" presents recommendations for improving and protecting the health of the 90 coastal lakes along the NSW coast. Submission will be accepted by the Commission up until 2 November 2001. A copy was provided to each member as an attachment to the agenda.

Discussion on the lack of recommendations and difficulty in comprehending contents of Draft Paper. J Henley tabled written comments prepared by J Lofthouse and advised that the Tweed River Committee had resolved to report comments to Council using Jane's recommendations, and also stating that current mechanism is working satisfactorily in the Tweed and there is no need for an independent elected chair person.

As Cudgen Lake is not covered by Tweed Coastal Committee, there is no direct involvement. General agreement to allow Tweed River Committee to provide comments.

Reports from Committees/Working Groups

5. Plan of Management for the Cook Island Aquatic Reserve

Cook Island Aquatic Reserve

Ronni Hoskisson to be invited to provide update to next meeting.

6. Tweed Coastline Hazard Definition Study

Coastal Management

A Steering Committee has been formed by Council to provide recommendations on furthering the study.

7. Cudgera Creek Bridge Clearing

Cudgera Creek

J Henley reported that the contractor had advised work will be commenced shortly after school holidays.

GENERAL BUSINESS:

8. Cudgera Creek Bridge

Bridges – Cudgera Creek

G Thorpe tabled photos of old abutments of Cudgera Creek bridge. Suggested that as there is an application to NSW Fisheries from TSC Engineering Services to widen abutment for a footpath and it would be ideal to use old abutments as fill for this project. J Henley to follow up this project to coordinate re-use of old abutments after removal.

Moved: J Henley

Seconded: G Thorpe

RESOLVED that J Henley to investigate and coordinate re-use of old bridge abutments as fill for proposed footpath widening.

G Thorpe advised that there was considerable erosion of creek bank after storm events and coastal action in Cudgera Creek in locations downstream of bridge and southern bank. Tabled suggestion that the application to remove abutment may be extended to use sand on eroded banks. J Henley to liaise with NSW Fisheries.

9. Pontoon - Moss Street, Kingscliff

Pontoons; Moss Street

R Hagley DLWC received application for pontoon at Moss Street Kingscliff. Refusal of application by DLWC. Reasons for refusal not in accordance with Crown Lands foreshore

Reports from Committees/Working Groups

policy and council's Estuary management Plan. Discussion on history of foreshore land and ownership handed over to Council by Developer

10. Riverbank Erosion

Riverbank - Erosion

Cr Boyd suggested there needs to be an allocation of funds relating directly to riverbank erosion. Make provision for funding to resolve problems on Coastal Creeks in the long term. Eg permanent rock training walls eg Mooball Creek training walls at Spit.

Moved: Cr Boyd
Seconded: J Henley
RECOMMENDATION:

That Council give consideration in the next budget to provide funding for ongoing bank erosion repair work, with a view to attracting external funding to supplement Council budget funds.

NEXT MEETING:

The next meeting of the Committee is to be held on 5 December 2001 commencing at 1.00pm. .
Venue to be advised.

The meeting closed at 2.35pm

Director's Comments:
NIL

DIRECTOR'S RECOMMENDATIONS:

3. Pottsville Boat Ramp

Boat Ramps

Committee Recommendation:

That at the next budget review Council endeavours to provide suitable funding for new Pottsville Boat Ramp.

Director's Recommendation:
As per Committee recommendation.

Reports from Committees/Working Groups

10. Riverbank Erosion

Riverbank - Erosion

Committee Recommendation:

That Council give consideration in the next budget to provide funding for ongoing bank erosion repair work, with a view to attracting external funding to supplement Council budget funds.

Director's Recommendation:

As per Committee recommendation.

Reports from Committees/Working Groups

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

3. **Minutes of the Community Cultural Development Committee Meeting held Thursday 6 September 2001**
 4. **Minutes of the Community Development and Support Expenditure Scheme Committee Meeting held Wednesday 12 September 2001**
 5. **Minutes of the Centenary of Federation Advisory Committee Meeting held Thursday 13 September 2001**
 6. **Minutes of the Sports Advisory Committee Meeting held Thursday 18 September 2001**
 7. **Minutes of the New Art Gallery Construction Committee Meeting held Friday 28 September 2001**
 8. **Minutes of the Tweed River Committee Meeting held Wednesday 3 October 2001**
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Reports from Committees/Working Groups

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Orders of the Day

1. Notice of Motion - Cr Lawrie

Election - Referendum

Notice of Motion; Elections - Wards; Elections - Referendum

That Council conducts a referendum on the introduction of a Ward system of voting on Saturday 6 July 2002.

2. Notice of Motion - Cr Lawrie

Tweed Link - Distribution

Notice of Motion; Tweed Link

That Council gives consideration to saving the distribution costs of the Tweed Link by inserting same in The Weekly.

3. Notice of Motion - Cr Brinsmead

Council Meeting Policy

Notice of Motion; Council Policies; DAP; Council - Meetings

That pursuant of the Section 232 of the Local Government Act defining that the role of a Councillor “as a member of the governing body of the Council” is “to direct and control the affairs of Council,” “to play a key role in the creation and review of the Council’s policies,” “to review the performance of the Council and delivery of services,” “to provide leadership and guidance to the community,; and “to facilitate communication between the community and the Council” pursuant also with the General Manager’s initiatives already undertaken to promote a better flow of information and communication between Councillors and staff: and pursuant of Council’s policy to foster a transparent and open process in the planning and development process:

Council clarifies its policy and its attitude in respect to meetings or talks with business persons and developers doing business and proposing to do business with Council, as follows:

- 1. It is appropriate that the Mayor and/or any other Councillor nominated by the Mayor attend any meeting of the Development Assessment Panel.*
- 2. It is appropriate that the Mayor and/or any other Councillor nominated by the Mayor should, upon the request of a development applicant (or any other party*

Orders of the Day

doing or proposing to do business with Council), meet with such an applicant in talks with relevant Council officers.

3. *It is appropriate that the Mayor and/or any other Councillor nominated by the Mayor should, if the need arises, initiate and be present at talks between a development applicant (or any other party doing or proposing to do business with Council) and relevant Council officers.*
 4. *It is appropriate that the Mayor and/or any other Councillor nominated by the Mayor attend talks with any applicant (or any person doing business with Council) and Council officers at the request of Council officers.*
 5. *As a matter of protocol and the maintenance of good order, all meetings or talks involving Councillors arising through (2), (3) or (4) should be arranged through the Mayor. The Mayor should liaise with the General Manager in all matters involving the Council staff.*
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Workshops

Councillors,

Following are details of upcoming Workshops of Council:-

1. Art Gallery Foundation Workshop

Date: 24 October 2001

Time & Duration: 4.30 – 6.00pm

Organiser: Mike Rayner

Resolved by Council: No

2. Tweed River Committee Workshop

Date: 24 October 2001

Time & Duration: 7.30 – 9.00pm

Organiser: Mike Rayner

Resolved by Council: No

Workshops

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