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Confidential Nature of This Item: The Local Government Act 1993 Clause 10A(2) (d) commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it, or (ii) confer a commercial advantage on a competitor of the council, or (iii) reveal a trade secret 45

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Confidential Nature of This Item: The Local Government Act 1993 Clause 10A(2) (d) commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it, or (ii) confer a commercial advantage on a competitor of the council, or (iii) reveal a trade secret 53

Items for Consideration of Council

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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. Other matters progressing.

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

REPORTS FROM DIRECTOR ENVIRONMENT & COMMUNITY SERVICES IN COMMITTEE

5. Options Cabarita Beach SLSC New Clubhouse

Surf Life Saving - Cabarita Headland

Confidential Nature of This Item: The Local Government Act 1993 Clause 10A(2) (f) matters affecting the security of the council, councillors, council staff or council property

C190

That Council:

1. Defers the decision on the options for the location of the Clubhouse; and
2. Initiates a precinct study.

Current Status: Report to this meeting for appointment of consultant.

5 MAY 2001

ORDERS OF THE DAY

4. Pacific Highway - Tweed Shire

Notice of Motion, R4031 Pt13, Pacific Highway

1037

Cr Boyd

Cr Lawrie

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 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 lane 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).

Schedule of Outstanding Resolutions

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.

Current Status: Initial meeting held with RTA, discussions continuing.

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.

Schedule of Outstanding Resolutions

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.

18 JULY 2001

REPORTS FROM DIRECTOR DEVELOPMENT SERVICES

4. Banora Point Community Centre - Community Survey

DA1393/320 Pt1

17

Cr Lawrie

Cr Polglase

RESOLVED that:

1. Council engages a consultant to undertake a comprehensive survey of owners and residents over the age of 15 within the catchment area of the Section 94 Plan for the Community Centre at Banora Point. The purpose of the Survey is to ascertain the attitude of the community to the construction of the Banora Point Community Centre and outdoor facility. To that end, the Survey should include:
 - a. material to set out the intended purpose of the Centre;
 - b. questions to ascertain what use, if any would be made of the Centre and what organisations would use the centre.
 - c. what alternative use(s) of the land should be considered by Council;
2. That the General Manager reports to Council for its consideration, the proposed choices of consultant.
3. A further information report be presented to Council setting out the methodology and survey questions.

Current Status: Consultants' submissions received – report to meeting 19 September 2001.

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.

15 AUGUST 2001

REPORTS FROM DIRECTOR DEVELOPMENT SERVICES

2. Proposed Tourist Resort including 271 Accommodation Units and the Use of the Existing Building as Reception, Recreation and Restaurant at Lot 2 DP 777875 & Lots 5, 7 & 8 DP 822830 Nos. 136-150 Dry Dock Road, Tweed Heads South

DA1680/785 Pt5

96

Cr Marshall

Cr Youngblutt

RESOLVED that Council invites the applicant to make a presentation on the proposed development.

Current Status: Invitation issued.

QUESTION TIME

1. Poisoning of Trees – Lot 25 Casuarina Central

Casuarina Bch Dev, Tree-Preservation

Cr James

Enquired whether the General Manager was aware that at least 6 and perhaps up to a dozen mature Banksias and Casuarinas have been poisoned in the part of the Coastal Reserve in front of Lot 25 at Casuarina Central which on Thursday last week was still registered to Kings Beach No 2.

The General Manager responded that although he was not personally aware of this matter, that investigations would take place.

Schedule of Outstanding Resolutions

Current Status: Matter investigated. Consultants engaged by Developers to carry out dune management rehabilitation for Lot 500 for planting additional vegetation in affected area and will continue to monitor situation.

REPORTS FROM DIRECTOR CORPORATE SERVICES IN COMMITTEE

2. Complaint - Rezoning of Area E plus Bolster and Abernethy Properties
GT1/LEP/2000/10 Pt1

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

C32

That:-

1. This report be received and noted.
2. Council convenes a meeting between land holders from Area E, including Bolster, Abernethy, Council staff, Councillors and State Member for Tweed, Mr Neville Newell. The meeting to address issues relating to traffic movements to allow the rezoning to proceed.

Current Status: Invitation extended to State Member, Mr Neville Newell. Currently awaiting confirmation date for meeting.

Schedule of Outstanding Resolutions

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Mayoral Minute

Councillors,

1. **BlackSpot Express Convoy**

Government Grants – BlackSpot Program

Local Government and Shires Associations of NSW has advised that a ‘BlackSpot Express’ convoy designed to generate nationwide awareness of the road funding deficiencies and the need for increased Federal funding will be travelling through our local government area on either 25 or 26 September where it will stop for a media conference. The Associations are keen to receive an indication of any additional activity our Council might undertake in support of the BlackSpot Express.

The letter from the Local Government and Shires Associations of NSW dated 15 August 2001 forms an attachment to this Business Paper.

Mayoral Minute

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Items Deferred

ITEM DEFERRED FROM MEETING 6 JUNE 2001

REPORTS FROM DIRECTOR DEVELOPMENT SERVICES

2. *Development Application 0257/2001DA for the Erection of an Attached Dual Occupancy at Lot 165 DP 1011335 Botanical Circuit, Banora Point (Flame Tree Park Estate)*

DA0659/235 Pt1

1080

Cr Boyd

Cr Luff

RESOLVED that this matter be deferred to allow the applicant to have discussions with Council Officers with a view to achieving a better design.

This item is the subject of a further report at Item 5 of this Agenda

2. **ORIGIN: Development Assessment Unit**

FILE REF: DA0659/235 Pt1

REPORT TITLE:

Development Application 0257/2001DA for the Erection of an Attached Dual Occupancy at Lot 165 DP 1011335 Botanical Circuit, Banora Point (Flame Tree Park Estate)

SUMMARY OF REPORT:

Development Consent is sought for an attached Dual Occupancy on a corner allotment that has an area of 900m². The proposed dual occupancy does not address the street appropriately as it has two double garages which dominate the street and create an adverse visual impact. Development Control Plan No. 2 – Multi-Dwelling Housing requires that the maximum width of garages or carports facing the street should be 6m or 50%, whichever is the less. Carports and garages should be set back behind the front facade of the building. The twin double garages are located on the northern side of the building and as such no living area is orientated to the north to maximise solar access in accordance with Development Control Plan No 39. – Energy Smart Homes Policy.

RECOMMENDATION:

That Development Application 0257/2001DA for the erection of an attached Dual Occupancy at Lot 165 DP 1011335 Botanical Circuit, Banora Point (Flame Tree Park Estate) be refused for the following reasons:

Items Deferred

1. The proposed Dual Occupancy does not comply with Clause 3.2.1-A4 '*Streetscape, Building Appearance and Front Setbacks*' of Development Control Plan No. 6 – '*Multi-Dwelling Housing*' which requires that the maximum width of garages or carports facing the street should be 6m or 50%, whichever is the less. Carports and garages should be set back behind the front facade of the building. The two lots of double garages represent over two thirds (66.33%) of the elevation fronting Botanical Circuit and as such will have a significant adverse visual impact upon the building appearance.
2. The proposed Dual Occupancy does not comply with Clause 3.3.4 '*Car Parking Provision and Dimensions*' of Development Control Plan No. 6 – Multi-Dwelling Housing as the twin double garages have a poor relationship to the street as the garages dominate the street when viewed from the street and create a significant adverse visual impact.
3. The excessive amount of hardstand area from the driveway detracts from the streetscape character and increases stormwater runoff due to reduced infiltration. The proposed 11m wide driveway at the boundary does not comply with Councils Access to Property Pamphlet which requires a 6.00 maximum for driveways for dual occupancies.
4. The proposed Dual Occupancy design does not comply with objective 4.2 '*Orientation and solar access*' of Development Control Plan No. 39 – Energy Smart Homes Policy. Objective 4.2 requires the preservation of solar access to north facing '*solar collectors*' such as windows. The double garages on the northern elevation limit solar access.
5. The proposed Dual Occupancy is not in the interest of the public. Clause 2.2 of Draft Dual Occupancy Development Control Plan states that council shall not consent to an application for a dual occupancy on a corner block of less than 1000m².

Items Deferred

REPORT:

Applicant: K & M Palm Beach Currumbin Realty Pty Ltd
Owner: As above
Location: Lot 165 DP 1011335 Botanical Circuit, Banora Point (Flame Tree Park Estate)
Zoning: 2(c) Urban Expansion

HISTORY

Development application 0257/2001DA was received on the 23/03/01 for the erection of an attached dual occupancy. The applicant was advised in Council's letters dated 3rd April 2001 and 10 May 2001 that the proposed development was not considered satisfactory and was invited to modify the development for the following reasons:

- i. The garages will have a significant adverse impact on the streetscape as they dominate the street frontage. By having the two garages dominate the street frontage the building does not address the street adequately in accordance with the requirement of Development Control Plan No. 6 – Multi-Dwelling housing. It is considered that the landscaping does not adequately address the variation to DCP No 6.
- ii. The extent of hardstand area generated by the driveway and its adverse impact upon the streetscape. Development Control Plan No. 2 – Site Access and Parking Code states the maximum driveway widths at the property boundary and kerb is 6m.
- iii. The building has not been orientated satisfactorily and poor solar access has been provided to the living areas.

PROPOSAL

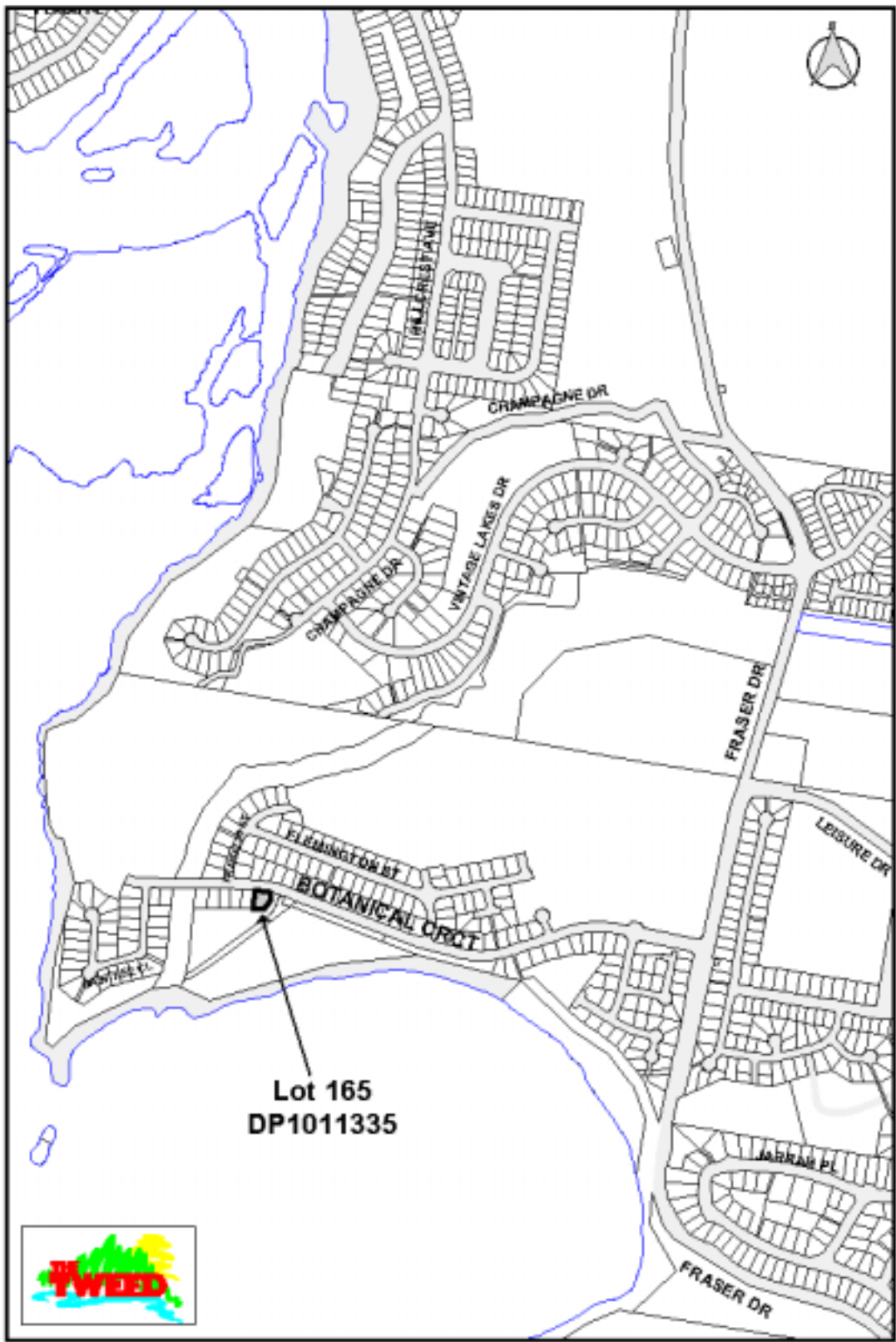
The subject site is located at the intersection of Botanical Circuit and a future road in stage 5a of Development Consent S95/5 for Flame Tree Park Estate Subdivision (see figure 1). The subject site has recently been filled, is flat and contains only grass.

The subject site has an area of 900m² with a frontage of 23.54m to Botanical Circuit and a frontage of 38.725m to the unformed road in stage 5a. The subject site is surrounded by both low density residential dwellings and the undeveloped stage 5a to the south.

The applicant has proposed a single storey attached dual-occupancy with 3 bedrooms and a double garage each. The plans show each dwelling is a mirror reverse of each other and the floor area of the dwellings is 116.92m² each.

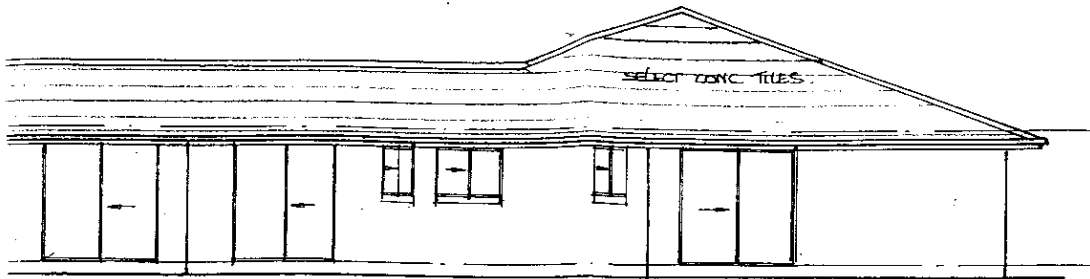
Items Deferred

FIGURE 1 SITE LOCATION



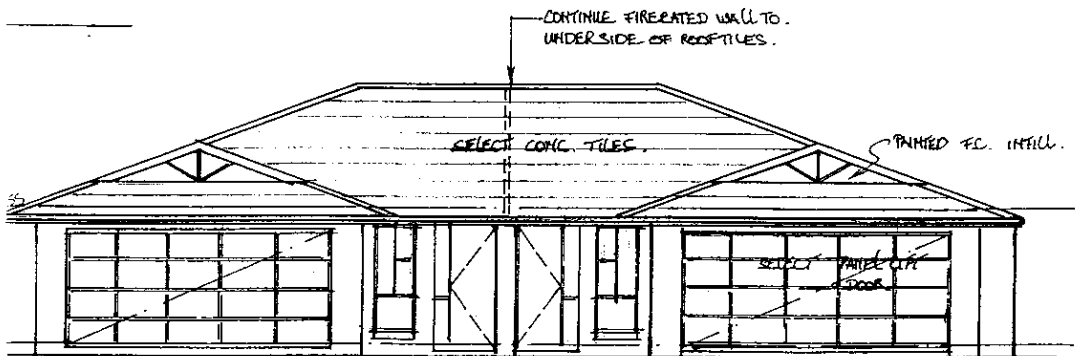
Items Deferred

FIGURE 3 – FRONT ELEVATION

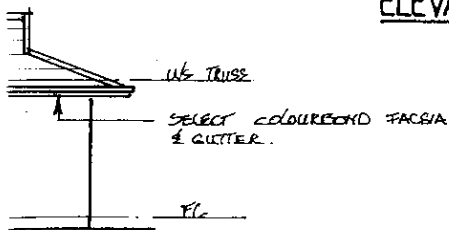


ELEVATION 4

6 WALL PAINTED FC. SOFFIT.
 SELECT ALUMINUM / GLASS WINDOWS & SLIDING DOORS.



ELEVATION 1



PROPOSED DUPLEX. AT LOT 165 BOTANICAL CIRC BANORA POINT	DATE: 1-3-01	DRAWN:
	SCALE 1:100	O. EVERS
	DWG N°	WN 03/301

Items Deferred

FIGURE 4 - DCP NO. 6 REQUIREMENTS

FIGURE 4 - DCP NO. 6 REQUIREMENTS

3.3.4 Car Parking Provision and Dimensions

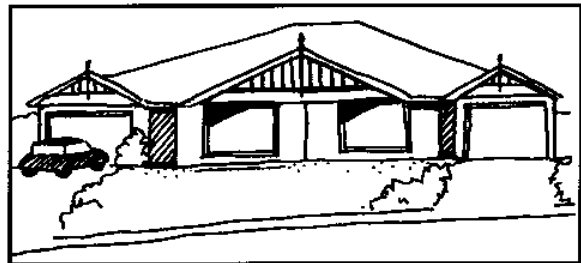
Objectives:

The objectives of this Design Element are as follows:-

- O1. To provide convenient, accessible and safe parking to meet the needs of residents and visitors.
- O2. To encourage the design of access and parking as part of the overall landscape design.
- O3. To allow service vehicles access where necessary.



Poor relationship to street - the garage dominates the dwelling when viewed from the street.



Improved relationship to street - garages do not dominate the dwellings when viewed from the street.



Well integrated parking provision.

FIGURE 27
Car Parking Provision

Performance Criteria:

The design of multi-dwelling housing may achieve the car parking provision and dimension objectives where:-

- P1. Parking requirements for any development have regard to:
 - The number and size of dwellings proposed;
 - Proximity and frequency of public transport;
 - Street width, traffic volume and on-street parking capacity;
 - Need for visitor parking.
- P2. The design of driveways and parking areas have regard to the safety of pedestrians, cyclists and vehicles (see Council's Access to Property Policy).
- P3. Vehicles are able to enter and exit the site in a forward direction.
- P4. The visual dominance of driveways and garages/carpools is minimised by:
 - The use of irregular alignment;
 - The selection of paving materials eg. decorative paving and brick banding;
 - Breaking up the appearance of driveways with landscaping;
 - The use of screen planting;
 - Car parking structure designs that add interest to the development.
- P5. The area of driveways are designed to minimise the volume of stormwater runoff and increase the area available for landscaping;
- P6. All car parking spaces are adequately drained, marked and designated on the site.

Acceptable Solutions:

A multi-dwelling housing development must conform with the car parking provision performance criteria by compliance with Development Control Plan No. 2 – Site Access and Parking Code and Council's "Access to Property" pamphlet.

Items Deferred

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

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

The subject site is zoned 2(c) Urban Expansion under the provisions of the Tweed Local Environmental Plan 2000 and a Dual Occupancy (multi-dwelling housing) is permissible with the consent of Council.

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

There is not likely to be any significant adverse impacts from any exhibited draft Environmental Planning Instruments.

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

Development Control Plan No. 6 – Multi-Dwelling Housing

The development complies with most aspects of DCP No 6 except for the following sections summarised as follows:

- Clause 3.2.1 - Streetscape, Building and Front Setbacks

“The maximum width of garages or carports facing the street should be 6m or 50%, whichever is the less. Carports and garages should be set back behind the front facade of the building.”

- Clause 3.3.4 – Car Parking Provision and Dimensions

“Objective 1:

To encourage the design of access and parking as part of the overall landscape design;

Performance Criteria 4 - The visual dominance of driveways and garages/carports is minimised by:

- *the use of irregular alignment;*
- *the selection of paving materials eg. Decorative paving and brick banding;*
- *breaking up the appearance of driveways with landscaping;*
- *the use of screen planting;*
- *car parking structure designs that add interest to the development*

Performance Criteria 5 - the areas of driveways are designed to minimise the volume of stormwater runoff and increase the area available for landscaping.”

Items Deferred

Comment

The proposed Dual Occupancy complies with the Maximum Floor Space Ratio of 0.5:1 as the FSR is 26%. The development has sufficient area for private open space and complies with the 6m setback to the primary street frontage and 3 metres to the secondary street frontage.

However the development is considered to be poorly designed in relation to the proposed two double garages which have a poor relationship to the street due to the garages dominating the dwelling when viewed from the street. It is considered that the dual occupancy should be redesigned to overcome the significant adverse visual impact on the streetscape.

The applicants have referred to two dual occupancies which have been constructed on Lot 527 DP 1010130 Medoc Place, Tweed Heads South (0899/2000da) and Lot 1214 DP 1011945 Riversdale Boulevard (0621/2000DA) and state these are similar to the current application. It is considered that Development Consent 0899/2000DA and 0621/2000DA are not the same as the current application as the buildings have a different orientation for solar access purposes.

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

Principle 3 of clause 1.6 Plan Principles of DCP No. 2 requires:

“Principle 3. The pursuit of parking and access provisions for new development that are consistent with best practise principles of contemporary urban design with particular regard to-

- *impact on the public function of the access street or lane*
- *impact on streetscape aesthetics*
- *positive contribution to the economic and social vitality of the precinct.”*

Comment

The two proposed double garages dominate the street frontage and create an adverse visual impact on the streetscape. The excessive amount of hardstand area for the driveway detracts from the streetscape character and increases stormwater runoff through reduced infiltration. The proposed 11m wide driveway at the boundary does not comply with Councils Access to Property Pamphlet which requires a 3m minimum to 6.00m maximum for driveways for dual occupancies

Development Control Plan No 39 – Energy Smart Homes Policy

While the Dual Occupancy has a NatHERS certificate stating that the units both have a star rating of 4 the proposed Dual Occupancy design does not comply with objective 4.2 ‘Orientation and solar access’ of Development Control Plan No. 39 – Energy Smart Homes Policy. Objective 4.2 requires the preservation of solar access to north facing ‘solar collectors’ such as windows. The double garages on the northern elevation limit

Items Deferred

solar access which is not in accordance with Ecological Sustainable Development Principles.

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

Not applicable.

(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 design of the proposed development will have a significant adverse impact upon the existing and future streetscape and amenity.

(c) Suitability of the site for the development

The subject site is not considered suitable for the current design. The dual occupancy needs to be redesigned to better address the street.

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

The development was not advertised and no submissions were received. However two submissions have been made on behalf of the applicant. These are as follows:-

Lance Cotterill of Raine & Horne Tweed Heads/Coolangatta letter dated 22nd May 2001 is as follows:

“Approximately one year ago after an earlier in council meeting we had an on site meeting at Banora Waters and Flame Tree Park to inspect some particular designs of dual occupancies and meet some of the residents. Present were Mayor Beck, the then Deputy Mayor George Davidson, John Griffin, David Broyd, Garry Smith, Stuart Campbell, Paul Bolster and Lance Cotterill.

