



TWEED SHIRE COUNCIL

# **AGENDA**

## **ORDINARY COUNCIL MEETING Tuesday 2 May 2006**

**Chairman: Mr Garry Payne AM**

**Administrators: Mr Garry Payne AM  
Ms Lucy Turnbull  
Mr Max Boyd AM**

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## ITEMS FOR CONSIDERATION OF COUNCIL:

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## ABORIGINAL STATEMENT

Administrator Payne acknowledged the Bundjalung Aboriginal Nation with the following statement:

*"We wish to recognise the generations of the local Aboriginal people of the Bundjalung Nation who have lived in and derived their physical and spiritual needs from the forests, rivers, lakes and streams of this beautiful valley over many thousands of years as the traditional owners of these lands."*

## CONFIRMATION OF MINUTES

**Confirmation of the Ordinary and Confidential Minutes of the Council Meeting held Wednesday 12 April 2006**

### UNDER SEPARATE COVER/FURTHER INFORMATION:

To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).

1. Minutes of the Ordinary Minutes of the Meeting held Wednesday 12 April 2006 (DW 1381010)
  2. **Confidential Attachment** - Minutes of the Confidential Minutes of the Meeting held Wednesday 12 April 2006 (DW 1376822)
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## PLANNING COMMITTEE

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

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

#### MATTERS FOR CONSIDERATION

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

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**P1 [PD-PC] Request to Waive Fees in Relation to Development Application DA04/0533 and Construction Certificate Application CC05/0698 at Lot 1 DP 133066 Florence Street, Tweed Heads**

**ORIGIN:**

**Director**

**FILE NO: DA04/0533**

**SUMMARY OF REPORT:**

Council previously considered a request for waiving of fees for the Tweed Heads Police and Community Youth Club (PCYC) at its meeting of 16 February 2005 and it was resolved as follows: -

- "1. Council advises the Twin Towns Police and Community Youth Club's request for the waiving of contributions is not supported and that the contribution levy is to be paid in full in interest free instalments over a period of time which takes in account the Club's circumstances.*
- 2. Results of the negotiation regarding the payments to be reported to Council."*

A further submission has been received from the PCYC seeking a waiver of the water connection fee and a waiver or significantly reducing the developer contribution fees of \$30,622.67 which remains to be paid. A copy of their submission is attached to this report.

**RECOMMENDATION:**

**That Council advises the Tweed Heads Police and Community Youth Club that it reaffirms its previous resolution of 16 February 2005.**

**REPORT:**

As per summary.

**OPTIONS:**

1. Not support the request.
2. Support the request.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

If the request is supported then the relevant contribution funds will not receive that income.

**POLICY IMPLICATIONS:**

The concession of development contribution fees would create a precedent for applications from other charitable organisations.

**CONCLUSION:**

In view of Councils existing policies on waiving of development fees that the request not be supported.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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1. Letter from Tweed Heads Police and Community Youth Club (DW 1369060)
-

**P2 [PD-PC] Complaint - Dwelling Entitlement for Lot 2 DP 582869 Cavendish Road, Duroby**

**ORIGIN:**

**Director**

**FILE NO: PF1000/80 Pt 1**

**SUMMARY OF REPORT:**

Council at its meeting of 7 February 2006 resolved to make representations to the Department of Planning to ascertain whether an exception could be made for Mr and Mrs McDonald in relation to the loss of their dwelling entitlement.

Advice has now been received from the Department of Planning in relation to the submission. The advice is reiterated below: -

*"Thank you for your letter of 7 March 2006 concerning the loss of a dwelling entitlement" on the above lot and the NSW Ombudsman's consideration of the matter.*

*It would appear that there are limited options available to resolve this issue. As the provision limiting a house in the rural area to lots of at least 40 hectares is contained in the table of uses, it is not a development standard that is subject to State Environmental Planning Policy No. 1*

*The only other option is to amend the Tweed LEP 2000 to specifically allow a dwelling on the individual lot. However, it is not clear what sort of precedent this would set for other lots in the Shire in a similar situation. The Minister has also been reluctant to consider spot re-zonings, preferring Councils to put resources into a new shire wide plan under the Governments planning reforms. In such circumstances, Council would have to make a persuasive case to treat such a proposal outside the normal course of LEP amendments.*

*I am sorry I cannot be of any further assistance but trust the above comments may help in Council's attempt to resolve this issue."*

**RECOMMENDATION:**

**That Council advises both Mr and Mrs McDonald and the NSW Ombudsman that the Department of Planning is reluctant to consider spot rezonings which would be required to provide a dwelling entitlement for their property.**

**REPORT:**

As per summary.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

Nil.