We inspected a number of dual occupancies built by various builders including Bill Engwirda, Errol Bonnor and Bill Martin where 2 double garages (totalling 12m wide) faced the street. Council staff also spoke to the residents who were extremely happy with the design.

All attendees were asked whether they could see any problem with these designs. Mayor Beck, then Deputy Mayor George Davidson and all council staff said they could see no problem and could see the intelligence and reasonableness of this design. David Broyd concluded that DCP6 would need to be reviewed on this point.

The problem is that council staff are again rejecting this design – the main reason being given that more than 6m of garage is facing the street eg. Lot 165 Botanical Circuit Flame Tree Park, Vendor K & M Palm Beach Currumbin Realty. Builder Bill Engwirda.

Since our on site meeting last year similar designed dual occupancies have been approved as follows:

Items Deferred

Lot 527 Medoc Place, Vintage Lakes. Vendor Xuereb Family Trust, Builder and design by Errol Bonnor.

Lot 1214 Riversdale Blvd Banora Waters. Vendor Cohen, Builder and design by Errol Bonnor.

We would ask that DCP6 be reviewed on this point as stated by David Broyd. Also presently that the dual occupancy at Lot 165 botanical Circuit be judged without this recommendation under DCP6.”

Mark Stapleton & Associates letter dated 12th April 2001 is summarised as follows:

- “1. The proposed design was faxed to Tweed Shire Council for comment and a Council officer advised that it appeared satisfactory, however it would need to address any variations from DCP 6. Further to the above, a site inspection was carried out in Flame Tree Park and Banora Waters Estates with Lance Cotterill of Raine & Horne Real Estate and numerous Tweed Shire Councillors who agreed that this type of dual occupancy was more than acceptable.*
- 2. The driveway has been designed on previous advice from Tweed Shire Council, in relation to one access instead of two separate driveways to the property. Again, this has been accepted in numerous cases. The area can be reduced to 6 metres if this is required, however this is not entirely practical.*
- 3. The location of the drying areas will be on the dividing fence at the rear of the project.*
- 4. Solar areas will be reduced due to the garages to the north side of the building, however the building has been designed in the main due to the orientation of the property and to provide the best possible living conditions for the occupants. I will also point out that if the dual occupancies were front and back, the living areas of the rear unit would most likely face the south.*
- 5. Private open space is provided at the rear of both units and fencing will be provided on all boundaries to provide privacy to the residents.”*

Comment – Lance Cotterill Submission

The comments above are noted however. The DCP has recently been reviewed and changes exhibited for comment and a report on the matter is likely to be submitted to the next meeting. The review did not identify the need to change that section of the Plan relating to Clause 3.2.1. The development application submitted is not a slight variation from the current controls but goes to the extreme limit of not complying in that:

- a. two double garages protrude forward of the main building façade resulting in the garages dominating the entire front building line;

Items Deferred

- b. the majority of the front yard of the development would be hardstand area; and
- c. the garages are located on the northern elevation significantly limiting solar access to the units.

This is not considered to be a good urban design outcome and it would be unlikely that any amendments to DCP6 would encourage or permit such an outcome.

Comment – MSA Submission

The applicant has not satisfactorily addressed the variation from DCP No. 6 – Multi-Dwelling Housing as recommended by Council officers.

(e) Public interest

The proposal does not comply with the Draft Development Control Plan for Dual Occupancy Controls. While the draft has not been adopted, the proposed Dual Occupancy is not in the interest of the public as Clause 2.2 of Draft Dual Occupancy Development Control Plan states that council shall not consent to an application for a dual occupancy on a corner block of less than 1000m².

LEGAL/FINANCIAL/RESOURCE IMPLICATIONS

In the event the applicant is dissatisfied with Council's determination of the application a right of appeal to the Land and Environment Court is available.

OPTIONS

It is considered that Council has the following options:-

1. Refuse the application as per the recommendation.
2. Approve the application subject to conditions.
3. Invite the applicant to lodge amended plans addressing the various issues.

CONCLUSION

The proposed development will have a significant adverse impact upon the streetscape due to the garages dominating the frontage of the development. The garages make up over two thirds of the front elevation and as such the building does not address the street satisfactorily. The proposed landscaping does not resolve the problem and puts more focus on the garages.

The driveways create excessive hardstand area which also detracts from the streetscape and amenity of the area. Neither has the building been orientated to allow maximum solar access.

Given the non-compliance with the various Development Control Plan requirements it is recommended that the Development Application be refused for the above reasons.

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:** Strategic Town Planning Unit
FILE REF: Economic Development Strategy

REPORT TITLE:

Economic Development Strategy

SUMMARY OF REPORT:

At a joint workshop on 8 August, 2001 Council and Tweed Economic Development Corporation (TEDC) reviewed the draft Tweed Economic Development Strategy. As an outcome from the workshop it was agreed that the draft be put on public exhibition for 28 days. During this exhibition an extensive consultation process will be undertaken with organisations related to economic development within the Northern Rivers and South East Queensland.

RECOMMENDATION:

That Council exhibits the draft Tweed Economic Development Strategy for public comment for 28 days.

Reports from Director Development Services

REPORT:

On 8 August, 2001 Council and TEDC held a joint workshop to review the draft Tweed Economic Development Strategy. The Strategic Planning Unit and TEDC prepared the draft strategy and it is now proposed that it be exhibited in its draft form for 28 days.

The vision for the strategy is:

“To establish a culture that encourages job creating investment growth that is beneficial to the community of the Tweed.”

This vision will be achieved through three key strategies:

“Land Availability

To ensure that there is an adequate policy framework in place and there is a suitable amount of land preserved for the establishment of employment generating developments as well as new and emerging industries.

Investment and Employment

To encourage employment generating businesses to establish in the Tweed through financial incentives as well as its economic climate and lifestyle.

Business Leadership

To foster business leadership within the Tweed by assisting in the promotion of innovative approaches to business development”.

It is proposed that during the exhibition period that consultation be undertaken with the State Government, regional economic development organisations and regional organisations of councils. Proposed changes will be considered from this process and necessary changes carried out. Subsequently a final strategy will be presented to Council for adoption.

Reports from Director Development Services

2. ORIGIN: Strategic Town Planning Unit

FILE REF: Vegetation Management Plan

REPORT TITLE:

Tweed Vegetation Management Plans

SUMMARY OF REPORT:

In response to the Minister of the Department of Land and Water Conservation's (DLWC) decision not to support preparation of Council Local Environmental Plans (LEPs) to obtain exclusion from the Native Vegetation Conservation Act, the Vegetation Management Plan Steering Committee has recommended an alternative approach for Council's adoption. This approach involves the preparation of a draft Tweed LEP and a Tweed Regional Vegetation Management Plan. This approach would utilise the Committee in preparation of both draft Plans for Council and the Director-General of the DLWC.

RECOMMENDATION:

That:

1. Pursuant to Section 54 of the Environmental Planning and Assessment Act, Council prepares a draft Tweed LEP (vegetation management);
2. Council considers that the preparation of the draft Tweed LEP will require the preparation of an environmental study consistent with the Environmental Planning and Assessment Act 1979;
3. The environmental study will be the Tweed Vegetation Management Plan currently being finalised by Council;
4. The Vegetation Management Plan Steering Committee will assist Council's Director of Development Services in finalising the Tweed Vegetation Management Plan and preparation of the framework for the draft Tweed LEP (Vegetation Management);
5. The Vegetation Management Plan Steering Committee assist the DLWC in the preparation of a Draft Tweed Regional Vegetation Management Plan (RVMP) to ensure that a Tweed RVMP and Tweed LEP (Vegetation Management) are integrated and complement one another;
6. The current Terms of Reference of the Vegetation Management Plan Steering Committee are amended as follows:
 - i) Replace Section 1.2 as follows:

"1.2 Draft Local Environmental Plan and Regional Vegetation Management Plan

In August, 2001 Council resolved to proceed with the preparation of a draft Local Environmental Plan to compliment the preparation of a Tweed Regional Vegetation Plan by the Department of Land and Water

Reports from Director Development Services

Conservation. This approach was adopted after consultation and support from the Regional Director of the Department of Land and Water Conservation. Council has further resolved to utilise the Vegetation Management Plan Steering Committee to assist the Council and the Department of Land and Water Conservation in the preparation of the draft Tweed LEP and Regional Vegetation Management Plan”.

ii) Replace Section 2.0 as follows:

“2.0 Objectives of the Steering Committee

a) *Assist Council’s Strategic Planning Unit and the Director of Development Services to:*

- *Finalise the Tweed Vegetation Management Plan to provide a resource document for vegetation management and landuse planning in Tweed Shire;*
- *Prepare a framework for the draft Tweed Local Environmental Plan (vegetation/catchment management) that compliments the draft Regional Vegetation Management Plan prepared for the Director-General of the DLWC;*
- *Ensure land use plans incorporate a balance between social, economic, cultural and environmental factors;*
- *Recommend a system for ongoing monitoring of bushland management in Tweed Shire;*
- *Simplify and clarify administrative procedures relating to bushland management as they relate to vegetation management.*

b) *Assist the Department of Land and Water Conservation in the preparation of a draft Tweed Regional Vegetation Management Plan that compliments Tweed Shire Council’s draft Tweed LEP and in accordance with the Native Vegetation Conservation Act.*

c) *Assist the DLWC and Council’s Director of Development Services to integrate the draft Tweed LEP (vegetation/catchment management) and draft Tweed RVMP.*

d) *Consult with relevant stakeholder groups and State agencies to achieve objectives a), b) and c).*

e) *Committee meetings to be conducted in a manner to allow free expression of views and presentation of information from Members”.*

7. Council advises the Department of Land and Water Conservation and Department of Urban Affairs and Planning of the above recommendation.

Reports from Director Development Services

REPORT:

BACKGROUND

A report was placed before Council at its meeting in 18 July, 2001 regarding advice from the Minister of the Department of Land and Water Conservation (DLWC) on an integrated Tweed Local Environmental Plan (Vegetation Management). A summary of the report to Council was as follows:

“Council previously resolved in September, 1999 to prepare a comprehensive draft Local Environmental Plan (LEP) to obtain exclusion from the Minister of the Department of Land and Water Conservation from the operation of the Native Vegetation Conservation Act in Tweed Shire. A Government and non-Government Steering Committee was created to assist Council in this process. The Minister of the Department of Land and Water Conservation (DLWC) has now advised Council that he does not think that approach is satisfactory. The DLWC’s preferred approach is the preparation of a Regional Vegetation Management Plan by the Director-General of DLWC utilising information and planning processes already put in place by Council. The decision by the Minister complicates the Plan making process for Council and has resourcing implications. The matter is to be further considered by the Vegetation Management Plan Steering Committee”.

VEGETATION MANAGEMENT PLAN STEERING COMMITTEE RESOLUTION

At its meeting of 24 July, 2000 the Vegetation Management Plan Steering Committee considered the Minister’s advice that he does not think that the approach of developing an LEP to gain exclusion from the Native Vegetation Conservation Act will be satisfactory.

The Committee resolved to adopt an alternative option based on the preparation of both a draft Tweed LEP (Vegetation Management) under the Environmental Planning and Assessment Act and a Regional Vegetation Management Plan under the Native Vegetation Conservation Act. The adopted resolution, carried unanimously, was as follows:

- “1. The following recommendations be referred to the Regional Manager of the Department of Land & Water Conservation for comment and support:*
 - 1. Council resolves to prepare a draft Tweed LEP (vegetation management)*
 - 2. The preparation of the draft Tweed LEP will require the preparation of an environmental study consistent with the Environmental Planning and Assessment Act 1979*
 - 3. The environmental study will be represented by the Tweed Vegetation Management Plan currently being finalised by Council*
 - 4. The Vegetation Management Plan Steering Committee will assist Council’s Director of Development Services in finalising the Tweed Vegetation Management Plan and preparation of the framework for the draft Tweed LEP (Vegetation Management)*
 - 5. Council invites the Director-General of the Department of Land and Water Conservation to utilise the Council’s Vegetation Management Plan Steering*

Reports from Director Development Services

Committee to assist the DLWC in the preparation of a Draft Tweed RVMP to ensure that a Tweed RVMP and Tweed LEP (Vegetation Management) are integrated and compliment one another

6. *The terms of reference of the Vegetation Management Plan Steering Committee are amended consistent with item 4 and 5*
7. *Council advise the Department of Land and Water Conservation and Department of Urban Affairs and Planning of the above recommendations”.*
2. *That the Project Coordinator (Graham Judge) liaise with the DLWC to discuss issues arising from the recommendations.*
3. *If the DLWC agree to the recommendations, place a report to Council recommending that Council adopt the seven (7) recommendations.*
4. *If the DLWC does not support the recommendations, the Coordinator report back to the Committee for further discussion”.*

In response to the Committee’s resolution, a meeting was held between Council’s Project Coordinator and officers from the Department of Land and Water Conservation, including the Regional Director, Des Schroder. An officer from the National Parks and Wildlife Service also attended the meeting. The Regional Director of DLWC generally gave his support to the Committee’s recommendations 1 to 7. This was consistent with the Regional Director’s letter to Council dated 8 August, 2000 (Figure 1). In accordance with the Committee’s resolution the recommendations 1 to 7 are placed before Council for adoption.

Key factors associated with the Committee’s vegetation planning option are as follows:

The Committee’s adopted option acknowledges:

- the DLWC’s preferred option is to continue with the planning process that Tweed has commenced, but with the inclusion of a Regional Vegetation Management Plan implemented by the DLWC;
- the Regional-Director of DLWC supports the Committee’s option;
- the Council’s commitment based on a previous resolution to prepare an integrated draft Tweed LEP (Vegetation Management);
- that there is an opportunity to prepare two integrated Plans to ensure clearing and landuse controls are consistent, clear and are relevant to the Tweed;
- both Plans can utilise the substantial work undertaken in the preparation of the Tweed Vegetation Management Plan;
- that the Vegetation Management Plan Steering Committee will play a major role in the preparation of both Plans to try and ensure they are integrated and compliment one another.

Reports from Director Development Services

Key components of an integrated Tweed LEP and Tweed RVMP

1. Two separate but integrated plans are prepared, a draft Tweed LEP and a draft Tweed Regional Vegetation Management Plan;
2. Tweed Shire Council prepares a draft Tweed LEP;
3. The Director-General of the Department of Land and Water Conservation prepares a Tweed Regional Vegetation Management Plan (TRVMP);
4. Under the Native Vegetation Conservation Act, the TRVMP can only deal with clearing controls, and will include clearing exclusions and exemptions;
5. Current clearing exemptions under the Native Vegetation Conservation Act will need to be reviewed as part of the preparation of the TRVMP;
6. The draft Tweed LEP will deal with both clearing controls and landuse controls associated with vegetation management;
7. The Plans are prepared to avoid multiple consents and avoid inconsistencies;
8. The Plans are, as far as practicable, clear and concise to enable easy interpretation;
9. The DLWC will provide assistance to the Committee where necessary in the development of both draft Plans, particularly with regard to preparing clearing exemptions;
10. The Tweed Vegetation Management Plan is used as a resource document for the preparation of both Plans;
11. The process is currently reliant on a NHT funding application lodged with DLWC to enable completion of the Tweed Vegetation Management Plan.

AMENDMENTS TO THE COMMITTEE'S TERMS OF REFERENCE

The Committee's current Terms of Reference are attached as an Appendix to this report. Recommended amendments to the Terms of Reference in accordance with the Committee's resolution (Recommendation 6) are as follows:

Replace Section 1.2 as follows:

1.2 Draft Local Environmental Plan and Regional Vegetation Management Plan

In August, 2001 Council resolved to proceed with the preparation of a draft Local Environmental Plan to compliment the preparation of a Tweed Regional Vegetation Plan by the Department of Land and Water Conservation. This approach was adopted after consultation and support from the Regional Director of the Department of Land and Water Conservation. Council has further resolved to utilise the Vegetation Management Plan Steering Committee to assist the Council and the Department of Land and Water Conservation in the preparation of the draft Tweed LEP and Regional Vegetation Management Plan.

Replace Section 2.0 as follows:

Reports from Director Development Services

2.0 Objectives of the Steering Committee

- a) Assist Council's Director of Development Services to:
- Finalise the Tweed Vegetation Management Plan to provide a resource document for vegetation management and landuse planning in Tweed Shire;
 - Prepare a framework for the draft Tweed Local Environmental Plan (vegetation/catchment management) that compliments the draft Regional Vegetation Management Plan prepared for the Director-General of the DLWC;
 - Ensure land use plans incorporate a balance between social, economic, cultural and environmental factors;
 - Recommend a system for ongoing monitoring of bushland management in Tweed Shire;
 - Simplify and clarify administrative procedures relating to bushland management as they relate to vegetation management.
- b) Assist the Department of Land and Water Conservation in the preparation of a draft Tweed Regional Vegetation Management Plan that compliments Tweed Shire Council's draft Tweed LEP and in accordance with the Native Vegetation Conservation Act.
- c) Assist the DLWC and Council's Director of Development Services to integrate the draft Tweed LEP (vegetation/catchment management) and draft Tweed RVMP.
- d) Consult with relevant stakeholder groups and State agencies to achieve objectives a), b) and c).
- e) Committee meetings to be conducted in a manner to allow free expression of views and presentation of information from Members.

Reports from Director Development Services

FIGURE 1

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

Attention: Mr Douglas Jardine
Manager, Strategic Services

Dear Mr Jardine

Thank you for your letter of 27 July 2001 advising me of your review of options for implementing vegetation management in Tweed Shire.

I note your intentions to develop a Tweed LEP that may be integrated with a RVMP. I understand that council has a sound basis in the current Tweed Vegetation Management Plan for further development of an integrated land use and vegetation management planning framework. This framework may then be implemented later through complementary LEP and RVMP. As pointed out in my previous letter, implementation through a RVMP will enable DLWC to have a clear status as consent authority, in those cases where the plan requires it to undertake a greater regulatory role, than would otherwise have been required under the NVC Act, if no plan had been developed.

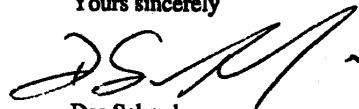
In order to implement this planning framework as a RVMP, the data and issues that council and its committee will need to consider are set out in sections 24 and 27 of the *Native Vegetation Conservation Act*. These are elaborated in the Support Package for RVCs. The department's Model for a Regional Vegetation Management Plan gives an example of how these matters may be developed into a RVMP.

In considering exemptions, council and its committee should consider findings from the recent state-wide review of exemptions as well as discussions conducted over the last three years as part of the development of Clarence and Richmond draft RVMPs. As a result of its discussions, Clarence RVC has recently produced a Consultation Paper proposing a number of amended exemptions. DLWC would expect North Coast RVMPs to develop a high degree of consistency in their exemptions, unless there are significant local circumstances requiring variation.

DLWC staff can supply any of these advisory documents that you have not already received.

Please contact this office if you would like to arrange a meeting to discuss these matters further.

Yours sincerely



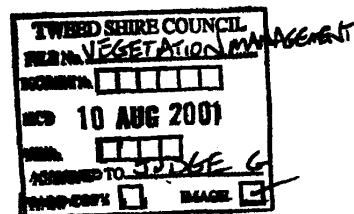
Des Schroder
Regional Director
North Coast

8 August 2001

76 Victoria Street, Locked Bag 10, Grafton NSW 2460
Telephone: (02) 6640 2000



LAND & WATER
CONSERVATION



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3. ORIGIN: Strategic Town Planning Unit

FILE REF: GT1/DCP/45 Pt1

REPORT TITLE:

Draft Development Control Plan No 45 - Socio-Economic Impact Assessment

SUMMARY OF REPORT:

At its meeting on 6 June, 2001 Council resolved to publicly exhibit Draft Development Control Plan (DCP) No 45 - Socio-Economic Impact Assessment. This Draft DCP has been exhibited and no submissions have been received.

RECOMMENDATION:

That Council:-

1. Adopts Development Control Plan No 45 - Socio-Economic Impact Assessment pursuant to Section 21 of the Environmental Planning and Assessment Regulation 2000; and
2. Provides public notice of its decision.

Reports from Director Development Services

REPORT:

At its meeting on 6 June, 2001 Council resolved to publicly exhibit Draft Development Control Plan (DCP) No 45 Socio-Economic Impact Assessment. The draft DCP was put on public display from 13 June to the 11 July, 2001 at the Murwillumbah and Tweed Heads Offices as well as the Kingscliff library. Public notice was given in the Tweed Link of this exhibition period.

During the exhibition period no submissions were received. Subsequently no amendments have been made to the draft.

The Environmental Planning & Assessment Act does include as one of many matters for consideration 'social and economic impacts in the locality' (S79(c)(1)(b)). Subsequently, when Council adopted the Tweed Local Environmental Plan 2000, a specific clause was included to help assess these impacts:

"17. Social impact assessment

(1) Objective

To ensure proper consideration of development that may have a significant social or economic impact.

(2) Where the consent authority considers that a proposed development is likely to have a significant social or economic impact in the locality or in the area of Tweed, the consent authority may only grant consent to the proposed development if it has considered a social impact statement in respect of the proposed development.

(3) The social impact statement must:

- (a) identify the likely future impacts of the development and the affected community; and*
- (b) analyse the impacts in terms of magnitude, significance, duration, effect on current and future conditions and community services, and the like; and*
- (c) determine and assess possible measures for the management or mitigation of likely impacts".*

The Tweed is now established as a 'high growth' area, and there have been many comments about the need to ensure quality in urban development, increase employment rates and some controversial issues about the compatibility of particular developments. It is important in these circumstances to establish a statutory framework that enables best practice procedures and outcomes. It has become normal practice to require detailed environmental impact assessments to be carried out for proposed developments in some circumstances, and there is an equal need to carry out detailed economic impacts and social impact assessments in some circumstances.

It is recommended that Council adopt this DCP to assist in reviewing the potential impacts of particular development types.

A copy of the exhibited Draft DCP is attached for the information of Councillors.

Reports from Director Development Services

4. ORIGIN: Development Assessment Unit

FILE REF: DA1460/880 Pt1

REPORT TITLE:

The Erection of a Roadside Stall and Associated Signage at Lot 2 DP 616751 Cudgen Road, Cudgen

SUMMARY OF REPORT:

An application has been received seeking approval to erect a roadside stall and associated signage at the abovementioned land. The land has an area of 16.68 Hectares with frontage and vehicular access to Cudgen Road. Land also fronts Cudgen Creek to the rear. The land has flat to moderate slopes and the land has been extensively cleared in the past for agricultural purposes. Existing improvements include a dwelling and farm sheds. The land is also used for the cultivation of small crops. The purpose of the stall is to sell the produce grown on the property.

The proposed stall is to be erected adjacent to Cudgen Road approximately 13m from the front boundary and measures 3.3m x 6m with an awning attached. A car parking area for up to 4 vehicles is also to be provided adjacent to the stall. Two signs measuring 1.8m x 2.5m are also to be erected alongside Cudgen Road.

Adjoining and adjacent property owners were notified and no submissions were received.

The application is recommended for approval.