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**P3 [PD-PC] Development Application DA06/0266 for a Mortuary - Crematorium and LEP Amendment at Lot 703, 704, 705, 707 DP 1000580, No. 9394 Tweed Valley Way, Chinderah**

**ORIGIN:**

**Development Assessment**

**FILE NO: DA06/0266 Pt1**

**SUMMARY OF REPORT:**

An application made under s 72J of the *Environmental Planning and Assessment Act 1979* for a crematorium, ancillary uses, and draft Local Environmental Plan has been received and is the subject of this report.

The application is for a crematorium and associated uses. The application is accompanied with a request for a change to LEP Schedule 3 to facilitate the crematorium, which is otherwise prohibited.

Council at its meeting of 12 April 2006 resolved as follows: -

- "1. *The applicant's attention be drawn to the Minister's directions 14 and 7 made 30 September 2005 s54(4) notification advice and checklist.*
2. *The applicant must satisfy Council that these directions and checklist have been complied with in a manner satisfactory to Council.*
3. *The Director Planning and Development should report to Council when these requirements have been satisfied."*

The applicant has made a submission which complies with Council's resolution. Council should restrict the amendment of Schedule 3 in the Tweed LEP to only apply to that portion of land which contains the Melaleuca Station building and curtilage. The proposed amendment would not apply to land with frontage to the Pacific Highway nor to any land which is being used for agricultural purposes.

**RECOMMENDATION:**

**That: -**

- 1. Council informs the Director-General of the Department of Planning that pursuant to Section 54(1) of the Environmental Planning and Assessment Act, 1979 Council intends to prepare a draft Local Environmental Plan to amend Schedule 3 of Tweed Local Environmental Plan 2000 to enable a mortuary/crematorium to be established on the eastern portion of Lot 704 DP 1000580 between the Tweed Valley Way and the old unmade road reserve adjacent to the Pacific Highway.**
  
- 2. Council advises the Director-General that it does not consider a Local Environmental Study is needed.**



**REPORT:**

**Applicant:** BCS Group Pty Limited

**Owner:** BCS Group Pty Limited

**Location:** Lot 703, 704, 705 & 707 DP 1000580, No. 9394 Tweed Valley Way,  
Chinderah

**Zoning:** 1(b2) Agricultural Protection

**Cost:** \$280,000

The Section 117 Ministerial Directions numbered 7 and 14 and the Proforma for the LEP Review Panel are reproduced below for information.

## **Direction No.7 – Commercial and Retail Development along the Pacific Highway, North Coast**

### **Objective**

The objectives for managing commercial and retail development along the Pacific Highway are:

- To protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route;
- To prevent inappropriate development fronting the highway
- To protect public expenditure invested in the Pacific Highway,
- To protect and improve highway safety and highway efficiency,
- To provide for the food, vehicle service and rest needs of travellers on the highway, and
- To reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns.

### **Where this direction applies**

This direction applies to those councils on the North Coast that the Pacific Highway traverses, being those councils between Port Stephens Shire Council and Tweed Shire Council, inclusive.

### **When this direction applies**

This direction applies when a council prepares a draft LEP for land in the vicinity of the existing and/or proposed alignment of the Pacific Highway.

### **What a council must do if this direction applies**

- (1) A draft LEP that applies to land located on "within town" segments of the Pacific Highway shall provide that:
  - (a) new commercial or retail development shall be concentrated within distinct centres rather than spread along the highway,
  - (b) development with frontage to the Pacific Highway shall consider impact the development has on the safety and efficiency of the highway.
  - (c) For the purposes of this paragraph, "within town" means areas which, prior to the draft local environmental plan, have an urban zone (eg: "village", "residential", "tourist", "commercial", "industrial", etc) and where the Pacific Highway speed limit is less than 80km/hour.
- (2) A draft LEP that applies to land located on "out-of-town" segments of the Pacific Highway shall provide that:
  - (a) new commercial or retail development shall not be established near the Pacific Highway if this proximity would be inconsistent with the objectives of this Direction.
  - (b) development with frontage to the Pacific Highway shall consider impact the development has on the safety and efficiency of the highway.
  - (c) For the purposes of this paragraph, "out-of-town" means areas which, prior to the draft local environmental plan, do not have an urban zone (eg: "village", "residential", "tourist", "commercial", "industrial", etc) or are in areas where the Pacific Highway speed limit is 80km/hour or greater.