RECOMMENDATION:

That the State Environmental Planning Policy No. 1 Objection be supported and that the Development Application 0473/2001DA for the erection of a roadside stall and associated signage at Lot 2, DP 616751, No. 752 Cudgen Road, Cudgen, be approved, subject to the following conditions:-

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

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

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

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

Reports from Director Development Services

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

- a. Tweed Road Contribution Plan: \$1,326.00
S94 Plan No. 4 (Version 4.0)
(Duranbah/Cabarita – Commercial)

GENERAL

2. The development shall be completed in general accordance with Plan No 135601A prepared by Ian Webb Building Design & Drafting and dated April 2001, except where varied by these conditions.
3. Any damage caused to public infrastructure (roads, footpaths, water and sewer mains, power and telephone services etc) during construction of the development shall be repaired to the satisfaction of the Director of Engineering Services prior to the issue of a Subdivision Certificate and/or prior to any use or occupation of the buildings.
4. The provision of four (4) off street car parking spaces. The layout and construction standards to be in accordance with Development Control Plan No. 2 - Parking Controls.
5. Only the produce grown on the subject land can be made available for sale at the stall.
6. The certifying authority is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:
 - a. footings, prior to pouring of concrete
 - b. slab, prior to pouring of concrete
 - c. final inspection prior to occupation of the building
7. In the event that Council is not utilised as the inspection/Certifying authority, within seven (7) days of building works commencing on the site a Compliance Certificate in the prescribed form is to be submitted to Council together with the prescribed fee, by the nominated principal certifying authority to certify the following:
 - i. All required erosion and sedimentation control devices have been installed and are operational.
 - ii. Required toilet facilities have been provided on the site.
 - iii. A sign has been erected on the site identifying:
 - Lot number
 - Builder
 - Phone number of builder or person responsible for site.

Reports from Director Development Services

- iv. All conditions of consent required to be complied with prior to work commencing on the site have been satisfied.
- v. That the licensee has complied with the provisions of Section 98(1)(b) of the Environmental Planning and Assessment Amendment Regulations 2000.
8. The erection of A-Frame signs or sign boards along Cudgen Road or along the frontage of the property is prohibited.
9. This consent only provides approval for the erection of one (1) pole sign. The dimensions of this sign are to be in accordance with the approved plans and the final location of this sign is to be nominated by the applicant and approved by the Director of Development Services prior to erection.
10. In the event that Council is not utilised as the inspection/certifying authority, prior to occupation of the building a Compliance Certificate in the prescribed form is to be submitted to Council from the nominated principal certifying authority, together with the prescribed fee, to certify that all work has been completed in accordance with the approved plans and specifications, conditions of Consent and the relevant provisions of the Building Code of Australia.
11. The premises shall be kept in a clean and tidy condition to the satisfaction of the Director Environment and Community Services.
12. All foods shall be stored a minimum of 150mm above the floor.
13. All shelving and surfaces shall be impervious to the satisfaction of the Director Environment and Community Services.
14. All waste materials shall be disposed to the satisfaction of the Director Environment and Community Services. Waste materials shall not be stored within the proposed stall.
15. Wall linings shall be fitted and sealed to the satisfaction of the Director Environment and Community Services such that no crevices are created which may harbour vermin.
16. All foods shall be stored in a clean and wholesome condition to the satisfaction of the Director Environment and Community Services.
17. Council Officers may inspect the premises, with these inspections being the subject to the requisite fee.
18. The stall shall be provided with a hand basin and water supply to the satisfaction of the Director Environment and Community Services prior to the commencement of operations.

PRESCRIBED (BUILDING)

19. A sign must be erected on the site in a prominent, visible position stating:
 - a. that unauthorised entry to the work site is prohibited; and

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- b. showing the name of the builder, or another person responsible for the site and a telephone number at which the builder or other person can be contacted outside working hours.
20. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).
21. The erection of a building in accordance with a development consent must not be commenced until:
 - a. detailed plans and specifications of the building have been endorsed with a construction certificate by:
 - (i) the consent authority; or
 - (ii) an accredited certifier; and
 - b. the person having the benefit of the development consent:
 - (i) has appointed a Principal Certifying Authority; and
 - (ii) has notified the consent authority and the Council (if the Council is not the consent authority) of the appointment; and
 - c. the person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.
22. Prior to work commencing, a "Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority" shall be submitted to Council at least **2 days** prior to work commencing.

DISABLED (BUILDING)

23. Access to the building for disabled persons shall be provided and constructed in accordance with the requirements of Part D3 of the Building Code of Australia and Australian Standard AS 1428.1.
24. If access for the disabled is required under Part D3 of the Building Code of Australia, facilities for the use of the disabled shall be provided as specified in Part F2.4 of the Building Code of Australia and shall be constructed to the requirements of Australian Standard AS1428.1.
25. Details of the proposed method of compliance with this condition are to be submitted to and approved of by the Principal Certifying Authority prior to release of the Construction Certificate.

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FOOD PREMISES

26. Any premises used for the storage, preparation or sale of food are to comply with the relevant provisions of the Food Act, 1989 and Council's adopted Code for the construction of Food Premises. Details of fittings and equipment are to be submitted to the Principal Certifying Authority prior to installation.

ROADS/STREETS

27. Development approval only is granted for a driveway from the development to connect with the adjacent public road.

You will be advised separately of the determination of your application to Council for consent under Section 138 of the Roads Act 1993 to construct or modify a driveway on the public road adjacent to your property

You must receive this separate written consent from Council under Section 138 of the Roads Act 1993 prior to the issue of a construction certificate which includes any works on the adjacent public road and prior to any works taking place on the adjacent public road.

28. "No parking" signs are to be erected for 40 metres each side of the entry access on both sides of Cudgen Road to prevent dangerous parking on the road.
29. A sealed shoulder 3 metres wide from the travel lane edge of Cudgen Road extending 30 metres each side of the entrance driveway on Cudgen Road is to be constructed on the northern side of Cudgen Road.
30. Timber guideposts are to be provided at 3 metre spacings for the length of the sealed shoulder mentioned in condition 25 to prevent cars parking on the cycleway.

ENVIRONMENT PROTECTION

31. All work associated with this approval is to be carried out so as not to cause a nuisance to residents in the locality from noise, water or air pollution.
32. The use to be conducted so as not to cause disruption to the amenity of the locality, particularly by way of the emission of noise, dust, fumes or the like.
33. Construction site work including the entering and leaving of vehicles is to be restricted to between 7.00 am and 7.00 pm Monday to Saturday and no work on Sundays.
34. All reasonable steps shall be taken to muffle and acoustically baffle all plant and equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:

- A. Short Term Period - 4 weeks.

L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.

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B. Long term period - the duration.

L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.

35. All activities associated with the occupancy of the building are to comply with the Protection of the Environment Operations Act, 1997.
36. Prior to commencement of works all required sedimentation and siltation control measures are to be installed and operational to the satisfaction of the Principal Certifying Authority.

Erosion and sediment control shall be in accordance with *the "Tweed Urban Stormwater Quality Management Plan"* (adopted by Council 19 April 2000) section 5.5.2 "Stormwater Objectives During the Construction Phase of New Development". This section requires all new development to comply with Appendix E of the Plan "*Tweed Shire Council Aus-Spec D7 - Stormwater Quality*" and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works". Erosion and sediment controls shall remain in place until final approval is given and the maintenance bond has been released.

Reports from Director Development Services

REPORT:

Applicant: R N & K D Prichard

Owner: Mr K D, Ms R C & Mr R N Prichard

Location: Lot 2, DP 616751, No. 752 Cudgen Road, Cudgen

Zoning: 1(a) Rural, 1(b1) Agricultural Protection & 7(a) Wetlands

Est Cost: \$10,000

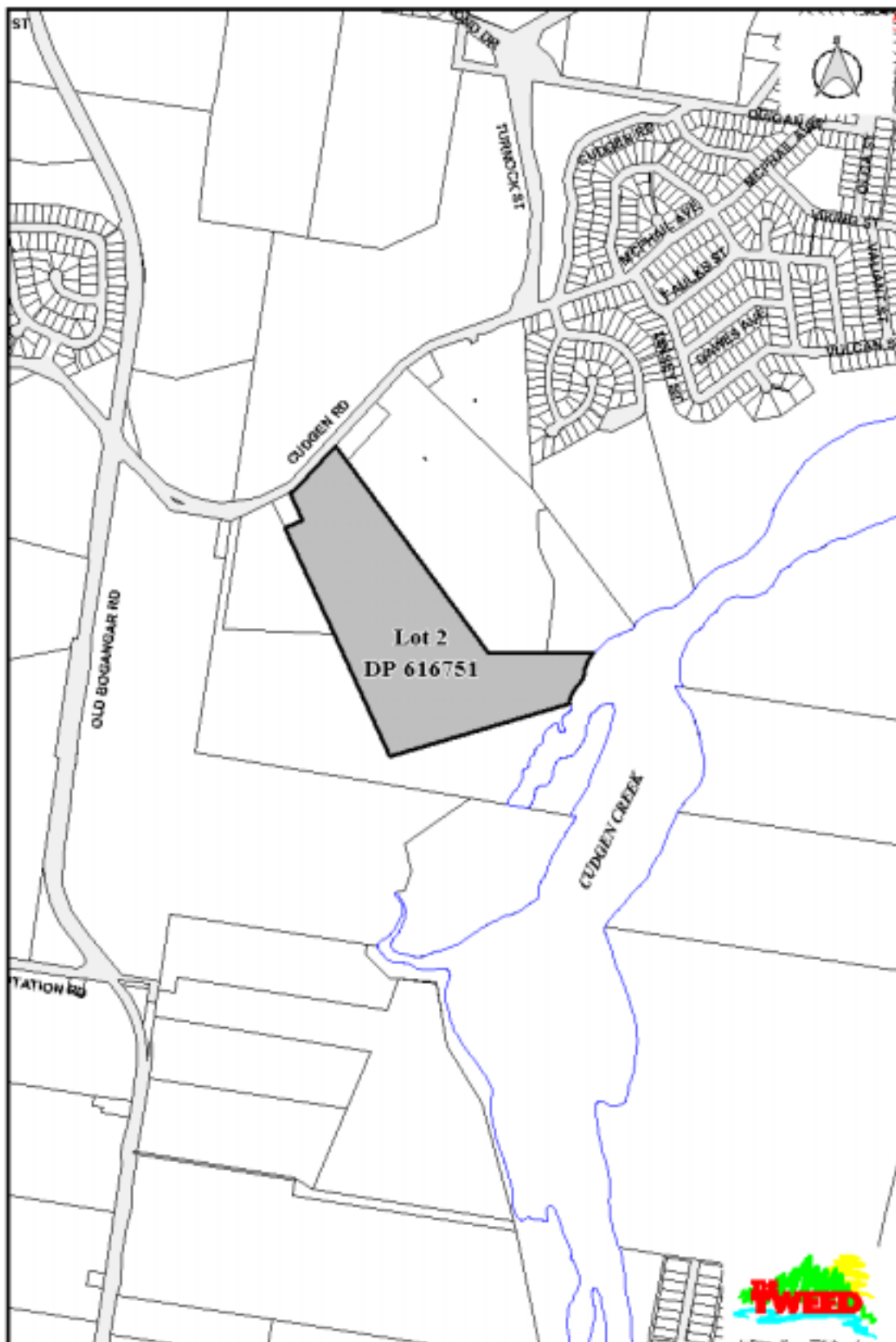
An application has been received seeking approval to erect a roadside stall and associated signage at the abovementioned land. The land has an area of 16.68 Hectares with frontage and vehicular access to Cudgen Road. The land is bounded by agricultural properties to the south, Cudgen Creek to the east, Kingscliff TAFE to the north and Cudgen Road to the west. The land has flat to moderate slopes and the land has been extensively cleared in the past for agricultural purposes. Existing improvements include a dwelling and farm sheds. The land is also used for the cultivation of small crops. The purpose of the stall is to sell the produce grown on the property.

The proposed stall is to be erected adjacent to Cudgen Road, approximately 13m from the front boundary, and measures 3.3m x 6m with an awning attached. A car parking area for up to 4 vehicles is also to be provided adjacent to the stall. Two signs measuring 1.8m x 2.5m are also to be erected alongside Cudgen Road. The stall is to operate during the daylight hours, seven (7) days a week. Only produce grown on the subject property will be sold. Existing access arrangements will be used for vehicular access to the site.

Adjoining and adjacent property owners were notified and no submissions were received.

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 provision of any Environmental Planning Instrument

Tweed Local Environmental Plan 2000

The subject land is zoned 1(a) Rural, 1(b) Agricultural Protection and 7(a) Environmental Protection (Wetlands). The development will be carried out within the 1(b) Agricultural Protection zone. The proposal is permissible subject to Council's consent.

The primary and secondary objectives of the 1(b) Agricultural Protection zone are as follows:-

“Primary objective

- *To protect identified prime agricultural land from fragmentation and the economic pressure of competing land uses.*

Secondary objective

- *To allow other development that is compatible with agricultural activities”.*

In this instance, it is considered that the proposal will not result in any significant loss of prime agricultural land. The site where the stall is to be located is not and has never been used for agricultural purposes. The proposal will compliment the agricultural activities on the land. Subsequently, it is considered that the proposal will not jeopardise the objectives of the 1(b) zone and is satisfactory in this regard.

Clause 22 – Development near designated roads

The development will use the existing site access arrangements. No additional accesses are to be created. It is considered that the safety and efficiency of Cudgen Road will not be jeopardised by the development. It is generally accepted that roadside stalls do not generate additional traffic. It is likely that the development will take advantage of the availability of the existing traffic volumes travelling along Cudgen Road. To ensure that the safety and efficiency of Cudgen Road is not jeopardised the road shoulder on the northern side of Cudgen Road in front of the development will be widened to allow through vehicles to pass turning vehicles into the site.

Sight distances along this section of Cudgen Road are considered to be satisfactory.

Clause 24 – Setbacks to designated roads

This clause requires a setback of 30m to designated roads, being Cudgen Road. The proposed stall is to be setback 13m from Cudgen Road and fails to comply in this regard. The two signs are setback 3m from Cudgen Road. In this regard the stall and the signs do not comply and the applicant has submitted a SEPP No. 1 objection. See below.

Reports from Director Development Services

State Environmental Planning Policies

SEPP No. 1 Objection – A SEPP No. 1 objection has been submitted contending that the 30 metre setback standard to designated roads provided by Clause 24 of the TLEP 2000 is unreasonable and unnecessary under the circumstances.

As discussed, the roadside stall is setback 13m from Cudgen Road and the two signs 3m, which do not comply with the 30m standard. The applicant has indicated that the standard is unreasonable and unnecessary under the circumstances because the 13m setback is visually consistent with the established rural character along this stretch of Cudgen Road. The building also needs to be close to the existing farm sheds for practical reasons for stocking. Locating the building anywhere else would likely impact on the agricultural activities on the land. In addition the imposition of a larger setback would not achieve any real planning purpose in respect to traffic safety and efficiency along Cudgen Road.

It is considered that under the circumstances and the information supplied by the applicant that the variation to the 30m setback requirement should be supported. The development is consistent with the built environment of the locality and will preserve the agricultural value and operations of the land, while at the same time ensuring that the safety and efficiency of Cudgen Road is not jeopardised. The development is not likely to generate additional traffic along Cudgen Road and sight distances are adequate. It is considered that the proposal will compliment the existing agricultural activities on the land while at the same time preserving the safety of Cudgen Road.

Council has assumed concurrence of the Department of Urban Affairs and Planning to support the SEPP1 objection.

State Environmental Planning Policy No. 64 – Advertising and Signage

It is considered that the proposed development is consistent with this plan.

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

DCP 2 – Site Access and Parking Code – The development will provide 4 offstreet car spaces which satisfies this plan with ample room available for additional carparking should it be required.

DCP 15 – Advertising Signs Code – The application proposes two (2) advertising signs each measuring 1.8m x 2.5m with a clearance of 1.8m above the ground. DCP 15 limits the number of pole signs to one per premises. The application requests a variation to the limitation of one pole sign per premises and is justified on the following grounds.

- “* *One sign is directed to the east and the other to the west. These signs are relatively small and would complement the proposed roadside stall.*
- * *The signs are located approximately 110 metres apart thereby minimising advertising “clutter” and visual impact.*

Reports from Director Development Services

- * *Due to the design, location and orientation of the signs, drivers would only view one (1) sign in either direction along Cudgen Road, thereby minimising potential for driver distraction”.*

Under the circumstances it is considered that only one advertising sign should be erected on the site. The proposal is a pole sign and the DCP provides that only one pole sign per premises should be erected. In addition, it is considered that the proposed signs will create advertising clutter and have an adverse visual impact which is undesirable, along a road that is one of the main entrance ways into Kingscliff.

It is considered that one sign will suitably advertise the stall. As mentioned in the application, it is agreed that the traffic generated by the stall would be comprised primarily of existing passing traffic and it is unlikely that the development would attract new traffic into the road network. Therefore, as the stall relies mainly on the existing passing traffic who would become aware of the stall once it is operating, only one sign is necessary.

(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 proposal will only involve minor physical works, which will be short term. No clearing of vegetation is required. As discussed previously in this report it is considered that the development is consistent with the existing built character of the rural/farming environment of the immediate locality. The scale of the stall should ensure that it will not detract on the locality. The development will actually compliment the existing agricultural activities on the land.

The development will not generate additional traffic but will take advantage of the through traffic passing by the site along Cudgen Road. Adequate arrangements will be undertaken to ensure that the safety and efficiency of Cudgen Road is preserved by widening Cudgen Road near the development to allow through traffic to pass vehicles turning into the site.

(c) Suitability of the site for the development

The locality can be best described as being agricultural, which should be preserved. It is considered that the development will not jeopardise the importance of the agricultural land at the site but would rather compliment the existing farming activities on the land. In addition the proposal is not likely to jeopardise the farming activities on surrounding farms.

It is considered that the site is suitable for the proposal, which has been adequately located to ensure that there is no loss of agricultural land.

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

Adjoining and adjacent property owners were notified and no submissions were received.

Reports from Director Development Services

(e) **Public interest**

Under the circumstances it is considered that the proposal will not be contrary to the public interest.

Engineering Services Division Comments

No objections raised to the proposal subject to appropriate conditions on any consent. These include widening Cudgen Road to provide a shoulder so that through traffic can pass vehicles turning into the site. Timber bollards are also to be erected between Cudgen Road and the cycleway so that vehicles do not park on the cycleway. The TRCP applies but for calculation purposes it is considered appropriate to use the RTA figure as determined in the traffic report of 24 vehicles/day. As argued in the report a large proportion of customers will be passing trade. This is reflected in the TRCP which allows a modification factor of 0.15 for shops under 100m² GLFA. This effectively means the TRCP is based on 15% of the traffic generated by the site.

Environment and Community Services Division Comments

No objections raised to the proposal, subject to appropriate conditions on any consent. These include conditions requiring suitable storage of food and a clean and tidy premises.

LEGAL/FINANCIAL/RESOURCE IMPLICATIONS

In the event that the applicant is dissatisfied with Council's determination, a right of appeal exists to the Land and Environment Court. The proposed development is not designated and as such no third party appeal rights exist.

OPTIONS

It would appear that in this instance the following options are available to Council.

1. That the application be approved subject to appropriate conditions.
2. That the application be refused.

CONCLUSION

It is considered that the proposed development is consistent with the agricultural character of the locality and will compliment the farming activities on the site and will provide fresh source of farm fruit and vegetables to the locality. The development will not generate additional traffic along Cudgen Road and will take advantage of the existing traffic volumes along this road. In this regard it is considered that only one (1) advertising sign will suitably advertise the stall. Access arrangements and site parking are considered to be adequate.

Adjoining and adjacent property owners were notified and no submissions were received.

The proposal does not raise any significant issues in relation to environmental impacts. Under the circumstances it is considered that the proposal is suitable for conditional approval. It is also considered that the SEPP No. 1 objection should be supported.

Reports from Director Development Services

5. ORIGIN: Development Assessment Unit

FILE REF: DA0659/235 Pt1

REPORT TITLE:

Development Application 0257/2001DA - The Erection of an Attached Dual Occupancy at Lot 165 DP 1011335 Botanical Circuit, Banora Point (Flame Tree Park Estate)

SUMMARY OF REPORT:

Development Application 0257/2001DA for a dual occupancy was recommended for refusal by Council officers at the Council meeting of Wednesday 6 June, 2001, however Council resolved "that this matter be deferred to allow the applicant to have discussions with Council officers with a view to achieving a better design". Following negotiations with the applicant an amended plan has been received that complies with the relevant requirements and is satisfactory. The application has therefore been approved under delegated authority.

RECOMMENDATION:

That this report be received and noted.