SECTION 117 MINISTERIAL DIRECTIONS

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- (3) A draft LEP shall permit the establishment of a highway service centre beside the Pacific Highway, provided that:
- (a) They are located as near as possible to an existing town that has been by-passed,
  - (b) the town's economy is considered before approval is given to establish any new or expanded highway service centre on the edge or outside the town, and
  - (c) it is spaced no closer than 24 kilometres from another highway service centre or a town through which the highway still passes, and
  - (d) it is limited to one highway service centre to serve both directions of traffic, or one highway service centre per side of the highway,
  - (e) the only uses allowed in highway service centres are:
    - (i) service stations (which may supply convenience goods catering for the needs of the travelling public),
    - (ii) emergency vehicle repairs,
    - (iii) bus/coach terminal facilities (but not depots),
    - (iv) restaurant facilities (preferably both sit-down and fast food),
    - (v) toilet/shower facilities,
    - (vi) tourist information (but not commercial tourist facilities),
    - (vii) telephones,
    - (viii) rest areas (including seating, barbecue and play areas), and
    - (ix) adequate parking for cars, buses and trucks.
  - (f) For the purposes of this paragraph, a highway service centre is a place which provides only services essential to long distance travellers on the highway

## **Direction No.14 – Farmland of State and Regional Significance on the NSW Far North Coast**

### **Objective**

- To ensure that the best agricultural land will be available for current and future generations to grow food and fibre,
- To provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning,
- To reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.

### **Where this direction applies**

This direction applies to Ballina Shire Council, Byron Shire Council, Kyogle Shire Council, Lismore City Council, Richmond Valley Council and Tweed Shire Council.

### **When this direction applies**

This Direction will apply when a council prepares a draft local environmental plan for land mapped as:

- State significant farmland, or
- regionally significant farmland, or
- significant non-contiguous farmland

as identified on the set of four maps held in the Department of Planning and marked "Northern Rivers Farmland Protection Project, Final Map 2005 (Section 117(2) Direction)".

### **What a council must do if this direction applies**

- (1) A draft local environmental plan shall not rezone land identified as "State Significant Farmland" for urban or rural residential purposes.
- (2) A draft local environmental plan shall not rezone land identified as "Regionally Significant Farmland" for urban or rural residential purposes.
- (3) A draft LEP shall not rezone land identified as "significant non-contiguous farmland" for urban or rural residential purposes.
- (4) A draft LEP may be inconsistent with this direction only if council can satisfy the Director-General that:
  - (a) any particular provision or area should be varied or excluded having regard to the provisions of section 5 of the Environmental Planning and Assessment Act, and
  - (b) the draft LEP is consistent with Section 4 of the report titled "Northern Rivers Farmland Protection Project - Final Recommendations, February 2005", as lodged in the Department of Planning.

The applicant has made the following submission in relation to these Directions: -



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Town Planners & Development Consultants

ACN 003 836 799  
ABN 89 003 836 799

Jim Glazebrook ATCP, MPlA, JP  
Darren Gibson BTP (Hons), MPlA  
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PO Box 827, Murwillumbah NSW 2484  
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21 April 2006

The General Manager  
Tweed Shire Council  
PO Box 816  
MURWILLUMBAH 2484

PROPERTY No: 41932  
TWEED SHIRE COUNCIL  
FILE No DA06/0266  
Doc No .....  
RECD 21 APR 2006  
ASSIGNED TO HODGES N  
HARD COPY  IMAGE

Attention: Noel Hodges

Dear Sir,

Lot 703, 704 + 705 DP1000580  
+ 707

No 9394

Re: DA 06/0266 & Proposed LEP Amendment for a Mortuary Crematorium at Tweed Valley Way, Chinderah

Further to the above matter, we understand that Council at its meeting of <sup>a</sup> 1~~8~~ April 2006, resolved that:

- "1 The applicant's attention be drawn to the Minister's directions 14 and 7 made 30 September 2005 s54(4) notification advice and checklist
- 2 The applicant must satisfy Council that these directions and checklist have been complied with in a manner satisfactory to Council
- 3 The Director Planning and Development should report to Council when these requirements have been satisfied"

With respect to the information required by that resolution, we advise as follows:

▪ **Section 117 Direction No.7**

This Direction relates to commercial and retail development along the Pacific Highway, North Coast.