Reports from Director Development Services

REPORT:

Applicant: K & M Palm Beach Currumbin Realty Pty Ltd
Owner: As above
Location: Lot 165 DP 1011335 Botanical Circuit, Banora Point (Flame Tree Park Estate)
Zoning: 2(c) Urban Expansion

Development Application 0257/2001DA was recommended for refusal by Council officers at the Council meeting of 6 June, 2001 for the following reasons:-

- 1. The proposed Dual Occupancy does not comply with Clause 3.2.1-A4 'Streetscape, Building Appearance and Front Setbacks' of Development Control Plan No. 6 – 'Multi-Dwelling Housing' which requires that the maximum width of garages or carports facing the street should be 6m or 50%, whichever is the less. Carports and garages should be set back behind the front facade of the building. The two lots of double garages represent over two thirds (66.33%) of the elevation fronting Botanical Circuit and as such will have an significant adverse visual impact upon the building appearance.*
- 2. The proposed Dual Occupancy does not comply with Clause 3.3.4 'Car Parking Provision and Dimensions' of Development Control Plan No. 6 – Multi-Dwelling Housing as the twin double garages have a poor relationship to the street as the garages dominate the street when viewed from the street and create a significant adverse visual impact.*
- 3. The excessive amount of hardstand area from the driveway detracts from the streetscape character and increases stormwater runoff due to reduced infiltration. The proposed 11m wide driveway at the boundary does not comply with Councils Access to Property Pamphlet which requires a 6.00 maximum for driveways for dual occupancies.*
- 4. The proposed Dual Occupancy design does not comply with objective 4.2 'Orientation and solar access' of Development Control Plan No. 39 – Energy Smart Homes Policy. Objective 4.2 requires the preservation of solar access to north facing 'solar collectors' such as windows. The double garages on the northern elevation limit solar access.*
- 5. The proposed Dual Occupancy is not in the interest of the public. Clause 2.2 of Draft Dual Occupancy Development Control Plan states that council shall not consent to an application for a dual occupancy on a corner block of less than 1000m²."*

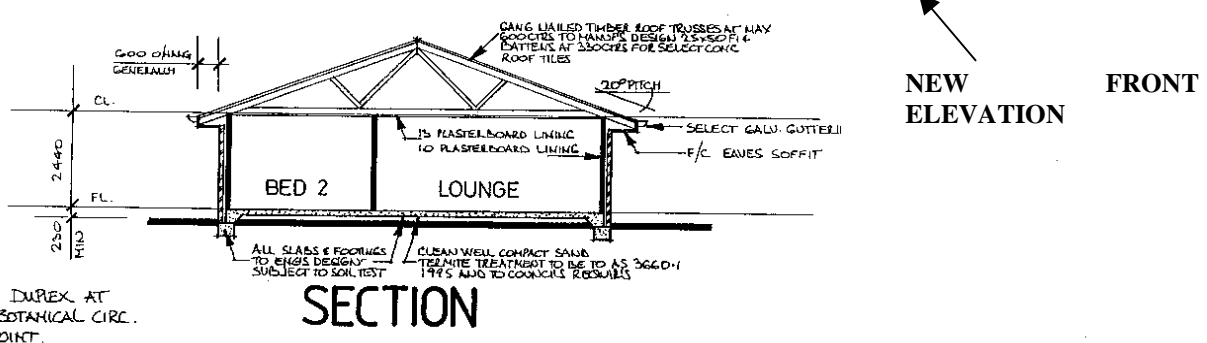
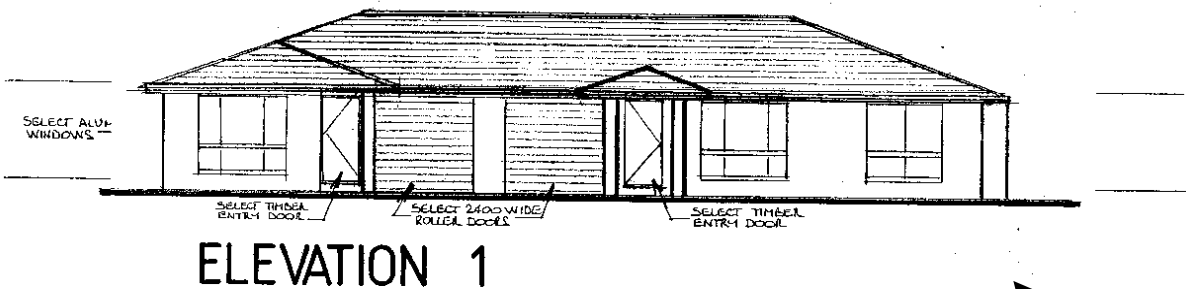
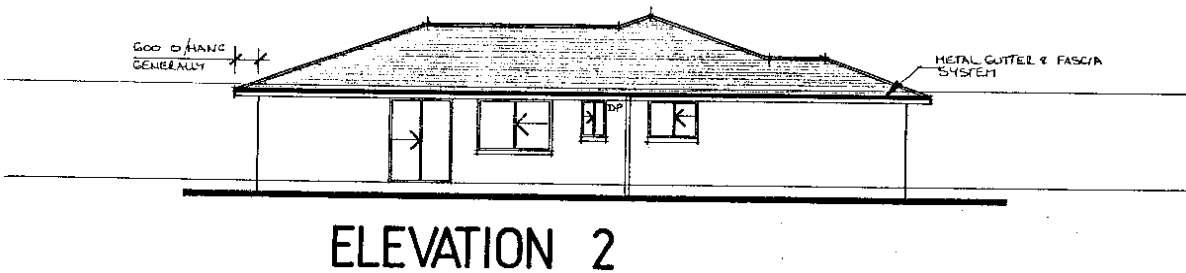
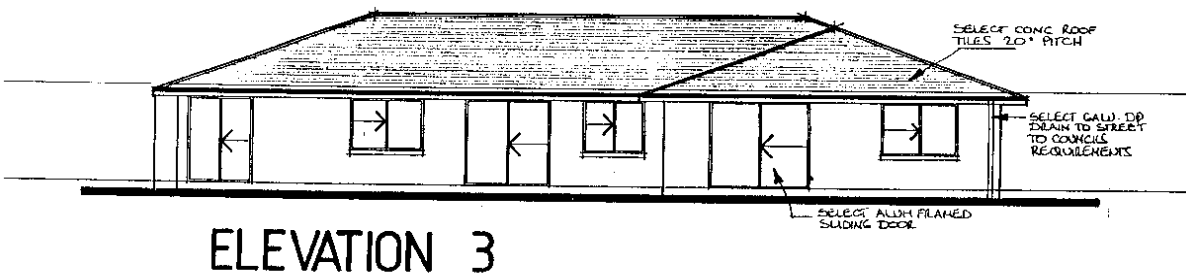
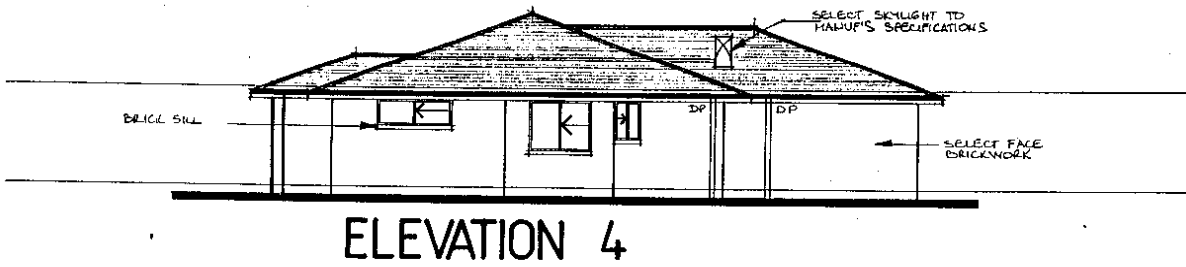
However, Council resolved as follows:-

"that this matter be deferred to allow the applicant to have discussions with Council officers with a view to achieving a better design."

Following negotiations with the applicant the proposal was redesigned to comply with DCP6 and DCP39. The amended plans were re-ratified and no submissions were received. As the amended plans were acceptable the application has been approved under delegated authority.

Reports from Director Development Services

AMENDED ELEVATIONS



PROPOSED DUPLEX AT LOT 165, ECSTATHICAL CIRC. BANGOR POINT.

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6. ORIGIN: Development Assessment Unit

FILE REF: PF5160/30 Pt3

REPORT TITLE:

"Permaculture Institute" - Lot 5 DP 634124 South Pumpenbil Road, Pumpenbil

SUMMARY OF REPORT:

Several previous consents relating to the subject property contained a condition requiring the upgrading of South Pumpenbil Road. The works were not undertaken and following discussions with the owners of the land the relevant consents have been formally surrendered and the Permaculture Institute has ceased all activity on the site.

RECOMMENDATION:

That this report be received and noted.

Reports from Director Development Services

REPORT:

The subject site (Lot 5 DP 634124) was occupied by the Permaculture Institute up until July 2001. A number of development consents have been issued in relation to the property including:-

- DA 92/391 - Erection of an educational establishment for the Permaculture Institute
- DA 93/171 – Erection of a Managers Residence
- DA 93/98 – Conversion of existing building to a tea house for the purpose of property tours
- DA 94/179 – Establishment of a Fish Farm (Aquaculture)
- DA 95/401 – Pottery Workshop
- DA 96/19 – Poultry Farm (Animal Establishment)
- DA 96/28 – Extensions to an existing fish farm

The requirement to upgrade South Pumpenbil road was imposed on three (3) separate consents, being Development Consent 95/401 (condition 5b), Development Consent 93/98 (condition 4a) and Development Consent 93/171 (condition 4a). Development Consent 95/401 – Pottery Workshop, was not implemented and lapsed on 1 March, 2001.

The upgrading condition initially imposed on Development Consents 93/171 and 93/98 specifically required:

“South Pumpenbil Road to be upgraded to a minimum Class B standard initially, and to a Class C when traffic volumes on that section of road exceed 100 vehicles/day. These works must be satisfactorily completed prior to occupation of the proposed buildings”.

A Section 96 application to amend Development Consents 93/171 and 93/98, by deleting this condition, was submitted in January 1999.

The application was not accompanied by a detailed traffic analysis and Council officers did not support the deletion of the condition. However, it was considered appropriate to amend the condition to defer the required upgrading for two (2) years. Council resolved on 5 May, 1999 to amend the condition as follows:-

“South Pumpenbil Road to be upgraded from the access point of the subject land to the point of the existing bitumen seal on South Pumpenbil Road. The road is to be upgraded to a Class C standard, that is, a 4 metre wide bitumen seal carriageway on a 8.6 formation. The road upgrading is to be completed by 5 May 2001 and to be to the satisfaction of the Director of Engineering Services. Prior to commencement of any work detailed engineering plans are to be submitted and approved by the Director of Engineering Services”.

Following requests from local residents regarding the status of the upgrading works, Council officers forwarded a letter to the Permaculture Institute on 15 February 2001 requesting an estimate in relation to when engineering plans were likely to be submitted.

Reports from Director Development Services

Following further correspondence and several discussions with the owners of the property a Section 96 application (0073/2001S96) was lodged on 18 May 2001. The application sought to amend the roadworks condition by extending the deadline for the upgrading works from 5 May 2001 to 7 August 2001. The intent of the proposed modification was to enable the owners of the property to review their options in relation to the use of the land. The owners subsequently went overseas and during the exhibition of the Section 96 application Council officers were advised by surrounding residents that the property had been vacated by the Permaculture Institute.

On the owners return, Council officers were advised that they intended to withdraw the Section 96 application and formally surrender the subject development consents (93/171 and 93/96) in accordance with the provisions of Section 80A(5) of the Environmental Planning and Assessment Act, 1979 and Clause 97 of the Environmental Planning and Assessment Regulation 2000.

One of the Directors of the company that own the property met with Council staff on 20 August 2001 to withdraw the Section 96 application and submit formal notice of the surrender of Development Consents 93/171 and 93/98.

A letter was also submitted outlining the measures to be implemented to ensure that the subject buildings (to which the above consents relate) are not used without further development consent being obtained, including:-

1. The building referred to in Development Consent 93/171 will remain unoccupied.
2. The building referred to in Development Consent 93/98 will not be used as a tea house or for the purpose of conducting property tours.
3. Neither building will have power or telephone service.
4. No commercial activity will be conducted from the property.
5. Vehicle access has been restricted. The entry points to the property are now gated and locked.
6. The buildings will remain locked.
7. A representative of the owners will continue to tour the property up to five times weekly. They will ensure no one is using the buildings and provide the owners with a written report each week of their findings.

CONCLUSION

The premises have been vacated and the commencement of any new activity on the site, other than an activity in accordance with one of the remaining consents, would require the submission of a further development application.

Should the property or associated buildings be used for the purpose of a tea house, the conduction of property tours or the manager's residence occupied, Council will be able to initiate appropriate legal action.

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7. **ORIGIN:** Development Assessment Unit

FILE REF: DA3770/295 Pt2

REPORT TITLE:

Crown Development Application for Needle and Syringe Vending Machine and Disposal Bin at Lot 1 DP 1015202, No. 8-10 Nullum Street, Murwillumbah

SUMMARY OF REPORT:

Council on 18 July, 2001, resolved that they wished to seek the Minister for Urban affairs and Planning's approval to refuse a development application for a needle vending machine at No. 8-10 Nullum Street, Murwillumbah. A letter has been received from the Director-General of the Department of Urban Affairs and Planning (DUAP) requiring Council to nominate representatives to attend a meeting to be convened by DUAP between Council and Northern Rivers Area Health Service for the purposes of negotiating a determination of this application. This report is presented to Council for the purposes of nominating appropriate representatives.

RECOMMENDATION:

That:-

1. Council nominates two (2) representatives for the purpose of representing Council in negotiations regarding Crown development application 0195/2001DA.
2. In consultation with the Director of Development Services the two (2) delegates establish suitable dates for attendance at the meeting and identify a suitable Council officer to attend for the purpose of providing professional advice to the representatives.

Reports from Director Development Services

REPORT:

On 18 July, 2001 Council considered an application to install a needle and syringe vending machine and disposal bin at Lot 1 DP 1015202, No. 8-10 Nullum Street, Murwillumbah.

The proposal was defined as "Crown Development" as it was to be carried out by Northern Rivers Area Health Service. As a result Council could not refuse the application without the agreement of the Minister for Urban Affairs and Planning.

Council at this meeting resolved as follows:-

- "1. That Council seeks the approval of the Minister for Urban Affairs and Planning for the refusal of Development Application 0195/2001DA for the installation of a needle and syringe vending machine.*
- 2. The applicants be advised to resubmit an application for another location."*

A letter was forwarded to the Department of Urban Affairs and Planning on 20 July, 2001 requesting approval from the Minister for the refusal of the development application.

In response to this request a letter has been received from the Department of Urban Affairs and Planning advising that it is proposed to convene a meeting of the parties for the purpose of assisting the parties to negotiate, as far as possible, a determination of the development application that is acceptable to them, and that is in accordance with the Environmental Planning and Assessment Act.

Attached is a copy of this letter.

The letter indicates that it is intended to convene this meeting in Murwillumbah and requests the Council nominate no more than three (3) people for the purpose of this meeting and also indicate what dates in September would be suitable.

As Council staff recommended approval for the application, it would be difficult for staff to effectively negotiate this matter. It may however, be appropriate for a staff member to be present at these negotiations to provide professional advice, if required, to the persons nominated to negotiate this matter.

An option for Council may be to nominate two (2) Councillors to attend this meeting to be accompanied by the Director of Development Services or his delegate.

LEGAL/RESOURCE/FINANCIAL IMPLICATIONS

It is a legal requirement under the Environmental Planning and Assessment Act, 1979 for the Director-General to convene the proposed meeting when an application is referred to the Minister under Section 116C of the Act. It would be expected that Council attend this meeting.

CONCLUSION

Council on 18 July, 2001, resolved to seek the approval of the Minister for Urban Affairs and Planning to refuse an application for a needle vending machine in Nullum Street, Murwillumbah. Under the provisions of the Environmental Planning and Assessment Act, 1979, it is a requirement of the Director-General to convene a meeting between the Council and the applicant to try and

Reports from Director Development Services

negotiate a determination of the application that is acceptable to both parties. As a consequence, Council is required to nominate representatives for the purpose of this meeting.

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8. ORIGIN: Development Assessment Unit

FILE REF: DA1180/382 Pt14

REPORT TITLE:

Deed of Agreement - Stages 3 and 6 Casuarina Beach, Northern Precinct, Coast Road, South Kingscliff

SUMMARY OF REPORT:

The applicant has prepared in conjunction with Council's Solicitors a Deed of Agreement which clarifies responsibilities for both the developer and Tweed Shire Council in relation to the registration of a drainage easement and right of carriageway over a drainage swale that traverses the Northern Precinct of Casuarina Beach. The drainage swale is located within proposed allotment 181.

The Deed of Agreement read in conjunction with the Section 88B Instrument defines:

1. Public access rights within the easement/right of carriageway.
2. Maintenance liabilities for public infrastructure located within the easement such as sewer mains, cycleway, infiltration basins and the drainage system.
3. A requirement for the developer to dedicate the area defined by the easement to Council upon completion of certain works by the developer within proposed Lot 70.

This Deed will need to be executed under the Common Seal of Council.

RECOMMENDATION:

That any documents relating to the Deed of Agreement in relation to the registration of a right of carriageway and drainage easement over that part of Lot 70 be executed under the Common Seal of Council.

Reports from Director Development Services

REPORT:

On 6 June 2000 development consent was issued for Stage 3 of Casuarina Beach and on 23 August 2000 development consent was issued for Stage 6 of Casuarina Beach. Stage 3 being for an 86 residential allotment and Stage 6 being for 94 residential allotments. Stage 3 and 6 form the "Northern Precinct".

An application has recently been made for the issue of the subdivision certificate for both Stage 3 and 6. Condition 54 (Stage 3) and Condition 60(c) (Stage 6) requires the dedication or registration of a easement over that part of the trunk drainage system known as the east/west drainage swale. This drainage swale is located within proposed Lot 70. Condition 54 is as follows:-

"For the purpose of this condition "trunk drainage" shall be defined as the drain along the coastal frontage of the subject land to the south east corner of proposed lot 82 and the east/west continuation of this drain, downstream to Controlled Outlet No. 11 as generally located on Cardno MBK Figure E216 Rev B.

The ultimate point of discharge for this development shall be Controlled Outlet No. 11.

Trunk drainage shall be designed to convey Q_{100} stormwater discharge. The trunk drainage shall be constructed and the land (containing the drain) dedicated to Council or easement created. In the section between proposed lot 70 and Controlled Outlet No. 11, the land to be dedicated (or easement) shall include the drain and provision for maintenance vehicle access, the maintenance vehicle access shall be constructed to an all weather, two wheel drive standard.

The trunk drainage along the coastal boundary, and elsewhere, shall be designed to accommodate Q_{100} (no infiltration) flows with a minimum 300mm freeboard. Separate approval is required for any drainage along the coastal boundary that requires filling or any other ancillary works on adjacent land.

Where consistent with other land use requirements, grassed swale drainage is to be used in preference to pipes or hard lined channels. In designated public open space areas, open drains will only be permitted if the resultant landform is satisfactory to Council for open space purposes."

Condition 60(c) is as follows:-

"(a) For the purpose of this condition "trunk drainage" shall be defined as:

- (i) The "trunk drainage" defined in the consent conditions of DAK99/1733 (Casuarina Beach Stage 3, being the drain along the coastal frontage of Stage 3 to the south east corner of proposed lot 82 in Stage 3 and the east/west continuation of this drain, downstream to Controlled Outlet No. 11 as generally located on Cardno MBK Figure E216 Rev B. The ultimate point of discharge for this part of the development shall be Controlled Outlet No. 11.)*
- (ii) The drainage paths between the east draining stormwater outlets from proposed stage 6 and the coastal frontage drain included in (i) above.*

Reports from Director Development Services

- (iii) *No stormwater runoff shall be discharged to the west of the realigned Coast Road, other than from half the width of road 3, 7 & 13.*
- (b) *The ultimate lawful point of discharge for east flowing stormwater runoff from this application shall be controlled outlet No. 11.*
- (c) *Trunk drainage shall be designed to convey Q100 stormwater discharge. The trunk drainage shall be constructed and the land (containing the drain) dedicated to Council or easements created. In the section between proposed lot 70 of stage 3 and Controlled Outlet No. 11, the land to be dedicated (or easement) shall include the drain and provision for maintenance vehicle access, the maintenance vehicle access shall be constructed to all weather, two wheel drive standard.*
- (d) *The trunk drainage along the coastal boundary, and elsewhere, shall be designed to accommodate Q100 (no infiltration) flows with a minimum 300mm freeboard. Separate approval is required for any drainage along the coastal boundary that requires filling or any other ancillary works on adjacent land. Where consistent with other land use requirements, grassed swale drainage is to be used in preference to pipes or hard lined channels. In designated public open space areas, open drains will only be permitted if the resultant landform is satisfactory to Council for open space purposes.”*

The developers propose to register a right of carriageway and drainage easement over the east/west swale in preference to the dedication of the area as public open space.

They have taken the course of action to facilitate flexibility with any future development proposals within proposed Lot 181 and advise that presently they are uncertain about the final location of property boundaries are known.

The drainage swale will fulfil several functions. Located within the swale are public utilities such as sewer and water supply. In addition, there is also a cycleway and public seating. Given the high level of public usage within the right of carriageway/easement it was considered appropriate that a Deed of Agreement be prepared to clarify issues such as:-

1. Public access rights within the easement.
2. Maintenance liabilities for public infrastructure located within the easements such as sewer mains, cycleways, infiltration basins etc.
3. The requirement for the developer to dedicate the area defined by the easement to Council upon completion of certain works by the developer within proposed Lot 70.

It is considered that the Deed of Agreement in conjunction with the Section 88B Instrument satisfies these requirements.

This Deed will need to be executed under the Common Seal of Council.

Reports from Director Development Services

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Reports from Director Corporate Services

9. ORIGIN: Financial Services Unit

FILE REF: Loans – Annual Program

REPORT TITLE:

2001/2002 Loan Borrowing Program

SUMMARY OF REPORT:

The Department of Local Government has approved Council's 2001/2002 loan borrowings.

RECOMMENDATION:

That:-

1. The General Manager be authorised to negotiate acceptance of the loan quotations.
2. The loan applications, mortgage deed and other documentation be completed under the Common Seal of Council.

Reports from Director Corporate Services

REPORT:

2001/2002 APPROVED BORROWING – MINISTER’S DETERMINATION

The Department of Local Government has approved, under Section 624 of the Local Government Act, 1993, Council’s borrowings for 2001/2002.

STATUTORY REQUIREMENTS

Council’s borrowing is controlled by the Federal Government’s “*Global Borrowing Program*”. The NSW State Government Treasury, through the Department of Local Government, each year determines the borrow limit of Council, and activities controlled by Council. Borrowing approval given to local government is broken into two sections via “*General Purpose*” borrowing which can be used for any purpose by Council and “*Special Purpose*” that has conditions imposed by State Government.

BASIS FOR THE USE OF LOAN FUNDS FOR CAPITAL WORKS

The extent to which capital expenditure can be financed out of revenue is limited and, in order to distribute the cost of long term facilities over the period during which benefits will be derived from such facilities, it is usual to finance their provision from borrowing, and to repay the loan over an extended period. This ensures that the ratepayers currently paying for the facility are those who are currently benefiting from it.

DETAILS OF COUNCIL’S 2001/2001 LOAN BORROWING “PURPOSES”

New Borrowings

Buildings	\$1,110,000
Infrastructure	\$2,176,000
Other	\$2,597,000
	\$5,883,000
Renewal Loans	\$3,920,000

CONDITIONS OF GOVERNMENT APPROVAL

Council is required, under Section 30 of the Local Government (Financial Regulations) 1993, to notify the Director-General within seven (7) days of any borrowings. Details to be provided must indicate name of lender, purpose for which borrowing is being made, the term of the borrowing and rate of interest to be made. Council, in addition, must immediately notify the NSW Government in writing of any amount not being taken up so that it may be reallocated to another council. Failure to comply may result in Council not being granted a borrowing limit in subsequent years or having its requested borrowing reduced substantially. The Lender’s loan mortgage documents must also be completed under the Common Seal of Council.

These “*conditions of approval*” apply not only to local government but to other authorities, departments covered by NSW State Government legislation.

Reports from Director Corporate Services

BORROWING PROGRAM

The loan approval given by the Department of Local Government is in accordance with Council's adopted 2001/2004 Management Plan and 2001/2002 Budget.

SUMMARY

Council will call for quotations for the supply of these loan funds from various financial institutions. A report will be submitted to Council at a later date on the quotations received and accepted by the General Manger.

Reports from Director Corporate Services

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Reports from Director Corporate Services

10. ORIGIN: Administration Services Unit

FILE REF: DA3780/1200 Pt1

REPORT TITLE:

Lease of Air Space Lot 1 DP 101294, 1402 Numinbah Road, Chillingham

SUMMARY OF REPORT:

A condition of Development Consent No. 1221/2000DA was that a lease agreement be entered into in relation to the occupied air space above the awning (ie. the balcony constructed over the road reserve).

RECOMMENDATION:

That:

1. Council enters into a lease agreement with Mrs Dianne Boyle over the occupied air space above the awning.
2. All necessary documentation be completed under the Common Seal of Council.

Reports from Director Corporate Services

REPORT:

The subject site is described as Lot 1 DP 101294, No. 1402 Numinbah Road, Chillingham and contains a two storey building known as the 'Old Chillingham Butchery'.

In February 2000 Council officers observed that a first floor addition to the building, including a balcony over the road reserve had been constructed without consent.

Council resolved at its Ordinary meeting of 16 August, 2000 to issue a notice of intention to serve an order to demolish the additions, and initiate legal proceedings against the owner.

Development Application 1221/2000DA for the use of the building for the purpose of an art and craft shop and the construction of a covered walkway along the side of the building to provide a link to the composting toilet at the rear of the premises.

A report to Council's ordinary meeting of 24 January, 2001 advised Councillors that the issuing of orders was pending the determination of the development application. That is, this issue would not be pursued in the event the application was approved. The report also noted that legal proceedings in the Local Court had resulted in the conviction of the owner and the imposition of a fine and court costs.

Development Consent No. 1221/2000DA for the use of the existing building (and associated works) was approved on 16 February, 2001 subject to conditions.

The conditions imposed included a requirement for the owners to enter into a lease agreement with Council in relation to the balcony which has been constructed over the road reserve.

The lease has now been finalised and required completion under the Common Seal of Council.

Reports from Director Corporate Services

11. ORIGIN: Director

FILE REF: Councillors - Conferences

REPORT TITLE:

2001 Local Government Multicultural Forum

SUMMARY OF REPORT:

Preliminary advice has been received from the Director General of Local Government that the 2001 Multicultural Forum will be held on 8 November 2001 at Holroyd City Council.

RECOMMENDATION:

That:

1. Any Councillor(s) interested in attending the 2001 Local Government Multicultural Forum on 8 November 2001 be authorised to attend
2. The Mayor's Secretary to register their attendance.

Reports from Director Corporate Services

REPORT:

Preliminary advice has been received from the Director General of Local Government that the 2001 Multicultural Forum will be held on 8 November 2001 at Holroyd City Council.

The preliminary advice indicates *“The Forum provides an opportunity for councillors and staff to come together to discuss multiculturalism, and to develop strategies to improve local government's response to this issue.”*

FINANCIAL IMPLICATIONS

Registration	To be advised
Accommodation	approx. \$100
Airfare	\$396.00

2001/2002 BUDGET ALLOCATION

Allocation	\$23,100.00
Expenditure to date	\$3,729.00
Balance	\$22,492.00

Reports from Director Corporate Services

12. **ORIGIN:** Director

FILE REF: Councillors - Conferences

REPORT TITLE:

Seminar - Making Local Government Matter

SUMMARY OF REPORT:

The Commonwealth Local Government Forum has arranged a seminar to be held in Brisbane in conjunction with the Commonwealth Heads of Government meeting in October.

Councillors are invited to register to attend the seminar '*Making Local Government Matter: Creating Commonwealth Partnerships in the 21st Century*'. The seminar will be held at the Holiday Inn, Brisbane, between 3 and 5 October 2001. The event will be held in the lead up to the Commonwealth Heads of Government meeting in Brisbane.

RECOMMENDATION:

That:-

1. Council authorises the attendance of Councillors interested in participating in the *Making Local Government Matter* Seminar.
2. Attendance be advised through the Mayor's Secretary, Mrs Jan Green.

Reports from Director Corporate Services

REPORT:

BACKGROUND:

The Commonwealth Local Government Forum has arranged a seminar to be held in Brisbane in conjunction with the Commonwealth Heads of Government meeting in October.

Councillors are invited to register to attend the seminar '*Making Local Government Matter: Creating Commonwealth Partnerships in the 21st Century*'. The seminar will be held at the Holiday Inn, Brisbane, between 3 and 5 October 2001. The event will be held in the lead up to the Commonwealth Heads of Government meeting in Brisbane.

PROGRAM:

The seminar will be addressed by the Commonwealth Deputy Secretary General; Minister Regional Development Territories and Local Government, Senator Ian Macdonald; Foreign Minister Alexander Downer MP; and other prominent Commonwealth representatives.

The focus will be on the role of the Commonwealth, and in particular the Commonwealth Local Government, emphasising outcomes of the National Innovation in Local Government Awards which are arranged by the National Office of Local Government.

FINANCIAL IMPLICATIONS:

Registration costs \$165 GST inclusive. Accommodation and travel arrangements will need to be arranged separately by participants.

The current 2001/2002 Budget Allocation is \$23,100 with expenditure to date being \$3,729.00

Councillors are now requested to consider participation at this Seminar.

Reports from Director Corporate Services

13. ORIGIN: Director

FILE REF: Councillors - Conferences

REPORT TITLE:

Australian Tourism Research Institute Tourism Outlook Conference

SUMMARY OF REPORT:

Councillors are invited to consider participation at the Australia Tourism Research Institute Tourism Outlook Conference to be held at the Wrest Point Casino Hotel, Hobart, Tasmania on 30 and 31 October 2001.

RECOMMENDATION:

That:-

1. Council authorises the attendance of Councillors interested in participating in the *Australian Tourism Research Institute Tourism Outlook Conference*.
2. Attendance be advised through the Mayor's Secretary, Mrs Jan Green.

Reports from Director Corporate Services

REPORT:

The Australian Tourism Research Institute (ATRI) has forwarded information on the Tourism Outlook Conference and invites Councillors interested in attending to register.

The Tourism Outlook Conference brings together tourism opportunity and research capability. It will explore real tourism potential for our region of the world, with an emphasis on improving our business focus, sustainability, competitiveness, quality and profitability through well-focused research.

The keynote speaker is Mr David Seargeant, Executive Director, Greater Union Organisation and Managing Director Rydges Hotels and Resorts.

DRAFT PROGRAM

Day 1

day one	
10am – 12noon	Conference Registrations
11.00am	ATRI Annual General Meeting
12.00pm	Conference Chair Dain Simpson, Dain Simpson & Associates & Director of ATRI Welcome & Introduction Sir Frank Moore, Chairman, Australian Tourism Research Institute
Plenary 1 12.10pm	Improving Competitiveness David Seargeant, Managing Director, Rydges Hotels & Resorts Research for the Tourism industry Stephen Gregg, Chief Executive, Tourism Queensland Destination Australia – Flashpoints & 'Hot Spots' Bill Faulkner, Deputy CEO (Research), CRC for Sustainable Tourism
Plenary 2 1.10pm	Snapshots - Leading Edge Research for Tourism Benchmarking - Prof Ashley Scott, Griffith University Year of the Mountains - Prof Ashley Scott, Griffith University Decipher - Peter Heffernan, Ernst & Young
1.30pm	Lunch
Breakout 1a 2.30 – 3.45pm	Building New Product - Developing new concepts - Value of research - Business planning for new developments Convenor: Daniel Gschwind, Chief Executive, Queensland Tourism Industry Corporation Panel: including John King (Tasmania) & Prof Leo Jago (Victoria) and Industry
Breakout 1b 2.00 – 3.45pm	Tourism: Sustainable & Competitive - Accreditation programs - Best practice - Benchmarking Convenor: Geoffrey Lipman, Deputy Chairman, Green Globe Panel: including, Laurie O'Meara (ATAA), Graeme Worboys (Green Globe), Phil Hart (Landcare NZ), Alice Crabtree (Ecotourism) & Malcolm Wells (Tasmania)
3.45pm	Afternoon Tea Green Globe
Breakout 2a 4.15 – 5.30pm	Regional Tourism Convenor: Wayne Kayler-Thompson, Chair, Regional Tourism Committee Panel: Prof Dick Braithwaite (Centre for Regional Tourism Research), Prof Trevor Sofield (Regional Issues in Tasmania) Jan Pedersen (Tapestry region project) and Industry.
Breakout 2b 4.15 – 5.30pm	Tourism: Winning Events Convenor: Prof Leo Jago, Victoria University Panel: including Prof Don Getz (University of Calgary), Rob Gaison (Tasmania) and Industry
6.00 – 8.00pm	Chairman's Reception A Taste of Tasmania... An event for all delegates to meet and interact with the post-graduate researchers in the CRC program.

Reports from Director Corporate Services

day two

Conference Chair
- Peter O'Clery

8.00am

Special Session - Collaboration & Communication
Meeting of Research Organisations

ATRI & CAUTHE developing working alliances & update on the APEC Tourism Research Network project.

Convenor: Sir Frank Moore

Participants: representatives from countries and organizations attending Conference, including ATRI/CAUTHE/PATA/WTO, UK/Ireland/NZ/Canada/Japan/etc

Plenary 3

9.00 - 10.30am

What's Happening Out There in the Big World!
CRC Tourism Research Update

Convenor: Prof Terry De Lacy, CEO, CRC Tourism

Panel: including Prof Horoshi Onji (Japan), Prof David Simmonds & Mr Phil Hart (NZ), Dr Thomas Bauer (Hong Kong), Prof Gary Prosser (Ireland), Prof John Fletcher (UK) & Prof Don Getz (Canada)

10.30 - 11.00am

Morning Tea Green Globe

Breakout 3a

11.00am - 12.30pm

Leading Edge... Outcomes for Tomorrow

Convenors: Bill Galvin, CEO Tourism Training Australia & Prof John Fien, Education Coordinator, CRC Tourism Postgraduate research updates

Breakout 3b

11.00am - 12.30pm

The Future is in Planning & Destination Management...

Convenor: Prof Chris Cooper, University of Queensland

Panel: including Peter Valerio (Tourism Solutions), Prof John Fletcher (University of Bournemouth) and Industry

12.30 - 2.00pm

Lunch

Plenary 4

2.00 - 2.45pm

Copper Lines to Satellites - Revolutionizing Communications in Regional Australia

Lawrence Paratz, Regional Managing Director, Telstra Countrywide

Plenary 5

2.45 - 3.30pm

Oops!...Managing the Unforeseen

Prof Jeff Wilkes, Centre for Tourism Risk Management

Plenary 6

3.30 - 3.40pm

Close of Plenary Sessions & Briefing for 'Bar Side' Discussion Groups

Dain Simpson & Peter O'Clery

4.00pm

3 High Profile Leaders have been asked to select topics for informal group discussions

Group 1 Geoffrey Lipman
Group 2 Prof Gary Prosser
Group 3 David Mazitelli

6.00pm

Link to World Tourism Convention welcome function

Reports from Director Corporate Services

FINANCIAL IMPLICATIONS:

Full registration for the Conference ranges from \$445.00 for members to \$545.00 for non members (includes complimentary one year ATRi membership). The Conference Reception is included in the registration fee.

Sample accommodation rates (convention rates) for various hotels in close proximity to the conference venue have been provided and range from \$59.00 to \$175.00 (Wrest Point Tower).

Airfares would be at standard rates which are currently estimated at \$737.00 return Coolangatta/Hobart (source Harvey Word Travel).

The current 2001/2002 Budget Allocation is \$23,100 with expenditure to date being \$3,729.00

Further details on all aspects of the Conference are available on website www.crctourism.com.au/outlook2001/.

Councillors are now invited to consider participation at this Conference.

Reports from Director Corporate Services

14. ORIGIN: Director

FILE REF: Industrial Development - General

REPORT TITLE:

State Development Taskforce Nomination of Support

SUMMARY OF REPORT:

Kempsey Shire Council has nominated Cr Nadim Joukhadar to the whole of State Development Taskforce and is seeking support from Councils on the north coast for his nomination.

RECOMMENDATION:

That Council endorses the nomination of Cr Nadim Joukhadar to the whole of State Development Taskforce.

Reports from Director Corporate Services

REPORT:

BACKGROUND

The Kempsey Shire Council has written advising that they have nominated Cr Nadim Joukhadar to the whole of State Development Taskforce. Their letter attached raises concerns that there were no opportunities for Councils to make further nominations other than those received at the July State Assembly.

The Council has therefore nominated Cr Nadim Joukhadar and is seeking support from Councils on the north coast to endorse their nomination.



THE KEMPSEY SHIRE COUNCIL
Civic Centre cnr Elbow & Tozer Streets
PO BOX 78 WEST KEMPSEY NSW 2440
DX 7153

Ref:G11 (218923)
AVB:jmc

TWEED SHIRE COUNCIL	
FILE No.	INDUSTRIAL DEVEL - GENERAL
DOCUMENT No.	□ □ □ □ □ □
REC'D	20 AUG 2001
FOR No.	□ □ □ □ □ □
ASSIGNED TO	CEFFIN J
HARD COPY	<input type="checkbox"/>
EMAIL	<input checked="" type="checkbox"/>

17th August 2001

The General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH 2484

Dear Sir

At the State Assembly held in Sydney on the 16th and 17th July nominations were made for the whole of State Development Taskforce.

No opportunity has been given to Councils to make further nominations of Councillors who may be interested to serve and qualified to serve on the Task Force.

Council has nominated Councillor Joukhadar of this Council (copy of letter attached) and now writes to your Council seeking support of the nomination.

Your support of Councillor Joukhadar's nomination would be appreciated particularly in view of the fact that Coastal NSW north of Sydney is not represented.

Yours faithfully

A.V Burgess
GENERAL MANAGER

Reports from Director Corporate Services

17th August 2001

Local Government and Shires Association
Local Government Centre
215-217 Clarence Street
SYDNEY NSW 2003

COPY

Dear Sir

I refer to the State Assembly held in Sydney from 16th to 17th July, one of the recommendations of the Assembly was to endorse the reconstitution of the whole of State Development Task Force appointing new members representing both metropolitan and non metropolitan areas.

It is noted that some nominations have been made. Kempsey Shire Council wishes to nominate Councillor Nadim Joukhadar.

Councillor Joukhadar has a Bachelor of Commerce, is a certified practicing Accountant and although he now practices as an Accountant he has been the owner / operator of a number of businesses and was an active member and treasurer of the Macleay Valley Tourism Network.

It is assumed that nominations other than those made at the Assembly will be considered and I look forward to your favourable consideration of this application.

Yours faithfully

A V Burgess
GENERAL MANAGER

Reports from Director Corporate Services

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Reports from Director Corporate Services

15. ORIGIN: Human Resources Unit

FILE REF: Union Matters

REPORT TITLE:

2001 Union Picnic Day

SUMMARY OF REPORT:

A request has been received from the Municipal Employees Union that Friday 16 November 2001 be determined as 2001 Union Picnic Day.

RECOMMENDATION:

That :-

1. Council agrees to hold 2001 Union Picnic Day on Friday 16 November 2001
2. Council offices will remain open with minimal staff on that day.

Reports from Director Corporate Services

REPORT:

A request has been received from the municipal Employees Union that Friday 16 November 2001 be determined as 2001 Union Picnic Day.

The usual practice is the Council offices remain open with minimal staffing levels both in the office and for provision of infrastructure services.

The award provides that those staff who on this day work, must be paid at time and a half, as well as being given a day's leave in lieu.

Reports from Director Corporate Services

16. ORIGIN: Director

FILE REF: TACTIC

REPORT TITLE:

Tweed and Coolangatta Tourism Inc. (TACTIC) Monthly Performance Report - June 2001

SUMMARY OF REPORT:

Tweed and Coolangatta Tourism Inc (TACTIC) monthly performance report for June 2001 is provided in accord with the Agreement in criteria in Clause 5.1.

RECOMMENDATION:

That this report be received and noted.

Reports from Director Corporate Services

REPORT:

The agreement between Council and TACTIC requires the organisation to report on a monthly basis its performance in accord with a number of specific requirements as detailed in Clause 5.1. The details are provided for the month of June 2001.

5.1.1 The number and category of financial members of TACTIC:

	April 2001	May 2001	June 2001
Gold Members	4	4	4
Ordinary Members	135	136	136
Service Members	22	22	22
Total	161	162	162

5.1.2 The visitor numbers to the World Heritage Rainforest Centre and the Tweed Heads Tourism Centre:

	April 2001	May 2001	June 2001
World Heritage Rainforest Centre	2546 (including 127 from bus groups)	2364 (including 318 from bus groups)	1970 (including 185 from bus groups)
Tweed Heads Visitors Centre	484	574	731
Total	3030	2938	2701

Currently the two centres are undertaking surveys on the type of enquiries received:

World Heritage Rainforest Centre Tweed Heads Tourist Information Centre

Type of Enquiry	No of Enquiries	%	Variance from May	Type of Enquiry	No of Enquiries	%	Variance from May
Tourism	735	79	+9%	Tourism	317	68	Nil
National Parks	91	9	-3%	National Parks	7	2	Nil
Street Directions	54	6	-2%	Street Directions	50	11	+5%
Bus Timetables	4	1	Nil	Bus Timetables	48	10	-1%
Other	46	5	-4%	Other	43	9	-4%

Reports from Director Corporate Services

5.1.3 The provision by TACTIC to Council of updates on current programs conducted by TACTIC:

Internet Site

Initial work on the TACTIC commenced in late April. TACTIC is presently collecting data from members to be included on the website. The new TACTIC website will be launched at the next network evening to be held on 26 July 2001.

Review of operations of the tourist Information Centre

Staff and Volunteers

- A familiarisation program is in place whereby volunteers visit at least one TACTIC member per month to further product knowledge. In June volunteers and staff took the opportunity to visit Wollumbin Palms Retreat, Mt Warning Caravan Park, Mt Warning Forest Hideway and a tour on the Ritz Rail.

Strategic Marketing Plan

- A TACTIC Marketing Committee Meeting was held on 28 June.
- TACTIC combined with Northern Rivers Tourism to place a co-operative advertisement in the May-June edition of the Open Road Magazine. 115 responses from this ad have been recorded.
- TACTIC began a PR campaign in late April, and has had several articles published to date.

Networking

- The next TACTIC Networking Evening will be held on 26 July at Twin Towns Services Club in the new auditorium. The launch of the TACTIC website will be held in conjunction with the networking evening.

Group Bookings

- TACTIC is the nominated booking agent for the Army Reunion to be held in the Tweed-Coolangatta area in October 2001.
- TACTIC is also the nominated booking agent for the Twin Towns – Club Banora Golf Classic in September.

Central Reservations System (CRS)

- The new TACTIC website will allow on-line bookings and payments to be made and will supersede the CRS.

5.1.4 The comparison between quarterly profit and loss statement and the budget:

See attached Profit and Loss Statement for June 2001.

5.1.5 The provision by TACTIC to Council of a monthly bank reconciliation:

See attached reconciliation statement for June 2001 for the general account.

5.1.6 The level of involvement by TACTIC in Australian Tourism Exhibition Trade Shows:

Reports from Director Corporate Services

International Marketing

- The Australian Tourism Exchange (ATE) was held in Brisbane from 27 May to 2 June. Several TACTIC members participated in conjunction with the NRT, and others participated in their own right. ATE provides local export-ready operators have the opportunity to sell their product to the international market.

5.1.7 The provision by TACTIC to Council of details of promotional activities conducted by TACTIC:

TACTIC Marketing Committee

- The next TACTIC Marketing Committee meeting was held on 28 June.

Shopping Centre Promotions

- No further shopping centre promotions will be held until August 2001.

Advertising

- Advertising was booked in the July-August edition of the Open Road Magazine.
- TACTIC has been nominated as co-ordinator of a co-operative advertisement in the Open Road Publication for the Northern Rivers Region.
- TACTIC placed an advertisement in the Downunder Travel Bulletin, targeting International travel buyers to coincide with ATE.

Domestic Marketing

- The TACTIC Bus and Coach mail-out has been completed and is ready for printing.

Customer Travel Shows

- TACTIC attended the Brisbane Caravan and Camping Show from 6-12 June in conjunction with the NRT. Over 70,000 people attended the show.

Familiarisations

- Over 30 journalists and travel agents visited the region before and after the ATE. The majority of these were from Asia or Europe, representing a range of markets.

5.1.8 The amount of retails sales:

April 2001	May 2001	June 2001
\$1,687.14	\$1,879.40	\$1,613.39

The amount of commission income from goods on consignment - \$130.80.

Reports from Director Corporate Services

5.1.9 The number and value of the booking system growth:

	April 2001	May 2001	June 2001
Number		36	45
Accommodation bookings	\$8,977.05	\$3,610.80	\$5,666.40
Tours	\$1,112.40	\$2,004.30	\$1,778.40
Commission	\$1,121.05	\$623.90	\$827.20
Total	\$11,210.50	\$6,239.00	\$8,272.00

(NB: Accommodation and tour bookings totals do not include commission amounts)

5.1.10 Minutes of the Tweed and Coolangatta Tourism Incorporated meeting held 13 June 2001 are attached.

Present: Lee Eyre, James McKenzie, Shane Marshall, Barrie Briggs and Phil Taylor

Informal: Sheridan Hargreaves

Absent: Cr Warren Polglase, Cr Bob Brinsmead and Melinda Yates.

Reports from Director Corporate Services

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Reports from Director Corporate Services

17. ORIGIN: Director

FILE REF: Tourism - General

REPORT TITLE:

Scenic Rim Drive Route Strategy

SUMMARY OF REPORT:

The Mayor of the City of Gold Coast has provided information on a Queensland University of Technology project based on the development of a scenic rim drive tourism strategy being progressed through a partnership with the Council.

RECOMMENDATION:

That this report be received and noted.

Reports from Director Corporate Services

REPORT:

The attached letter from Mayor Gary J Baidon, City of Gold Coast, provides an overview of a project aimed at developing a drive tourism strategy for the scenic rim through a grant by Arts Queensland (Queensland Heritage Trails Network).



City of Gold Coast
Mayor's Office

Address all correspondence to:

MAYOR'S OFFICE
Gold Coast City Council
PO Box 5042 Gold Coast MC
Queensland 9729 Australia

Telephone: (07) 5582 8203
Facsimile: (07) 5596 3659
Email: mayor@goldcoast.qld.gov.au

9 August 2001
File No: FN251/48/95 (P1)

TOURISM - GENERAL
4 AUG 2001
GRIFFIN J

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

Dear Dr Griffin

DRIVE TOURISM STRATEGY FOR THE SCENIC RIM

Queensland University of Technology, Cultural Landscape Research Unit has embarked on the development of a drive tourism strategy for the Scenic Rim, which is being undertaken in partnership with Gold Coast City Council. The project is being funded from a grant of \$20,000 awarded by Arts Queensland (Queensland Heritage Trails Network) as part of their Cultural Tourism Incentive Program

The project will involve research into various Drive Tourism Strategies, with the main outcome of the project being the recommendation of a preferred Strategy for the Scenic Rim. A design brief will be prepared for an interpretive centre, and the final outcome will be the preparation of tourist brochures and a web page for 'Drive Tourism' in the Scenic Rim. The Activity Detail statement for the project is attached for your information.

Work on the project has commenced with the students undertaking field trips around the Scenic Rim, including visits to Tweed Shire Council and Gold Coast City Council where they were presented with information detailing the councils perspective of the Scenic Rim.

It is anticipated that the research component of the project will be completed by the students by November, with the information then being forwarded to a professional web page designer, and graphic designer who will prepare the tourist brochures.

An exhibition of the Drive Tourism proposals, interpretative maps, community development strategies and designs for the Interpretative Centre will be held in association with the launch of the professional web site and brochures. You will be advised of the details of the exhibition once the arrangements are made.

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Reports from Director Corporate Services

Drive Tourism Strategy for Scenic Rim-SouthROC
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9 August 2001

The results of the Drive Tourism Strategy for the Scenic Rim will be a valuable tool for the various Local Government Authorities and State Authorities to use in the promotion of tourism in the Scenic Rim. Your interest in, and support of the project is appreciated.