The proposed development is to be located within the curtilage of a long established rural tourist facility known as "Melaleuca Station". Within the context of existing site improvements and activities, the proposed development would be visually insignificant. While the site has frontage to the Pacific Highway (Yelgun/Chinderah Motorway), it is oriented to, and obtains access from, the Tweed Valley Way. The Pacific Highway frontage is of no consequence in respect of either generating business for the proposal or providing other logistical support. The proposed use is intrinsically suited to a rural site of this nature, and is not of

an order of services which should be provided within the retail/commercial core of a town centre

We note that the objectives of Direction No 7 are

- *To protect the Pacific Highway's function, that is to operate as the North Coast's primary inter-regional road traffic route,*
- *To prevent inappropriate development fronting the Highway,*
- *To protect public expenditure invested in the Pacific Highway,*
- *To protect and improve highway vehicle safety and highway efficiency,*
- *To provide for the food, vehicle services and rest needs of travellers on the highway, and*
- *To reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns*

With respect to those objectives, we can comment as follows:

- The proposed development would not prejudice the function of the Pacific Highway.
- The proposed development does not have any significant relationship with the Pacific Highway. It does not access the Highway or otherwise depend on the Highway for generating business. Moreover, within the context of the existing development, it would have no consequential visual impact.
- No issues are raised with respect to public expenditure investment in the Pacific Highway.
- The proposed development would not have any adverse impacts with respect to Highway safety and efficiency.
- The proposed development would not prejudice the need to provide for highway service centres.
- Because of the nature of the development, it is not of an order of services that should be provided within the commercial/retail core of the town centre.

Having regard to the foregoing, it is concluded that the proposal is compliant with the objectives of Direction No. 7.

Direction No. 7 specifically provides that in respect of "out-of-town" segments of the Pacific Highway, a draft LEP shall provide that,

- a. *New commercial or retail development shall not be established near the Pacific Highway if this proximity would be inconsistent with the objectives of this Direction*



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- b *Development with frontage to the Pacific Highway shall consider impact the development has on the safety and efficiency of the highway*
- c *For the purposes of this paragraph, "out-of-town" means areas which, prior to the draft local environmental plan, do not have an urban zone (eg "village", "residential", "tourist", "commercial", "industrial" etc) or are in areas where the Pacific Highway speed limit is 80km/hour or greater*

The draft LEP is consistent with the foregoing matters (a) and (b) and is therefore compliant with Section 117 Direction No. 7.

▪ **Section 117 Direction No. 14**

This Direction relates to Farmland of State and Regional Significance on the NSW Far North Coast.

Council advises that the subject land is classified as "Regionally Significant Farmland" for purposes of this Direction. With respect to that classification of farmland Direction No. 14 provides that,

*"(2) A draft local environmental plan shall not rezone land identified as "Regional Significant Farmland for urban or rural residential purposes."*

In this case, the draft LEP does not propose to rezone the land to which it applies. The zoning of Agricultural Protection 1(b2) is to be retained. The primary purpose of the draft LEP is to address a question of uncertainty as to whether the applicant's proposal is permitted within the zone. This would consequently facilitate consideration of the development application according to its merits. In this respect the draft LEP is consistent with Direction No. 14.

It is noted that the objectives of the Direction No.14 are,

- *To ensure that the best agricultural land will be available for current and future generations to grow food and fibre,*
- *To provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning,*
- *To reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas*

With respect to those objectives, it is important to be mindful of the fact that the proposal would be established and operated within the curtilage of the "Melaleuca Station" tourist facility which was approved on this site 14 years ago in 1992. The proposal would not therefore alienate any currently productive agricultural land nor create any potential land use conflicts.

We submit that the proposal is consistent with both the objectives and specific provisions of Section 117 Direction No.14.



3.

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Jim Glazebrook & Associates Pty Ltd  
Town Planners & Development Consultants

▪ **LEP Pro-Forma Evaluation Criteria**

With respect to the LEP pro-forma evaluation criteria it is commented as follows.

*Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800m of a transit node)?*

Yes. The draft LEP does not propose to rezone land. Its purpose is to address a question of uncertainty as to the permissibility of a development proposal so as to facilitate consideration of a development application according to its merits. It does not create any issues of strategic significance in a State or regional context.

*Will the LEP implement studies and strategic work consistent with State and regional policies and Ministerial (s 117) directions?*

The draft LEP is consistent with relevant Section 117 Directions (refer discussion above) and State/regional policies (refer S.E.E.)

*Is the LEP in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?*

No

*Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?*

The draft LEP will facilitate the generation of permanent employment (refer S.E.E.). It is expected that this facility will result in a net increase in employment over and above the current situation of about two (2) to three (3) jobs

*Will the LEP be compatible/complementary with surrounding land uses?*

The draft LEP does not propose to rezone land. The question of compatibility of the proposed use with surrounding land uses has been addressed in the context of Section 79C of the EP & A Act in the Statement of Environmental Effects. It is submitted that the proposal is compatible with surrounding land uses.

*Is the LEP likely to create a precedent, or create or change the expectations of the landowner or other landholders?*

Taking into account the site context of the proposed development, the primary purpose of the draft LEP and relevant merit considerations (EP & A Act Section 79C) the draft LEP is not likely to create a precedent or affect the expectations of the landowner or other landholders.

*Will the LEP deal with a deferred matter in an existing LEP?*

No



4.

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Jim Glazebrook & Associates Pty Ltd  
Town Planners & Development Consultants

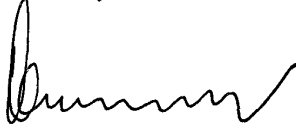


*Having the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these*

There are no other known spot rezoning proposals in the locality.

I trust this now satisfies your requirements and that the application can now proceed to statutory processing, assessment and determination.

Yours faithfully,



**Jim Glazebrook**  
**Director**

Beck-TSC 20 4 06



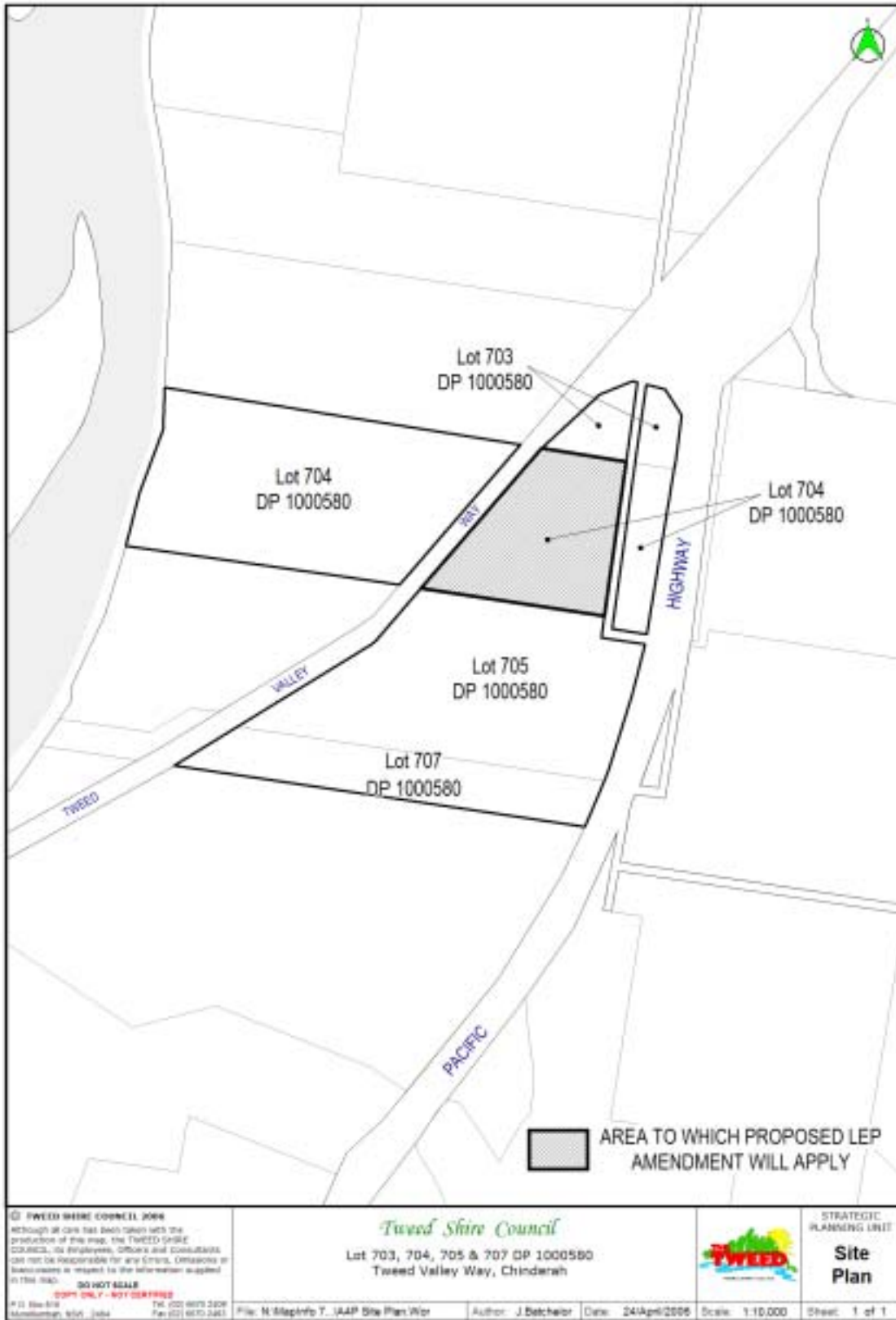
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Jim Glazebrook & Associates Pty Ltd  
Town Planners & Development Consultants