Should you wish to clarify any issues contained in the above letter, please do not hesitate to contact Councils Cultural Heritage Planner, Sharyn Borger on (07) 5582 8306.

Yours sincerely



GARY J BAILDON
MAYOR

Reports from Director Corporate Services

Queensland Heritage Trails Network

CULTURAL TOURISM INCENTIVE PROGRAM 2000 – 2002 Expression of Interest

Section 1

LOCAL GOVERNMENT AUTHORITY

Name of LGA: Gold Coast City Council

Mailing Address PO Box 5042
GOLD COAST MC QLD 9729

Contact Person(s)
Name Michael Papageorgiou
Position/title Manager, Strategic & Environmental Planning
Telephone number(s) 5582 8835
Fax number 5582 8679
Email mpapageorgiou@goldcoast.qld.gov.au
ABN number *****

Signature  Date 24/01/01

Section 2

PARTNERSHIP DETAILS

(If applicable)

Name of Group or Organisation QUT Cultural Landscape Research Unit
Professor Helen Armstrong, Director
School of Design and Built Environment

Mailing Address GPO Box 2434
BRISBANE QLD 4001

Telephone number(s) 3864 2613
Fax number 3864 1809
Email h.armstrong@qut.edu.au
ABN number

Responsible office bearer of Organisation:

Signature _____ Date _____
Dr Janelle Allison, Head of School

Reports from Director Corporate Services

Section 3

PROJECT PROPOSAL

Title of Project(s) **Scenic Rim Cultural Tourism Strategy**

Project Description (in summary)

The Scenic Rim is seen as important element within the Queensland Heritage Trails Network. This project will develop a comprehensive strategy for interpreting and managing its heritage landscapes. It will devise an innovative Drive Tourism program for the area including interpretive brochures for designated journeys. The strategy will be based on research into cultural tourism models, extensive field work and community consultation. An integral part of the strategy will be a design brief for an interpretative centre and/or series of interpretive nodes. This will be based on a set of high standard designs produce by post-graduate students in Landscape Architecture and feedback from an exhibition of the studio outcomes. The outcomes of the research, the field work and the design studios will be prepared as a web site for cultural tourism in the Scenic Rim. This web site will be linked with the Queensland Heritage Trails Network Web Page. The project will be undertaken through the Cultural Landscape Research Unit within the School of Design and Built Environment, QUT in association with Gold Coast City Council and community groups such as CACTASS, the Gold Coast and Hinterland Environment Council and the Scenic Rim Association.

Outcomes

- **A Strategy for Drive Tourism in the Scenic Rim**
- **Brochures for tourists**
- **A design brief for an Interpretative Centre based on a set of designs produced by 25 post-graduate students in Landscape architecture**
- **An exhibition of the Drive Tourism Strategy and designs for interpretative centres**
- **A web page for Drive Tourism in the Scenic Rim.**

Milestones (including timing)

- **Research Paper on State of the Art Cultural Tourism by June 2001.**
- **Designated journeys and proposals for Brochures by September 2001.**
- **Exhibition of design proposals for Interpretive Centres in December, 2001.**
- **Design brief for Interpretative Centre by January 2002.**
- **Web page and final Brochures by February 2002.**

Reports from Director Corporate Services

*Indicative budget (including proponent funding and in-kind contribution)
Set up with columns for income and expenditure*

In KIND SUPPORT AND FUNDING	HERITAGE TRAILS NETWORK FUNDING	
Preparation of Research Paper ▪ 18 hours @ \$150.00 per hour research overview & interpretation by Helen Armstrong \$2,700	Research assistance ▪ Cultural Tourism models, 28hrs @ \$23/hr - \$644.00 ▪ Environmental Sustainability Models, 28 hrs @ \$23/hr - \$644 ▪ Community development models, 28 hrs @ \$23/hr - \$644 Sub-total \$1,932	
Site Visits ▪ Preliminary Site Visit, 2 days, 2 academic staff, plus vehicle & accommodation \$760 ▪ Major Site Survey, 6 days, 25 students accommodation and expenses \$25,000 ▪ Drivers and academics 6 days @ \$1500 \$9,000 ▪ Supply of digital cameras & video	Site Survey & community Consultation, 6 days ▪ Bus costs \$200 per day - \$1,200 ▪ Staff accommodation and expenses, 2 drivers and 3 academics @ \$225 per day - \$1,950 ▪ Film and processing - \$250 Sub-total \$3,400	
Preparation of Strategy & Designs ▪ 12 weeks, 2 academics @ 6 hrs/week (\$150/hr) \$21,600 ▪ 25 professional students, 12 weeks, 6 hrs/ week and materials (say \$1000 per student) \$25,000 ▪ 2 academics, 6 hours preparation of Design Brief at \$150.00/hr \$1,800		
Exhibition ▪ Preparation of 25 plans for interpretative Centres and 7 Drive Tourism Strategy packages ▪ Advertising, Sponsorship, Set up and Venue	Exhibition ▪ Copying of Display Material - \$1,300 ▪ Catering contribution \$1,000 Sub-total \$2,300	
Brochures ▪ 7 sets of Preliminary mock-ups	Brochures ▪ Professional graphic designer and production \$7,000	
Web Page ▪ Digital material and story boards	Web Page Professional Designer \$5,000	
Total In Kind Support ▪ Academic/ professional equivalence \$26,860 ▪ Student accommodation, field work, production \$50,000 ▪ Materials, and equipment, venue	Total requested Support \$19,632	

Indicate how your project helps to link people and places

- The week long field trip and Community Consultation will involve activities which heighten community links with place.
- The Drive Tourism Brochures will link the wider community with place.
- The Web Page will provide a wide link for international, national and state communities with place.

Reports from Director Corporate Services

Identify linkages with other heritage or tourism projects in your region

- Gold Coast City Council Urban Heritage and Character Conservation program
- National Parks and Wildlife Service, Cross Border Recreational Tracks and Trails project
- Northern NSW Cultural Tourism Association

Who will be involved in the Project

- Cultural Landscape Research Unit, QUT
- Post Graduate Landscape Architecture students
- Urban Design, Cultural Heritage and Landscape Unit, Gold Coast City Council
- Members of the Scenic Rim community
- Tweed Shire Council
- Local community organisations

List community consultation and support

- GECKO - Gold Coast and Hinterland Environment Council (community organisation, contact Mrs Lois Levy)
- Gold Coast Hinterland Tourism Association (community organisation, contact Mrs Nita Wood)
- CACTASS - Community Alliance for Cultural Tourism and Sustainable Solutions (community organisation, contact Mrs Suzanne Wilson)

Estimate realistically when you will be in a position to commence the project. Identify any further planning that is required. (Note that your Expression of Interest is valid for two years)

March 2001

Acknowledgement of application

This slip will be mailed back to the applicant.

Your application to the Queensland Heritage Trails Network Community Incentive Program 2000 – 2002 has been received.

Name: Professor Helen Armstrong
Organisation: Cultural Landscape Research Unit
Address: Queensland University of Technology
School of Design and Built Environment
GPO Box 2434
BRISBANE QLD 4001

Ph: 3864 2613
h.armstrong@qut.edu.au

Reports from Director Corporate Services

ACTIVITY DETAIL

Summary	Person	Activity Detail	Timing	Cost	Comment
Background research and information.	Prof. Helen Armstrong QUT.	<ol style="list-style-type: none"> 1. Preliminary site visit, survey and communication with local governments and community and environmental groups. 2. Research into cultural tourism models, focusing on eco-tourism and heritage tourism. 3. Search for best practice models which relate to economic sustainability without undermining the integrity of the heritage resources. 	Feb 16 2001 to July 16 2001.	In kind \$3,460. HTN Funding. \$1738.80 + \$193.20 or \$1932.00 GST inclusive	
Study area selection and design brief for project. MILESTONE 1 COMPLETED	Prof. Helen Armstrong, QUT.	<ol style="list-style-type: none"> 1. Preparation of program for site study. 2. Selection of study area. 	June 16 2001 to July 16 2001.	In kind \$2700. Total \$1932.00	
Site Visits and Surveys	Prof. Helen Armstrong, Tutors, Students.	<ol style="list-style-type: none"> 1. 4 day site visit & Survey with 30 students and 4 academic staff. 2. Local Gov. and community consultation in Tweed region. 3. 1 day site visit, survey, and meeting with Local Gov. GCCC. 4 academic staff + 30 students. 	19 th -22 nd July 2001.	In kind \$34,000. HTN Funding Bus hire \$1200. Staff Accom. & expenses \$2200 Film, processing and photocopying \$500. Total \$3900 + GST \$390 Total \$4290.00	

Reports from Director Corporate Services

ACTIVITY DETAIL					
Summary	Person	Activity Detail	Timing	Cost	Comment
<p>Strategy & Design Development.</p> <p>MILESTONE 2 Broadscale Proposals. MILESTONE 3 Detailed proposals</p>	<p>Prof. Helen Armstrong 2 tutors 30 students.</p>	<ol style="list-style-type: none"> 1. A Drive Tourism Strategy for the heritage landscapes of the Scenic Rim region including the infrastructure associated with the Drive Tourism. 2. An Interpretative Strategy focusing on both Interpretative Nodes and Drive Tourism experiences. 3. A Community Engagement Program to elicit support for careful management of the landscape heritage resources 	<p>19th July to 25th October 2001.</p> <p>9th September, 2001. 25th October, 2001.</p>	<p>In Kind \$50,400.</p>	<p>This will be done as integrated research with graduate design studio. The studio will be a 12-week program involving 30 students with contact time per week. Students will participate in a series of investigative exercises exploring the meanings of the cultural landscape through its cultural media.</p>
<p>Drive Tourism in the Scenic Rim Brochure series</p>					

* Please itemise costing to show GST component.

Reports from Director Corporate Services

<p>Website linking to the QITTN website</p> <p>Launch of brochures and website and exhibition of conceptual designs and strategies.</p> <p>MILESTONE 4 Launch of web site, brochures & exhibition.</p>	<p>Sam Sosnowski</p> <p>Sam Sosnowski</p> <p>GCCC & QUT</p>	<p>Preparation of Brochure Series using material developed in the Studio.</p> <p>Professional Web Design using student work as data.</p> <p>Prep of panels, set up.</p>	<p>25th October 25th November, 2001.</p> <p>December 2001.</p>	<p>In kind: Student work</p> <p>QHT Funding Brochures Consultant \$6,300 +\$700 GST or \$7,000.00 GST inclusive</p> <p>Web page construction \$4,500 + \$500 GST \$5000 GST Inclusive</p> <p>Preparation of material. \$1700 + \$188 GST \$1888 GST inclusive</p> <p>Total \$13,888.00</p> <p>PROJECT TOTAL \$20,010. Including \$1971 GST.</p>
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* Please itemise costing to show GST component.

Reports from Director Engineering Services

18. ORIGIN: Planning & Design Unit

FILE REF: R3780 Pt3

REPORT TITLE:

Numinbah Road - Safety Audit

SUMMARY OF REPORT:

Council at its 16 May 2001 meeting resolved that a road safety audit be conducted on Numinbah Road between Crystal Creek and Chillingham and a report brought forward to Council.

This report includes a copy of the audit carried out, its recommendations and costings of those proposals. Road safety audits are very beneficial to Council in that they allow potential issues to be identified and rectified before they become issues. It is proposed to undertake a road safety audit on all rural roads at a rate of approximately 10 per year as staff resources permit.

RECOMMENDATION:

That:-

1. Items 1 to 6 (as follows) in the Projected Costing Table in this report be implemented from Council's road maintenance budget
 1. Guideposts (10) \$200
 2. Double centre lines
approaches to nursery est. 80m
approaches to fruit stall, 80m
approaches to no. 1278, 60m
total 220m \$264
 3. Concealed driveway ahead sign (x2) \$160
 4. 3 chevron hazard markers on curve near fruit stall \$240
 5. 3 chevron hazard markers on approach to curve at no. 1280 \$240

Reports from Director Engineering Services

6. "No Stopping" signs installed for 60 metres on both sides of the road each side of the nursery access. \$120
2. Item 7 in the Projected Costing Table in this report be undertaken when funds become available.
7. Upgrade guardrail \$1,800
2. A request for lowering the speed limit on Numinbah Road to 80km/h be listed on the agenda at the next available Local Traffic Committee meeting.
3. Council pursues the status of the fruit stall situated 1.31 km from Crookes Valley Road
4. The following Road Safety Audits be undertaken in the current financial year and results reported to Council:-
 1. Clothiers Creek Road
 2. Pottsville Road
 3. Tyalgum Road
 4. Cudgen Road
 5. Numinbah Road, Chillingham to the State boundary
 6. Duranbah Road
 7. Eviron Road
 8. Kyogle Road to Uki
 9. Kyogle Road Uki to shire boundary
 10. North Arm Road

Reports from Director Engineering Services

REPORT:

Council at its 16 May 2001 meeting resolved that the General Manager conducts a safety audit of Numinbah Road between Crystal Creek and Chillingham and brings forward a report, including costing of any proposed works, particularly addressing issues of edge linemarking, guide post installation and advance warning signs.

A Road Safety Audit Process is a formal procedure for checking the design, implementation and operation of road works from a safety perspective.

The road length reviewed is 6.21km measured from the intersection of Crookes Valley Road and the intersection with Satinwood Place, Chillingham.

The road is considered to be a rural distributor and carries approximately 1000 vehicles per day.

This section of road is zoned at 100kph maximum and consists of many curves and a narrow pavement. There are limited overtaking opportunities and no pavement marking in place. Crash data is limited for this section of road and no accident clusters were identified.

AUDIT FINDINGS AND RECOMMENDATIONS

ROAD CONDITION

Generally the road pavement was considered to be in reasonable condition. However, it was observed that sections of the road were covered by overhanging trees which led to some sections retaining moisture.

Recommendation:

- *Remove some overhanging tree branches on sections of the road particularly between the quarry and Chillingham, subject to environmental impact assessment.*

SIGNS

On the river side of the road there are two sections where there is less than half a metre between the road pavement and a steep embankment. These sections are very unforgiving for driver error.

Eastern approach to school at Crystal Ck: "School Ahead" sign has missing numeral.

Recommendations:

- *Install additional guideposts 3.5kms from Crookes Valley Road and left-hand curve just before quarry.*
- *Reinstate numeral on School Ahead sign "200m"*

MARKING AND DELINEATION

Nine out of the seventeen crashes in this area (1990-2000) were classified as head-on (not overtaking). Separation of the opposing lanes of traffic appears to be a priority. No edge lines are in place along the road section but standards dictate that edgelines may only be put in place with a 500mm space between it and the edge of the seal, therefore, they are not suitable for the majority of this section of road.

Reports from Director Engineering Services

The following observations were made, from Crookes Valley Road:-

- 1.31kms Right hand curve, fruit stall on left, 35km/h speed advisory sign. Has guideposts in place, however, there is a steep batter on the outside of the curve. The Local Government Act 1993 prohibits any street vending activity without the prior approval of the Council. It should also be noted that the fruit stall may not comply with RTA Street Vending (1996) guidelines and its criteria for approvals, nor does it have any approval under Council's Local Environment Plan.
- 1.83kms on approach to nursery. Existing double centre line faded and barely visible. On weekends vehicles are parking at 90° to the road edge and on the shoulder on the nursery frontage and parallel to the seal on the opposite side. This practice is dangerous as the shoulders are not available for traffic to avoid turning vehicles. The nursery has ample on site parking.
- 280m west of Chilcotts Road (west) sharp right-hand curve. Has chevron curve warnings signs on western approach.

Recommendations:

- *Install chevron curve markers and double centre lines on approaches to curve at fruit stall*
- *Repaint double centre lines on approaches to nursery*
- *Install "No Stopping" signs for 60 metres on both sides of the road each side of the nursery access*
- *Install chevron curve markers and double centre lines on approaches to curve 280m west of Chilcotts Road*
- *Pursue the legal status of the fruit stall.*

PHYSICAL OBJECTS

The guardrail 2.45kms from Crookes Valley Road does not have bullnosed end treatments.

Fruit stall is using the back of a speed advisory sign to advertise honey this could be confusing for motorists heading east.

Recommendations:

- *Modify guardrail to comply with standards*
- *Remove sign from road reserve furniture*

ACCESS TO PROPERTY

1278 Numinbah Road concealed driveway

Last curve heading west before Crystal Creek Primary School concealed driveway.

Reports from Director Engineering Services

Recommendation:

- *Install ‘concealed driveway ahead’ signs on western approach of properties at number 1278 and on curve identified above*

CONCLUDING STATEMENT

The audit has been carried out for the sole purpose of identifying any features of the road which could be altered or removed to improve its safety.

Consideration should be given to reducing the speed limit from 100km/h to 80km/h from the intersection of North Arm Road to the Village of Chillingham.

PROJECTED COSTING

	Action	Cost
1.	Guideposts (10)	\$200
2.	Double centre lines approaches to nursery est. 80m approaches to fruit stall, 80m approaches to no. 1278, 60m total 220m	\$264
3.	Concealed driveway ahead sign (x2)	\$160
4.	3 chevron hazard markers on curve near fruit stall	\$240
5.	3 chevron hazard markers on approach to curve at no. 1280	\$240
6.	“No Stopping” signs installed for 60 metres on both sides of the road each side of the nursery access.	\$120
7.	Upgrade guardrail	\$1,800
	TOTAL:	\$3,024

Reports from Director Engineering Services

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Reports from Director Engineering Services

19. ORIGIN: Planning & Design Unit

FILE REF: PF0960/310

REPORT TITLE:

Creation of Easements to Drain Water within Lot 2 in DP569834 and Lot 3 in DP821994 off Carol Road

SUMMARY OF REPORT:

It is proposed to dedicate an easement to drain water through property fronting Carol Road, Carol following recent road construction by Council.

RECOMMENDATION:

That

1. Council approves the creation of Easement to Drain Water 3 wide and variable within Lot 2 in DP 569834 and Easement to Drain Water 3 wide within Lot 3 in DP 821994, and
2. All necessary documentation be executed under the Common Seal of Council.

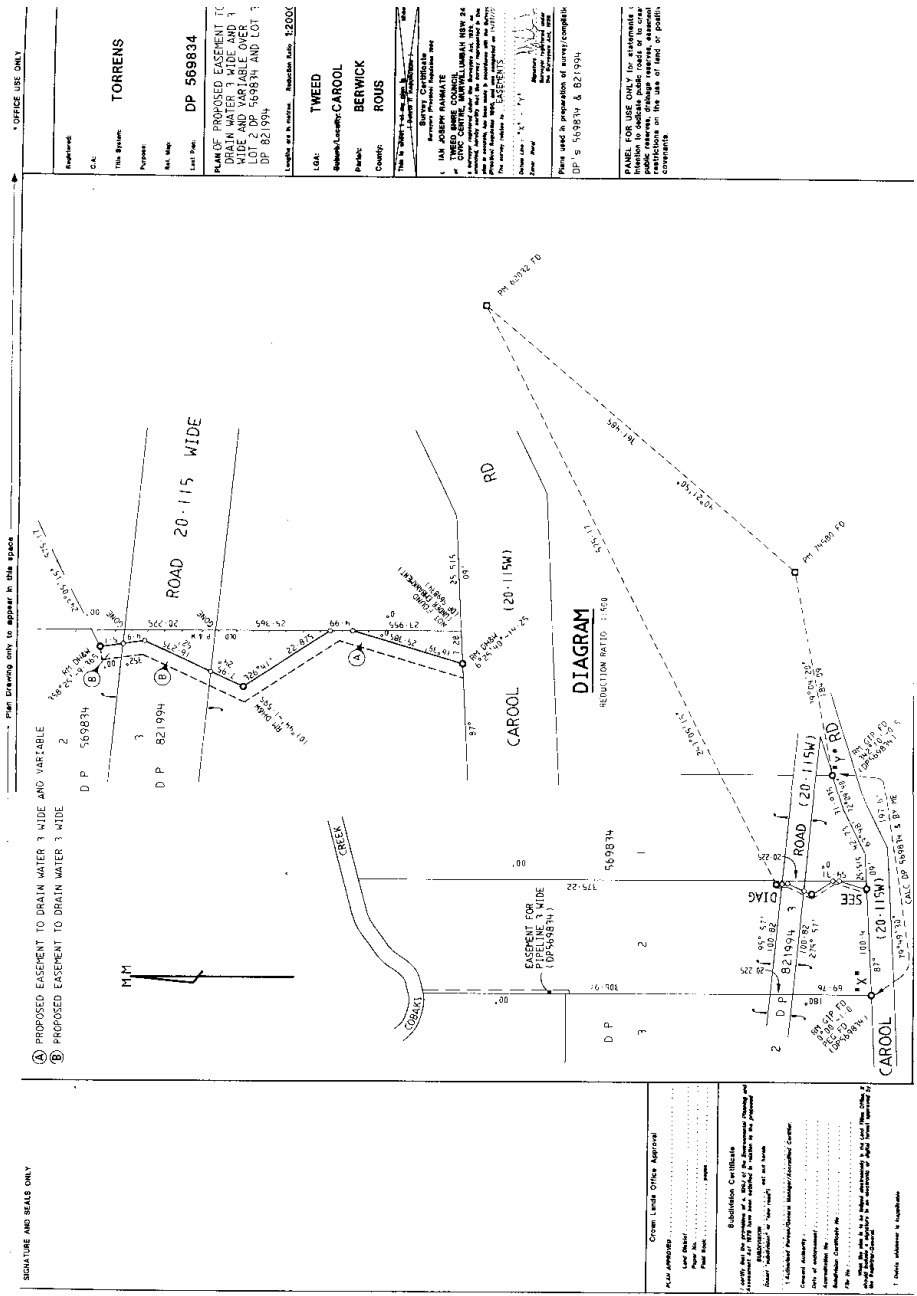
Reports from Director Engineering Services

REPORT:

The owners of Lot 2 in DP 569834 and Lot 3 in DP 821994, Mr and Mrs Fahey have consented to the creation of two easements burdening their land in favour of Council following road works by Council.

The easements would be created by the lodgement of a plan and Transfer Granting Easement at the office of Land and Property Information.

A copy of the plan follows:-



Reports from Director Engineering Services

20. ORIGIN: Works Unit

FILE REF: Government Grant-Roads

REPORT TITLE:

Regional Road Grant - 2001/2002

SUMMARY OF REPORT:

Council has been formally advised of its Regional Road Grant for 2001/2002. The total grant of \$1,391,000 is an increase of 3.2% over that for 2000/2001.

RECOMMENDATION:

That Council:-

1. Accepts the 2001/2002 Regional Road Grant of \$1,391,000 under the terms and conditions of the "Arrangements with Councils for Road Management".
2. Votes the expenditure.
3. Consents to the signing of the Agreement.

Reports from Director Engineering Services

REPORT:

Council has been formally advised of its Regional Road Block Grant for 2001/2002. The grant of \$1,391,000 is an increase of 3.2% over that for 2000/2001. the grant is for these components:-

• Roads component	\$1,103,000	(\$1,076,000)
• Traffic facilities	\$136,000	(\$120,000)
• Ex 3 x 3 Council determined	\$152,000	(\$152,000)

The figure in brackets is that for 2000/2001.