It is considered that the proposed change in Schedule 3 of Tweed Local Environmental Plan 2000 to include a mortuary/crematorium should only apply to the Melaleuca Station building and its curtilage. The Department of Planning will assess the application and the submission from the applicant in relation to the proposed amendment. The development application for the mortuary/crematorium will have to be considered on its merits having regard to any submissions received.

**SITE DIAGRAM:**



**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.



**Instructions to Users**

When notifying the Director-General under section 54(4) of the EP&A Act of a decision to prepare a draft local environmental plan, a council will need to complete the 'Section 54(4) Notification Advice' cover sheet and relevant 'LEP Pro-forma Evaluation Criteria' sheet depending on the category of LEP that is the subject of the section 54(4) notification.

**Section 54(4) Notification Advice  
Cover Sheet**

**LOCAL GOVERNMENT AREA:**

**NAME OF DRAFT LEP:**

**ADDRESS OF LAND (if applicable):**

**MAPS (if applicable):**

- Location map showing the land affected by the proposed draft plan in the context of the LGA (tagged 'location map')
- **Existing zoning** map showing the existing zoning of the site and surrounding land and **proposed zoning** change for the site/s (tagged 'comparative existing/proposed zoning')

**PHOTOS and other visual material (if applicable):**

- Aerial photos of land affected by the proposed draft plan
- Photos or plans showing relationship of land to which the plan will apply and surrounding land uses

**PURPOSE OF LEP:**

- Describe the **current** zoning / controls and **changes** proposed by the draft plan. For complex plans, a table or maps to explain changes should be attached
- Explain **why** it has been resolved to prepare the draft plan, i.e. what is triggering the need for the plan
- Provide compelling reasons, clearly stating the reasons for the proposed changes
- Details of any environmental study to be prepared
- Details of consultation procedures to be adopted in preparation of the plan

**JUSTIFICATION FOR LEP:**

This should cover matters such as:

1. Policy and strategic context
  - Consistency with State policy / council strategy
  - Public interest reasons for preparing the draft plan
  - Reference to studies and reports
2. Location context
  - Compatibility with surrounding zoning and land use patterns
3. Implications of not proceeding at that time

**EVALUATION AGAINST CRITERIA:**

- Provide evaluation against criteria in the relevant pro-forma as applicable to the LEP category

**LEP Pro-forma Evaluation Criteria**  
**Category 1: Spot Rezoning LEP**

1.	Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800m of a transit node)?  <i>Explain:</i>	Y/N
2.	Will the LEP implement studies and strategic work consistent with State and regional policies and Ministerial (s.117) directions?  <i>Explain:</i>	Y/N
3.	Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?  <i>Explain:</i>	Y/N
4.	Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?  <i>Explain:</i>	Y/N
5.	Will the LEP be compatible/complementary with surrounding land uses?  <i>Explain:</i>	Y/N
6.	Is the LEP likely to create a precedent; or create or change the expectations of the landowner or other landholders?  <i>Explain:</i>	Y/N
7.	Will the LEP deal with a deferred matter in an existing LEP?  <i>Explain:</i>	Y/N
8.	Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these	Y/N

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil

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**P4 [PD-PC] Development Application DA04/0517 for Multi Dwelling Housing Comprising Five (5) Dwellings at Lot 415 DP 755701, No. 75 Tweed Coast Road, Hastings Point**

**ORIGIN:**

**Development Assessment**

**FILE NO: DA04/0517 Pt2**

**SUMMARY OF REPORT:**

An application for a review of determination has been submitted in respect of Council's refusal determination of 6 July 2005. An Appeal to the NSW Land and Environment Court has been lodged concurrently with this application.

The review includes some minor amendments in response to the issues raised in the refusal notice.

This report assesses the review application and reiterates the original planning assessment that the proposal represents a good design response to the site and is suitable for conditional approval.

**RECOMMENDATION:**

**That: -**

- 1. The State Environmental Planning Policy No. 1 objections to Clause 32B of North Coast Regional Environmental Plan 1988 regarding the overshadowing of the adjoining reserve be supported and the concurrence of the Director-General of the Department of Planning be assumed.**
- 2. Development Application DA04/0517 for the demolition of the existing dwelling and erection of multi dwelling housing comprising five (5) dwellings at Lot 415 DP 755701, No. 75 Tweed Coast Road, Hastings Point be approved subject to the following conditions: -**

**GENERAL**

- 1. The development shall be completed in accordance with the Statement of Environmental Effects and Plan Nos P417DA01 Revision D, P417DA04 Revision E, P417DA05 Revision E, P417DA06 Revision D, P417DA07 Revision E prepared by Glen Petersen Architect and dated 18/08/2004, except where varied by these conditions.**

[GEN0010]

2. Approval is given subject to the location of, protection of, and/or any necessary modifications to any existing public utilities situated within the subject property.  
[GEN0030]
3. The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia.  
[GEN0120]
4. The erection of a building in accordance with a development consent must not be commenced until:
  - (a) a construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and
  - (b) the person having the benefit of the development consent has:
    - (i) appointed a principal certifying authority for the building work, and
    - (ii) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
  - (b1) the principal certifying authority has, no later than 2 days before the building work commences:
    - (i) notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
    - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
  - (b2) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
    - (i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and
    - (ii) notified the principal certifying authority of any such appointment, and
    - (iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspection and other inspections that are to be carried out in respect of the building work.  
[GEN0150]
5. Kerb and gutter will be required for the full frontage of the site to Coast Road. The kerb will need to be 6.5m from the existing centre line to kerb face. Detailed plans will need to be submitted for approval by the Director Engineering & Operations prior to issue of a construction certificate.  
[GENNS01]

6. The existing cycleway is to be saw cut and removed at the driveway entrance as the path is not reinforced. [GENNS01]
7. The proposed rendered block fence shown extending to the front property boundary will need to be stopped 5 metres from the boundary or lowered to comply with sight lines as per Australian Standards. [GENNS01]
8. All wastes shall be collected, stored and disposed to the satisfaction of the General Manager or his delegate. Wastes shall be presented at the kerb in a Council approved wheelie bin for collection. A screened, graded and drained bin storage area shall be provided within the boundary of the property. [GENNS01]
9. The site shall not be dewatered and acid sulfate soils shall not be exposed or disturbed. [GENNS01]
10. Wash water from the pervious car wash area shall not flow or percolate to any watercourse or stormwater drain. [GENNS01]
11. Lighting shall not be permitted to impact the amenity of any other premise. [GENNS01]
12. No roofing or shade structure shall be permitted on the roof terrace. [GENNS01]
13. Riparian vegetation shall not be removed or cut back. [GENNS01]
14. Stormwater runoff or wastewater shall not be permitted to discharge to Cudgera Creek. [GENNS01]
15. The use of EXTERNAL ground anchors, sheet piling or any other like method that extends beyond the property boundary is not permitted or approved by this consent, except where the written permission to carry out such works and the details of works have been submitted and approved with the Construction Certificate. Any such works proposed in Council's road reserve shall require the submission and approval of a separate s.138 application, which is to be accompanied with all necessary engineering detail to the satisfaction of Council's Director of Engineering and Operations. [GENNS01]
- 15a. No fences or other structures exceeding a height of 1.2 metres are to be erected on the site between the front boundary and the building for a distance of 6.0 metres.