The roads component is for maintenance assistance on Council's 128km of Regional Roads as listed.

- MR141 - Kyogle – Murwillumbah
- MR142 - Lismore – Murwillumbah
- MR143 - Tomewin – Murwillumbah
- MR399 - Numinbah – Murwillumbah
- MR541 - Terranora – Tumbulgum
- MR450 - Wooyung – Chinderah
- MR7733 - Sextons Hills – Qld Border (Wharf Street)

The traffic facilities is for linemarking and sign repair and / or replacement.

The ex 3 x 3 component is a continuation of the 3 x 3 grant and is now incorporated into the block grant. Council has previously resolved to spend this portion on the Coast Road.

The grant is to be accepted under the “Arrangements with Councils for Road Management” which sets out the guidelines for expenditure of the funds.

Reports from Director Engineering Services

21. ORIGIN: Planning & Design Unit

FILE REF: GS4/98/31 Pt3

REPORT TITLE:

Council Contribution to Construction Costs of Sewage at Osprey Gardens, Kirkwood Road, Tweed Heads South

SUMMARY OF REPORT:

Subsequent to development approval of land south of Kirkwood Road (Osprey Gardens) in principle agreement was reached with the developer in regard to sewerage augmentation works required in the catchment. In essence, the developer agreed to provide additional capacity (at Council's cost) to ensure compatibility with Council's sewerage strategy for overall system augmentation.

Following completion of the tendering process, a claim of \$35,534.00 was submitted to Council for consideration. The claim is based on tendered prices. The claim was assessed by Council's contracts unit and is considered reasonable. Payment of the amount claimed is recommended.

RECOMMENDATION:

That Council:-

1. Approves the claim for contribution of \$35,534.00 towards construction of sewage pumping station 3031 at Osprey Gardens, sewage rising main and gravity sewer.
2. Votes additional expenditure of \$35,534.00 from the Sewer Fund Capital Contribution Reserves.

Reports from Director Engineering Services

REPORT:

The Banora Point Sewerage Strategy Study identified the need to relocate the discharge point from the existing Sewage Pumping Station (SPS) 3008 Eunga Street to unload the existing gravity catchment. The existing discharge point is overflowing in wet weather due to limited gravity trunk main capacity.

It is proposed to divert the existing SPS 3008 catchment to a new SPS 3031 catchment (currently under construction).

This new catchment will service development proposed south of Kirkwood Road (Osprey Gardens).

To accommodate the proposed diversion the upgrading of the following components of the proposed SPS 3031 Osprey Gardens sewerage system is required:-

1. Sewage rising main 967m from 150 dia to 200 dia.
2. Sewage pumping station mechanical, electrical and pipework.
3. Gravity sewer 174m from 225 dia to 300 dia.

The developer agreed to upgrade the Osprey Gardens system to provide additional capacity on a basis of Council's contribution to the marginal cost difference. Following completion by the developer of the tendering process for the proposed works the following claim for the Council's contribution to the marginal cost difference was submitted:-

1.	Sewage Pumping Station cost of larger pumps, pipework and electrical work	\$18,560.00
2.	Sewage Rising Main	
-	Cost differential 150 uPVC to 200 uPVC pipe, 967m @ \$10.75/m	\$10,395.25
-	Additional cost of lay and backfill	\$2,508.00
-	Additional cost for fittings	\$320.00
	Sub-total:	\$13,223.25
3.	Gravity Sewer Main	
-	Marginal cost 225 SEH to 300 SEH 173.65m @ \$15/m	\$2,604.75
-	Additional laying cost 173.65m @ \$6.60/m	\$1,146.00
	Sub-total:	\$3,750.75
	Total:	\$35,534.00

A schedule providing the comparative tender rates for works required by Council and stand alone development needs was submitted. These costs were assessed by Council's contract unit and

Reports from Director Engineering Services

subsequently confirmed as being reasonable. It is recommended that Council approves payment of the marginal cost of required upgrades of \$35,534.00 and the additional funds be voted from council's Sewer Fund Contribution Reserve.

Reports from Director Engineering Services

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Reports from Director Engineering Services

22. **ORIGIN:** Director

FILE REF: GT1/S94/4 Pt4

REPORT TITLE:

Tweed Road Development Contribution - Small Business Contributions

SUMMARY OF REPORT:

At its meeting of the 2 May 2001 Council rescinded a decision it made at its meeting on the 18 April 2001 relating to Tweed Road Contribution Payments for small businesses. The subsequent resolution made on the 2 May 2001 would appear to be incomplete.

Clarification from Council is sought.

RECOMMENDATION:

That Council determines this matter.

Reports from Director Engineering Services

REPORT:

At its meeting of the 18 April 2001 Council considered a report relating to Tweed Road Contribution Plan – Small Business Payments. A copy of that report is attached to this business paper.

A copy of the original resolution is as re-printed below:-

“RESOLVED that :-

- 1. Council adopts an optional time payment system for Tweed Road Contribution Plan payments by using the provisions of S80A(1) of the Environmental Planning & Assessment Act (1979) to include a condition of development consent for eligible Business Enterprises (EBE) that permits annual payment of Tweed Road Contributions Plan contributions. This condition will also provide for consent and development to cease on non payment of due annual payments.*
- 2. Eligible Business Enterprises are defined as retail, commercial and light industrial, change of use, activities to be established in rented premises with a GFA of not more than 1,000m². Professional chambers are not included in the definition. Final determination of the eligibility of a business into this category will be at the discretion of the Director Development Services.*
- 3. Eligible Business Enterprises that take up the time payment option in (1) will pay 10 annual payments, each payment being the full contribution divided by 10. The first payment will be due prior to occupation or commencement of the new approval for the premises. The remaining 9 payments will be due at one year intervals. If the new approval use ceases at the premises, the remaining annual payment may cease and if so, the consent will also lapse.”*

At its meeting of the 2 May 2001 that resolution was rescinded. At the same meeting the following resolution no. 1036 was passed:-

“RESOLVED that Eligible Business Enterprises are defined as retail, commercial and light industrial, change of use, activities to be established in rented premises with a gross floor area of less than 1,000m². Professional chambers are not included in the definition. Final determination of the eligibility of a business into this category will be at the discretion of the Director Development Services.”

Although the minutes from that meeting have been adopted the resolution in itself does not allow any action to proceed. An additional resolution confirming Council’s preferred course of action is required.

Reports from Director Engineering Services

22a. ORIGIN: Director

FILE REF: Stormwater Trust Grants

REPORT TITLE:

Stormwater Trust Grants - Appointment of Stormwater Extension Officers

SUMMARY OF REPORT:

The NSW State Government Urban Stormwater Programme has been running now for some four years. Tweed Shire Council has obtained significant funding on a 100% grant basis for major urban stormwater improvement works under this programme. A NSW Government Stormwater Trust manages the programme on behalf of the government. On the 29 May 2001, following the Stormwater Trust evaluation of the achievements of the programme to date, the government announced the allocation of a further \$20M to the Stormwater Trust for 2001/2002. The majority of this funding will be made directly available to local councils to undertake Stormwater projects, including the proposed appointment of extension officers ultimately to be jointly funded by participating councils.

The Environment Protection Authority (EPA) requires a response from councils by the 7 September 2001.

RECOMMENDATION:

That Council advises the Environment Protection Authority of its in principle support for the appointment of a North Coast Stormwater Extension Officer subject to the position being hosted by the Northern Rivers Catchment Management Board.

Reports from Director Engineering Services

REPORT:

The NSW State Government Urban Stormwater Programme has been running now for some four years. Tweed Shire Council has obtained significant funding on a 100% grant basis for major urban stormwater improvement works under this programme. A NSW Government Stormwater Trust manages the programme on behalf of the government. On the 29 May 2001, following the Stormwater Trust evaluation of the achievements of the programme to date, the government announced the allocation of a further \$20M to the Stormwater Trust for 2001/2002. The majority of this funding will be made directly available to local councils to undertake Stormwater projects, including the proposed appointment of extension officers ultimately to be jointly funded by participating councils.

The EPA have advised that:-

“The evaluation also identified gaps of the program as it has been implemented to date, based on detailed feedback received from local councils throughout the State. Phase 2 of the Program includes a number of initiatives aimed at addressing these gaps and improving the effectiveness of the program.

One of these initiatives is the provision of funding to local councils to appoint stormwater extension officers. Many councils have called, through the evaluation process, for greater assistance, guidance and involvement from the Stormwater Trust, particularly in relation to the coordination, implementation and revision of stormwater management plans.

Accordingly, the Stormwater Trust has approved the allocation of \$1.5 million in grants to local councils for the appointment of nine stormwater extension officers across the State. The primary functions of these extension officers will be to guide, assist and coordinate local councils in their management of urban stormwater. These officers would be allocated to specific catchments or regions throughout the State. I am confident that the appointment of these officers will assist local councils and the Stormwater Trust to secure better environmental outcomes from stormwater management.

The Stormwater Trust proposes to allocate almost \$1 million to fully fund these positions in their first year of operation (2001-02), and approximately \$0.5 million to meet half the cost of these positions in 2002-03, with the balance to be met by councils within each region or catchment. This arrangement recognises the lead-time necessary for councils to allocate funds for this purpose. An estimate of the financial contribution likely to be required of Tweed Shire council to help fund these officers in 2002-03 is in the order of \$7,000.

There is no commitment for any State Government funding beyond 2002/2003.

The Stormwater Trust preference is for the North Coast Region Stormwater Extension Officer to be hosted by the Northern Rivers Regional Organisation of Councils. On an initial assessment NOROC would appear to be an inappropriate body to manage the stormwater extension officers. The NSW Government is currently implementing major water reforms across the state. These reforms are being driven by catchment management boards. The Northern Rivers Catchment Management Board has already signed off on a draft action plan, a significant component of which involves strategies and actions in regard to the management of urban stormwater.

Reports from Director Engineering Services

Quite clearly the Catchment Management Board would be the most appropriate regional body to facilitate support to the Urban Stormwater Programme. This is particularly relevant given that much of the process is about the serious development of integrated water cycle management, which in the case of the north coast is generally across local government areas, with the possible exception of Tweed Shire. While the specific benefit to Tweed in supporting and financially contributing to the extension officer is not immediately evident, given the large amount of capital funding available throughout the state it is nevertheless considered prudent for Council to remain part of the process.

This report therefore recommends that Council provides in principle support to the concept of Regional Stormwater Extension Officers subject to it being under the auspices of the Northern Rivers Catchment Management Board.

The EPA requires a response from councils by the 7 September 2001.

Reports from Director Engineering Services



Reports from Director Engineering Services

22b. ORIGIN: Water Unit

FILE REF: Tweed River Management Plan

REPORT TITLE:

Thiess Services National Riverprize

SUMMARY OF REPORT:

Council's Tweed River Management Plan Advisory Committee (TRMPAC) was recognised at the Riverprize 2001 Ceremony as one of four finalists in the National Riverprize. Council was presented with a trophy but unfortunately was not the winner of the Riverprize.

The Riverprize of \$25,000 was awarded to the Goulburn Broken Catchment Management Authority from Victoria.

RECOMMENDATION:

That this report be received and noted.

Reports from Director Engineering Services

REPORT:

Council's Tweed River Management Plan Advisory Committee (TRMPAC) was recognised at the Riverprize 2001 Ceremony as one of four finalists in the National Riverprize. Council was presented with a trophy but unfortunately was not the winner of the Riverprize.

The Riverprize of \$25,000 was awarded to the Goulburn Broken Catchment Management Authority from Victoria.

The award recognises the efforts of Council and TRMPAC over approximately 10 years with the development and implementation of its estuary plans for the Tweed and Rous Rivers. It hopefully will effectively refute adverse publicity about the health of the Tweed River in experienced in recent years.

The Conference was attended by the Mayor, Councillor Beck, who received the trophy, Councillor Marshall and John Henley. A presentation and paper on TRMPAC was made to the Conference by Councillor Marshall and John Henley. The Conference presented a wide range of interesting information and papers on issues relating to river health and issues. Abstracts are available from those attending for interested Councillors. The full papers are to be published later.

It is proposed to submit a further application in 2002 for this award and perhaps the International Prize of \$100,000. Those attending the Conference have considerable optimism for success.

Reports from Director Environment & Community Services

23. ORIGIN: Environment & Health Services Unit

FILE REF: Library-Richmond Tweed

REPORT TITLE:

Country Public Library Conference

SUMMARY OF REPORT:

The above Conference is to be held at Tweed Heads in July 2003 and should bring approximately 300 delegates to the area.

RECOMMENDATION:

That Council provides “in kind” support and promotion to the Richmond Tweed Regional Library for the Country Public Library Conference.

Reports from Director Environment & Community Services

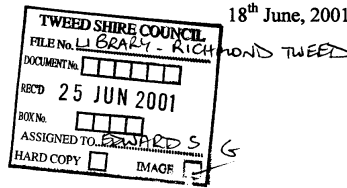
REPORT:

The letter as set out below has been received from Richmond Tweed Regional Library:-



Regional Library Headquarters
 13 Rous Road (P.O. Box 4031), Goonellabah, NSW 2480
 Phone: (02) 6625 1415 Fax: (02) 6625 1479

Mr. Geoff Edwards,
 Manager,
 Environment & Health Services,
 Tweed Shire Council,
 PO Box 816,
 MURWILLUMBAH NSW 2484



18th June, 2001

Dear Geoff,

As you know the Richmond-Tweed Regional Library will be hosting the Country Public Library Association's annual Conference and Annual General Meeting in July 2003 at Tweed Heads.

This prestigious Conference which is keenly sought by member Councils, will bring approximately 300 delegates to Tweed Heads over a three day period, Wednesday – Friday.

The Regional Library has had previous experience in organising this Conference having successfully hosted the 1998 Country Public Library Conference at Ballina.

In organising the 2003 Conference I should be very grateful for any assistance the Tweed Shire Council may be able to provide in supporting and promoting the Conference.

I will of course keep you fully informed of the planning for the Conference in the months to come. Two keynote speakers have already undertaken to speak at the Conference, and negotiations are in hand at the moment to confirm the Tweed Heads Twin Towns Services Club as the venue. The precise date in July has yet to be confirmed.

Yours sincerely,

(Martin Field)

Regional Library Manager

MF/TB

Providing Free Public Library Service to the Communities of:



Ballina Shire
 (02) 6686 1277



Byron Shire
 (02) 6685 8540



Lismore City
 (02) 6621 2464



Tweed Shire
 (02) 6672 0427

As stated the Conference will bring a number of delegates to the Tweed and as such it is considered that council should provide support and promotion of the conference.

Reports from Director Environment & Community Services

24. ORIGIN: Environment & Health Services Unit

FILE REF: Surf Life Saving

REPORT TITLE:

Annual Agreement For Surf Life Saving Services

SUMMARY OF REPORT:

A proposed Agreement for the provision of beach life saving services over the 2001/2002 Christmas period has been received from Surf Life Saving Services Pty Ltd.

RECOMMENDATION:

That:-

1. The Agreement with Surf Life Saving Services Pty Ltd for the provision of beach life saving services over Christmas 2001/2002 period be approved at the contract price of \$50,114.05 for the following beaches:
 - Cudgen Beach
 - Cabarita Beach
 - Fingal Beach
 - Duranbah Beach
 - Hastings Beach
 - Pottsville Beach
2. All necessary documentation be executed under the Common Seal of Council.

Reports from Director Environment & Community Services

REPORT:

It is proposed that beach surf life saving services be provided on Tweed beaches over the Christmas period between Friday 21 December 2001 and Monday 28 January 2002. The service has in previous years been provided at the following beaches:

- Cudgen Beach
- Cabarita Beach
- Fingal Beach
- Duranbah Beach
- Hastings Beach
- Pottsville Beach

An alternative service provider was contacted (Surf Life Saving Services Queensland) and subsequently declined participation. The only service provider available is Surf Life Saving Services Pty Ltd.

A proposed Agreement for the provision of beach life saving services over the 2001/2002 Christmas period has been received from Surf Life Saving Services Pty Ltd. The conditions of Agreement are similar to that entered into during previous years and requires execution under the common seal of Council. The total cost of the proposed contract is \$50,114.05, which exceeds the allocated amount in Council's budget estimate being, \$48,200.

The proposed contract fee of \$50,114.05 represented a 6% increase from the 2000/2001 Agreement.

Were Council to consider providing patrols at only 5 beaches this year, then the contract sum could be reduced by about \$9,450.

However, officers recommend that all six beaches be patrolled as has occurred in previous years.

Should Council resolve that all beaches be patrolled this year at the proposed cost of A\$50,114.05, then the over-expenditure of \$1,914.05 will require consideration at the time of budget review.

Reports from Director Environment & Community Services

25. ORIGIN: Environment & Health Services Unit

FILE REF: Crime Prevention

REPORT TITLE:

Reference Group - Tweed Heads/Coolangatta Crime Prevention Plan

SUMMARY OF REPORT:

Council has resolved to be involved in the preparation of the above. Part of this preparation requires the formation of a Reference Group.

The issue of Councillor representation on this group is submitted to Council for determination.

RECOMMENDATION:

That Council:-

1. Endorses the Tweed Reference Group membership comprised of:-
 - Director Environment and Community Services of delegate
 - Delegate of Tweed/Byron Police Command
 - Representative of Department of Community Services (DOCS)
 - Representative of Department of Education
 - Representative of Tweed Heads Residents and Ratepayers Association
 - Chair of the Tweed Heads Chamber of Commerce
2. Determines Councillor representation.

Reports from Director Environment & Community Services

REPORT:

Council will be aware that it has resolved to be involved in the preparation of a Crime Prevention Plan for the Tweed Heads/Coolangatta area.

The brief for the consultant's appointment has been completed and distributed.

It is now necessary to appoint a reference group to have an involvement in the production of the Plan. The Gold Coast City Council (GCCC) has the participation of the following for their reference group:-

- Director Community Services or delegate
- Councillor for the Coolangatta area
- Delegate District Inspector Queensland Police
- Chair of Southern Gold Coast Community Consultative Committee
- Delegate of Regional Managers Forum (State Government Rep)
- Member of Coolangatta Community Renewal Association
- Chair of Southern Gold Coast Chamber of Commerce

It is proposed that the Tweed Reference Group be:-

- Director Environment and Community Services of delegate
- Delegate of Tweed/Byron Police Command
- Representative of Department of Community Services (DOCS)
- Representative of Department of Education
- Representative of Tweed Heads Residents and Ratepayers Association
- Chair of the Tweed Heads Chamber of Commerce

The issue of a Councillor on the group is submitted to Council for determination.

Reports from Director Environment & Community Services

26. ORIGIN: Environment & Health Services Unit

FILE REF: Art Gallery

REPORT TITLE:

New Art Gallery Construction Committee

SUMMARY OF REPORT:

Following Council's resolution to proceed with the construction of the above it is considered a committee should be appointed to manage the construction.

RECOMMENDATION:

That Council:-

1. Establishes a New Art Gallery Construction Committee.
2. Determines three (3) Councillors for the committee.
3. Appoints the Director Environment & Community Services, the Manager Environment & Health and the Art Gallery Director to the committee.

Reports from Director Environment & Community Services

REPORT:

Following Council's resolution to proceed with the New Art Gallery at Mistral Road, Murwillumbah it is considered necessary to appoint a committee to co-ordinate the project.

It is considered that such committee should consist of three (3) Councillors, the Director Environment & Community Services, the Manager Environment & Health and the Art Gallery Director.

The committee should also have power to co-opt other members as it sees fit and naturally the architect would be required to attend most meetings.

Accordingly, it is recommended that Council appoints the above staff and determines which Councillors should be appointed.



Dr J Griffin
General Manager

Reports from Committees/Working Groups

1. Minutes of the Local Traffic Committee Meeting held Friday 24 August 2001

Traffic Committee

VENUE:

Peter Border Room

TIME:

Commencing at 9.00am.

PRESENT:

Committee Members: Cr George Davidson; Tweed Shire Council; Mike Baldwin, Roads and Traffic Authority; Sgt Bill Darnell, NSW Police.

Informal: Chairman: Mr Paul Morgan, Mr Ray Clark and Judith Finch Tweed Shire Council.

APOLOGIES:

Mr Neville Newell, MP, Member for Tweed, Mr Don Page MP, Member for Ballina.

MINUTES OF PREVIOUS MEETING:

RESOLVED that the Minutes of the Local Traffic Committee Meeting held Friday 13 July 2001 were tabled at the meeting and accepted by the Committee as a true and accurate record of the proceedings.

BUSINESS ARISING:

GT2/1 Pt3 451

21. Clothiers Creek Road

R1160

Brought forward from the meeting held 13 July 2001 (item 21):-

This item is brought forward for further discussion after receipt of a further complaint regarding the speed limit along Clothiers Creek Road. In particular the section from the existing de-restriction sign just east of Norths Lane to a point just west of the current bypass roadworks site is being highlighted as a problem, where it is requested that a speed limit of 80kph be applied.

Reports from Committees/Working Groups

It is reported that once drivers reach the bottom of the range there is nothing holding most of them back and that existing speed warning signs are disregarded. The property at 802 Clothiers Creek Road has experienced two vehicles crashing through the fence.

The item was previously discussed at the Local Traffic Committee meetings of 22 September 2000, 1 February 2001 and 16 March 2001 and part of the 16 March item is reproduced as follows:-

The RTA Representative suggested that an assessment be performed by the RTA on the remaining road and did not support an 80kph speed limit for the whole of Clothiers Creek Road.

The Committee members supported an 80kph zone on the whole length of Clothiers Creek Road with the exception of the RTA representative who opposed the reduction. The RTA representative undertook to undertake a formal review in accordance with RTA policy and reported to the Local Traffic Committee when available.

Mr Neville Newell stated that he believed an 80kph speed limit should be applied over the whole section.

Cr Davidson stated that he strongly held the view that the whole of Clothiers Creek Road should be limited to 80kph.

The Police Representative suggested that 80kph should be applied and another 85th percentile speed survey taken to gauge community compliance with the proposed lower speed limit.

However, it was unanimously agreed by the Committee that the 80kph limit be extended to approximately 100m east of Raven Place to cover the Condong Range section of Clothiers Creek Road, whilst the limit on the remainder of the road is being investigated.”

This item was deferred to the meeting on 24 August 2001 as the RTA Representative was not at the meeting.

For Council’s information.”

The Committee noted that this area will change over the next 18 months with the link up of the new motorway and interchange.

Cr Davidson recommended that the speed limit be reduced to 80kph from Raven Place to the 60kph construction zone. The Police Representative reiterated his previous comments of support for an 80kph zone.

The Committee unanimously decided that the speed should be reduced to 80kph and would be advertised in the Tweed Link 3 weeks preceding the change.

The RTA Representative suggested that this be discussed with AbiGroup to ensure that the signage is correctly positioned in relation to the construction site.

Reports from Committees/Working Groups

RECOMMENDATION:

That the 80kph speed zone be extended on Clothiers Creek Road from Raven Place to tie in with the future motorway interchange.

3. Coast Road, Bogangar

R1180 Pt1

Brought forward from the meeting held 13 July 2001 (item 3):-

“Request received for Local Traffic Committee advice where southbound traffic is turning right into the Caltex Service Station over a painted median.

Deferred until the next meeting to enable further information to be collected.

In the meantime the Road Safety Officer undertook to investigate the extent of signage in that region.

For Council’s information.”

The Road Safety Officer reported that the signage investigation showed that there is too much signage in the area. The approach to the pedestrian crossing also had too much signage. Cr Davidson noted that people are still ignoring the “No U Turn” signage as well as turning right into the service station.

Decided that a revised design needs to be done to investigate the extension of the median in the vicinity of Pandanus Parade to prevent “U turns” and right turns into the service station.

For Council’s information.

16. Pacific Highway and Cane Road, Condong

R4031 R0940

Previously discussed at the meeting held on the 22 September 2000 (item 16) as follows:-

“Request received for the installation of “Left Turn Arrows” at the intersection of Pacific Highway and Cane Road to indicate that it is only a left turn bay and not the start of the overtaking area 400m further along.

It has been reported that slow vehicles move into the left turn bay, believing it is the start of the overtaking lane.

The RTA Representative advised that this would be attended to and the location of the “Overtaking Lane” sign checked.

For Council’s information.”

Reports from Committees/Working Groups

It is again reported that vehicles heading north on the Pacific Highway are pulling into the left turn lane confusing it for the overtaking lane further north. Left turn pavement arrows would mostly eliminate the problem.

The RTA Representative undertook to request that left hand arrows be painted on the Pacific Highway at the intersection with Cane Road next time they are in the area.

17. Bay Street, Tweed Heads

R0470, R1900, R2131 DW607528

A further request received regarding the usage of trucks on Frances Street to Endeavour Parade at night and in the early hours of the morning.

This was discussed at the meeting of 15 June 2001 (item 3) and is reproduced as follows:-

“Request received for a break in the median strip on Bay Street Tweed Heads (near Tweed Mall) to alleviate the need for trucks to travel unnecessarily travel along other streets.

Northbound trucks turn right into Frances Street at the roundabout near the Shell Service Station, proceed down Frances Street and turn left into Endeavour Parade, left into Bay Street and then left into the Woolworths loading dock.

Southbound trucks either turn left into Bay Street from Wharf Street or proceed directly across Wharf Street from the western end of Bay Street, proceed towards the river down Bay Street to the end, do a “U” turn and come back up Bay Street, heading west to enter the loading dock.

These deliveries usually take place in the early hours of the morning with the trucks disturbing the sleep of residents in Frances Street, Endeavour Parade and Bay Street.

The Committee noted that a break in the median strip on Bay Street as requested would create some problems with car parking within Bay Street, with the loss of approximately five (5) spaces and may not be practical in any case as the trucks need to reverse into the loading dock. It was noted that a break in the median exists in Bay Street about 100 metres east of the requested site at the entrance to the multi-level car park which would serve the same purpose as the request. Given the existence of these gaps and the need to delete 5 car spaces to accommodate the requested gap the Committee recommends no action.

For Council’s information.”

The Committee unanimously agreed that “No Trucks” signage be provided on Endeavour Parade to apply between the hours of 7:00pm to 7:00am.

RECOMMENDATION:

That “No Trucks” signage be installed at each end of Endeavour Parade to apply between the hours of 7:00pm to 7:00am.

Reports from Committees/Working Groups

GENERAL BUSINESS:

Part A

1. Condong Street, Murwillumbah

R1290 DW614601

Request received for the provision of a barrier rail at 27 Condong Street, Murwillumbah. It is reported that the house at 27 Condong Street (corner of Condong and Myrtle Street) was recently damaged by a car involved in a single vehicle crash. For the protection of the home owners the erection of a barrier rail has been suggested. The Committee noted that a potential exists for ongoing problems due to vehicles illegally turning into Florin Lane then into Myrtle and Condong Streets as a short cut to the Bowls Club and Sunnyside Shopping Centre. As Council has previously ruled out closing Florin Lane, an alternative treatment is to extend the existing media island in Myrtle Street to prevent right turns into and out of Condong Street. This effectively forces through traffic including Myrtle Street traffic to use Byangum Road which is a distributor road.

RECOMMENDATION:

That the central median in Myrtle Street be extended across the entrance to Condong Street with appropriate barriers and warning signage.

2. Bay Street, Wharf Street, Tweed Heads

R0470, R5901

Request received for the provision of a red arrow phase at the signalised intersection on Bay and Wharf Streets, Tweed Heads.

Council has received many reports of pedestrians having difficulty completing the crossing due to impatient drivers turning right into Wharf Street from Bay Street, cutting off pedestrians.

The Committee requested that a right turn 'red' arrow be installed to allow pedestrians to cross Bay Street without being cut off from vehicles turning right on to Wharf Street from Bay Street. It was noted that additional phasing was not being sought.

The RTA Representative undertook to assess the situation. Deferred to the next meeting to be held on 21 September 2001.

For Council's information.

3. Pacific Highway (Chinderah Roundabout)

R4031 Pt13

An assessment needs to be made by the RTA of the Chinderah Roundabout for potential traffic conflict areas as follows:-

Reports from Committees/Working Groups

1. Request for linemarking arrows to be installed to standard roundabout configuration and / or
2. The approaches be reduced to one lane and the roundabout itself be reduced to one lane.

The Committee suggested that the approach arrow linemarking be changed to reflect the standard roundabout configuration of right turn and straight ahead from the right lane and left turn and straight ahead from the left lane.

The RTA Representative advised that this is now a Council maintenance issue and Council should arrange the linemarking.

For Council's information.

4. Enid Street, Tweed Heads (St Joseph's Primary School)

R1910 Pt1

Request received for a children's crossing supervisor for St Joseph's Primary School on Enid Street at Tweed Heads.

The Committee viewed the pedestrian counts and it was noted that many drivers ignored people crossing.

The RTA Representative noted that it did not meet the warrants in terms of traffic volume for a children's crossing supervisor.

For Council's information.

5. Sutherland Lane, Kingscliff

DA3340/220 R5344

Request received for Sutherland Lane to become one-way, north to south, during redevelopment of the ANZ Bank site. Matters raised are storage of building materials, worker's parking, disruption to local business.

The Committee decided that local businesses should be contacted for approval.

RECOMMENDATION:

That approval be given for Sutherland Lane to become one-way north to south during redevelopment of the ANZ Bank site once endorsement from the Business Corporation is obtained and adjoining businesses notified.

Reports from Committees/Working Groups

6. Kingfisher Circuit Kingscliff

R2885 Pt1

Request received for the provision of a "Stop" sign on the intersection of Kingfisher Circuit with Monarch Drive. This is due to insufficient sight distance of vehicles coming off the roundabout on Elrond Drive. As the sight distance is below standard the Committee supported the request.

RECOMMENDATION:

That a "Stop" sign be installed on Kingfisher Circuit at Monarch Drive.

7. Tumbulgum Road / Sunnyside Lane Murwillumbah

R5570 Pt 1, R5293 Pt1 DW 605947

Request received for the provision of a convex mirror at Sunnyside Lane near the YHA so that SES vehicles can more safely exit this road on to Tumbulgum Road.

The Committee noted that the speed environment at the intersection complies with RTA guidelines and supports the request. It was considered that the largest size mirror should be installed as funds permit.

RECOMMENDATION:

That a convex mirror be provided at the Sunnyside Lane / Tumbulgum Road intersection subject to funding.

8. Powell Street / Florence Street, Tweed Heads

R4430 Pt1, R2100 Pt2

Request received for the provision of a "No Stopping" sign next to the mail box near the corner of Powell and Florence Streets. It is reported that people double park to post mail and that this causes a traffic hazard.

The Committee noted that it is illegal under the road rules to park in front of a mailbox and the Police are now aware of the problem. Enforcement will take place as resources permit.

For Council's information.

9. Minnows Road and Fernvale Road, Fernvale

R3480 Pt1 R2040 Pt1

Request received for the installation of "Give Way" linemarking or "Give Way" sign at the intersection of Minnows Road with Fernvale Road. Minnows Road has just been sealed.

The Committee agreed with the installation of a "Give Way" sign at the intersection of Minnows Road with Fernvale Road.

Reports from Committees/Working Groups

RECOMMENDATION:

That a "Give Way" sign at the intersection of Minnows Road with Fernvale Road be installed.

10. Cudgen Road Cudgen

R1460 Pt3 DW615910

Request received for the provision of a 50kph speed zone on Cudgen Road between Collier Street and the traffic lights on Chinderah Road as the area is used by school children. It was also noted that a relatively wide grassed footpath exists on Cudgen Road between Collier Street and Clark Street that is adequate for the relatively low usage.

The Committee did not support the request as an off road concrete path exists from Kingscliff Street to Clark Street and is about to be constructed along the Village Lane and Clark Street to link up with the existing footpath in Cudgen Road.

For Council's information.

11. Proudfoots Lane from Brisbane Street to Nullum Street

R4455

Request received for the provision of 2 hour parking in Proudfoots Lane from Brisbane Street to Nullum Street. This will encourage the use of the Knox Park carpark and encourage turnover of the on road car spaces.

RECOMMENDATION:

That 2 hour parking be provided in Proudfoots Lane from Brisbane Street to Nullum Street.

12. Wollumbin Street from Brisbane Street to Nullum Street

R5940

Request received for the provision of 2 hour parking on Wollumbin Street from Brisbane Street to Nullum Street. It has been observed that vehicles are parking all day and with the new office block on Wollumbin Street a higher demand for on street parking has been generated.

RECOMMENDATION:

That 2 hour parking be provided in Wollumbin Street from Nullum Street to Brisbane Street.

Reports from Committees/Working Groups

13. Recreation Street, Tweed Heads

R4640 Pt1 DW603797

Request received for improvements to be made to the parking facilities for the Sunday markets at the Twin Towns Police and Community Youth Club adjacent to the club premises in Recreation Street, Tweed Heads and at the Recreation Oval. The improvements requested are as follows:-

1. Additional angle parking signs to be erected by the market organiser.
2. "Sundays Customer Parking Only" signs to be erected for all of the angled parking spaces.

The 2nd request cannot be agreed as it is not able to be legally enforced. The signs will only regulate that the spaces are "90° nose to kerb angle parking".

RECOMMENDATION:

That the applicant be advised that 90° nose to kerb angle parking signs are approved for the Twin Towns Police and Community Youth Club adjacent to the club premises in Recreation Street, Tweed Heads and at the Recreation Oval.

14. Pacific Highway / Clothiers Creek Road Intersection

R4040/2 Pt101 R1160 Pt6

It is reported that near crashes are happening especially right turns onto the Pacific Highway northbound due to the high speed of southbound traffic. The 80kph zone southbound starts 100m north of Clothiers Creek Road which does not cover the left turn lane. The 80kph signs need to be moved another 100m north so that traffic will be slower at the intersection with Clothiers Creek Road.

The Road Safety Officer undertook to pursue this matter.

For Council's information.

15. Ewing Street / Peter Street Murwillumbah

R1970 Pt1 R4250 Pt1

As part of programmed works for Ewing Street Murwillumbah it is noted that the "missing link" needs to be completed in Ewing Street from the Hospital Shop to the Bloodbank.

It is suggested that the intersection of Ewing and Peter Streets Murwillumbah be turned into a "T" intersection and closing off the top end of Peter Street and making it into a cul-de-sac as the proposed roundabout cannot be constructed as the Hospital will not allow council the land required for its construction.

Reports from Committees/Working Groups

The Committee did not support the closure of Peter Street as it would not resolve the real issue of poor sight distance for vehicle turning out of the Hospital. The Committee recommends that Ewing Street be upgraded to the correct levels for the provision of a roundabout at a later stage.

RECOMMENDATION:

That Ewing Street be upgraded to the correct levels for the provision of a roundabout at a later date by way of a consent condition on any future upgrade / expansion of the Hospital.

16. Machinery Drive / Minjungbal Drive, Tweed Heads South

R3250 Pt2 DW619644

Request received to alter the arrow markings on Machinery Drive to allow straight through movements from the currently designated left turn only.

The Committee did not support changing the lights to accommodate straight through and left turn movements at the same time as the left turn phase would then become congested by traffic wanting to proceed straight ahead.

For Council's information.

17. Dry Dock Road, South Tweed Heads

R1680 Pt2 DW621954

Request received for the provision of a pedestrian crossing near the Palms Village to enable elderly pedestrians to cross for the bus stop.

It was noted that the previous pedestrian count did not meet the RTA warrants and that there is already a pedestrian refuge in the location to assist pedestrians crossing Dry Dock Road.

For Council's information.

18. Moss Street, Kingscliff

R3570 DW620608

Late agenda item. Request received from the Kingscliff Ratepayers and Progress Assoc Inc. for assistance with safety issues on Moss Street.

It is reported that parked cars and lack of centre-line marking makes the passing of cars in the area dangerous, especially at dusk. Suggestion of installing "Local Traffic Only" signage, "40kph restriction or "Caution Parked Cars" signage.

The Committee agreed to the 40kph zone being moved to the intersection of Sutherland Street and Moss Street and noted that when the second stage of Moss Street upgrading is complete it will incorporate an entry threshold treatment and footpaving.

Reports from Committees/Working Groups

RECOMMENDATION:

That the 40kph zone in Marine Parade be extended to the intersection of Sutherland Street and Moss Street.

19. Marine Parade, Kingscliff

R3340

Late agenda item. Local Traffic Committee comments are sought in relation to a pedestrian and traffic management plan for construction work in Marine Parade as follows:-

1. To convert the existing 4 parking spaces on Marine Parade directly in front of the site to construction vehicle parking.
2. For the safety of pedestrians to erect a gantry over the footpath area on Marine Parade for the length of the site.
3. To convert the existing unrestricted parking in Pearl Street to construction vehicle parking for the purpose of loading and unloading vehicle.
4. To occupy the footpath in Pearl Street with temporary buildings for construction offices.

It was noted that many of the pedestrians that use Pearl Street are children. The Committee does not support the closure of the eastern footpath in Pearl Street and noted that pedestrian access along the eastern side of Pearl Street must be maintained.

RECOMMENDATION:

That the applicant be advised that:

1. If any part of the footpath on the eastern side of Pearl Street is occupied the parking lane must be converted to a pedestrian walkway with approved barriers for the protection and control of pedestrians.
 2. Approval is given for a temporary loading zone in the 4 car parking spaces on Marine Parade.
-

Part B

1. Proposed 111 Lot Subdivision Stage 3 Koala Beach

DA0651/2001

Application for an 111 lot subdivision in Stage 3 Koala Beach has been received and is being brought to the attention of Local Traffic Committee for review and comment.

Reports from Committees/Working Groups

The Committee noted that bus routes and pedestrians had been catered for and made no other comments.

2. Proposed 11 Lot Subdivision Stage 4 Koala Beach

DA0655/2001

Application for an 11 lot subdivision in Stage 4 Koala Beach has been received and is being brought to the attention of the Local Traffic Committee for review and comment

The Committee noted this is an extension of Stage 3 above and made no comments.

OTHER BUSINESS:

The meeting scheduled for Friday 16 November 2001 needs to be rescheduled. Alternative dates are:-

Friday 9 November and Friday 23 November.

It was decided that Friday 9 November would be more appropriate. The RTA Representative advised that he needed to check his schedule and would advise further

NEXT MEETING:

The next meeting is scheduled for Friday 21 September 2001.

The meeting closed at 11:15am

Director's Comments:

Item 3 (Business Arising):

This decision will be pursued with Council's Planning & Design Unit for design programming.

Item 7:

Recommend that any work be accompanied by raised pavement markers placed on the barrier lines in Tumbulgum Road on the northern approach.

Item 15:

Current budget should be adequate to accommodate the recommended changes.

Item 18:

Linemarking location and safety will be inspected and reviewed by Council's Road Safety Officer.

Reports from Committees/Working Groups

DIRECTOR'S RECOMMENDATIONS:

21. Clothiers Creek Road

R1160

Committee Recommendation:

That the 80kph speed zone be extended on Clothiers Creek Road from Raven Place to tie in with the future motorway interchange.

Director's Recommendation:

That the Committee's recommendation be endorsed.

17. Bay Street, Tweed Heads

R0470, R1900, R2131 DW607528

Committee Recommendation:

That "No Trucks" signage be installed at each end of Endeavour Parade to apply between the hours of 7:00pm to 7:00am.

Director's Recommendation:

That the Committee's recommendation be endorsed.

1. Condong Street, Murwillumbah

R1290 DW614601

Committee Recommendation:

That the central median in Myrtle Street be extended across the entrance to Condong Street with appropriate barriers and warning signage.

Director's Recommendation:

That the Committee's recommendation be endorsed.

5. Sutherland Lane, Kingscliff

DA3340/220 R5344

Committee Recommendation:

That approval be given for Sutherland Lane to become one-way north to south during redevelopment of the ANZ Bank site once endorsement from the Business Corporation is obtained and adjoining businesses notified.

Director's Recommendation:

That the Committee's recommendation be endorsed.

Reports from Committees/Working Groups

6. Kingfisher Circuit Kingscliff

R2885 Pt1

Committee Recommendation:

That a "Stop" sign be installed on Kingfisher Circuit at Monarch Drive.

Director's Recommendation:

That the Committee's recommendation be endorsed.

7. Tumbulgum Road / Sunnyside Lane Murwillumbah

R5570 Pt 1, R5293 Pt1 DW 605947

Committee Recommendation:

That a convex mirror be provided at the Sunnyside Lane / Tumbulgum Road intersection subject to funding.

Director's Recommendation:

That the Committee's recommendation be endorsed and that any work be accompanied by raised pavement markers placed on the barrier lines in Tumbulgum Road on the northern approach.

9. Minnows Road and Fernvale Road, Fernvale

R3480 Pt1 R2040 Pt1

Committee Recommendation:

That a "Give Way" sign at the intersection of Minnows Road with Fernvale Road be installed.

Director's Recommendation:

That the Committee's recommendation be endorsed.

11. Proudfoots Lane from Brisbane Street to Nullum Street

R4455

Committee Recommendation:

That 2 hour parking be provided in Proudfoots Lane from Brisbane Street to Nullum Street.

Director's Recommendation:

That the Committee's recommendation be endorsed.

12. Wollumbin Street from Brisbane Street to Nullum Street

R5940

Committee Recommendation:

That 2 hour parking be provided in Wollumbin Street from Nullum Street to Brisbane Street.

Director's Recommendation:

That the Committee's recommendation be endorsed.

Reports from Committees/Working Groups

13. Recreation Street, Tweed Heads

R4640 Pt1 DW603797

Committee Recommendation:

That the applicant be advised that 90° nose to kerb angle parking signs are approved for the Twin Towns Police and Community Youth Club adjacent to the club premises in Recreation Street, Tweed Heads and at the Recreation Oval.

Director's Recommendation:

That the Committee's recommendation be endorsed.

15. Ewing Street / Peter Street Murwillumbah

R1970 Pt1 R4250 Pt1

Committee Recommendation:

That Ewing Street be upgraded to the correct levels for the provision of a roundabout at a later date by way of a consent condition on any future upgrade / expansion of the Hospital.

Director's Recommendation:

That the Committee's recommendation be endorsed (also see Director's comments).

18. Moss Street, Kingscliff

R3570 DW620608

Committee Recommendation:

That the 40kph zone in Marine Parade be extended to the intersection of Sutherland Street and Moss Street.

Director's Recommendation:

That the Committee's recommendation be endorsed (also see Director's comments).

19. Marine Parade, Kingscliff

R3340

Committee Recommendation:

That the applicant be advised that:

1. If any part of the footpath on the eastern side of Pearl Street is occupied the parking lane must be converted to a pedestrian walkway with approved barriers for the protection and control of pedestrians.
2. Approval is given for a temporary loading zone in the 4 car parking spaces on Marine Parade.

Director's Recommendation:

That the Committee's recommendation be endorsed.

Reports from Committees/Working Groups

Reports from Committees/Working Groups

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

2. **Minutes of the Community Cultural Development Committee Meeting held Thursday 2 August 2001**
 3. **Minutes of the Centenary of Federation Advisory Committee Meeting held 9 August 2001**
 4. **Minutes of the Tweed Shire Occupational Health & Safety Committee Meeting held Wednesday 15 August 2001**
 5. **Minutes of The Regional Companion Animal Committee Meeting held 20 August 2001**
-

Orders of the Day

1. Notice of Motion - Cr Boyd

White Pages Small Business Award

Notice of Motion, Council Meeting, Civic Awards

That Mr Joe Agius, the only Tweed resident who was one of the eight finalists in the White Pages Small Business Annual Competition for the best invention of the year, be invited to address Council and if possible show a video of his rotating hydroponic system.

2. Notice of Motion - Cr Boyd

Tweed River Regional Art Gallery

Notice of Motion, DA3488/12 Pt1

That:-

- A. A Project Control Committee be established promptly to oversee the construction of the new Tweed River Regional Art Gallery and*
 - B. This committee be comprised of the following:-*
 - 1. The architect*
 - 2. Appropriate Council staff*
 - 3. A representative of the Friends of the Gallery*
 - 4. Three Councillors*
 - C. Every reasonable effort be undertaken to utilise any offers made to assist with the construction of components of the building*
 - D. The fund raising committee be encouraged to renew its efforts to raise further funds to assist with construction costs.*
-

3. Notice of Motion - Cr James

Orders of the Day

Signs - Casuarina Beach

Notice of Motion, Regulatory Signs, Beaches - Dune Care

That a sign of the type erected in the reserve at Kingscliff informing the public of unauthorised damage to dune vegetation be erected in front of Lots 25 and 26 in DP 1030322 at Casuarina Beach as soon as possible.

4. Notice of Motion - Cr Boyd

Former Pottsville School Property

Notice of Motion, School - Pville Public, Land - Purchase, PF1851.5

That a report be brought forward as a matter of urgency which provides Council with:-

- 1. Details of selling price of the balance of the former public school land at Pottsville*
 - 2. Information as to whether it is possible to have the sale deferred*
 - 3. Options available to Council to finance the purchase of the land*
 - 4. The need for the land to be preserved for public use.*
-

5. Notice of Motion - Cr Marshall

Former Pottsville School Property

Notice of Motion, School - Pville Public, Land - Purchase, PF1851.5

That the General Manager be requested to bring forward, to the next meeting of Council, a report canvassing the need to purchase the former Pottsville School site for community use or any other purpose.

6. Notice of Motion - Cr Lawrie

Former Pottsville School Property

Notice of Motion, School - Pville Public, Land - Purchase, PF1851.5

That Council purchases from the NSW Department of Education the balance of the land on the old school site at Pottsville.

Workshops

Councillors,

Following are details of upcoming Workshops of Council:-

1. Coastal Hazard Study Workshop

Date: 12 September 2001
Time & Duration: 3.00 – 4.00pm and continued 7.30 – 9.30pm
Organiser: Director Engineering Services
Resolved by Council: Meeting held 15 August 2001

2. Section 94 Contribution Schemes & Their Operation

Date: 26 September 2001
Time & Duration: 4.30 – 5.00pm
Organiser: Douglas Jardine
Resolved by Council: No

Workshops

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