16. Construction shall comply with AS3959 - 1999 level 3 'Construction of Buildings in bushfire prone areas'.  
[GENNS01]
17. The entire property shall be managed as an 'Inner Protection Area' as outlined within Section 4.2.2 in Planning for Bushfire Protection 2001.  
[GENNS01]
18. A 1.8 metre high radiant heat shield made of non-combustible materials shall be constructed along the full length of the western boundary adjacent to the hazard. A pedestrian access gate is to be provided along this boundary. Where steel cladding material is used; all posts and rails will be constructed from steel. The bottom of the fence is to be in direct contact with the finished ground level or plinth.  
[GENNS01]
19. Access to the rear of the property shall be provided for fire fighting purposes.  
[GENNS01]
20. Reticulated water supply shall comply with AS2419. Locations of fire hydrants are to be delineated by blue pavement markers in the centre of the road.  
[GENNS01]
21. All fencing shall be of non-combustible materials.  
[GENNS01]
22. Construction of the dwellings on the eastern and western aspects to comply with level 3 AS3959. Construction on the remainder of the dwelling to comply with table A3.3 of Planning of Bushfire Protection 2001.  
[GENNS01]

**PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

**23. Section 94 Contributions**

Payment of the following contributions pursuant to Section 94 of the Act and the relevant Section 94 Plan.

Pursuant to Clause 146 of the Environmental Planning and Assessment Regulations, 2000, 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.

**A CURRENT COPY OF THE CONTRIBUTION FEE SHEET ATTACHED TO THIS CONSENT MUST BE PROVIDED AT THE TIME OF PAYMENT.**

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

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

(a) Tweed Road Contribution Plan:	\$6,740
S94 Plan No. 4 (Version 4.0)	
Sector8a_4	
(b) Open Space (Structured):	\$1,770
S94 Plan No. 5	
(c) Open Space (Casual):	\$378
S94 Plan No. 5	
(d) Shirewide Library Facilities:	\$1,562
S94 Plan No. 11	
(e) Eviron Cemetery/Crematorium Facilities:	\$321
S94 Plan No. 13	
(f) Community Facilities (Tweed Coast - South)	\$2,336
S94 Plan No. 15	
(g) Emergency Facilities (Surf Lifesaving)	\$502
S94 Plan No. 16	
(h) Extensions to Council Administration Offices & Technical Support Facilities	\$3,543.76
S94 Plan No. 18	
(i) Cycleways	\$803
S94 Plan No. 22	
(j) Regional Open Space (Structured)	\$3,451
S94 Plan No. 26	
(k) Regional Open Space (Casual)	\$1,778
S94 Plan No. 26	

[PCC0215/PSC0175]

24. A certificate of compliance (CC) under Sections 305, 306 and 307 of the Water Management Act 2000 is to be obtained from Council to verify that the necessary requirements for the supply of water and sewerage to the development have been made with the Tweed Shire Council.

Pursuant to Clause 146 of the Environmental Planning and Assessment Regulations, 2000, a Construction Certificate shall NOT be issued by a Certifying Authority unless all Section 64 Contributions have been paid and the Certifying Authority has sighted Council's "Contribution Sheet" and a "Certificate of Compliance" signed by an authorised officer of Council.

Annexed hereto is an information sheet indicating the procedure to follow to obtain a Certificate of Compliance:

Water DSP6:	2.8 ET @ \$4230	\$11,844
Sewer Hastings Point:	3.75 ET @ \$2634	\$9,878

These charges to remain fixed for a period of twelve (12) months from the date of this consent and thereafter in accordance with the rates applicable in Council's adopted Fees and Charges current at the time of payment.

A CURRENT COPY OF THE CONTRIBUTION FEE SHEET ATTACHED TO THIS CONSENT MUST BE PROVIDED AT THE TIME OF PAYMENT.

Note: The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an Accredited Certifier.

- [PCC0265/PSC0165]
25. Waste material (soil, concrete, timber, masonry, steel and the like) generated by the development shall be disposed of in accordance with a Waste Management Plan which shall be submitted to and approved by the Director of Environment and Community Services PRIOR to the issue of a construction certificate.

The Plan shall specify how the waste is to be treated and/or where the waste is to be disposed of.

[PCC0130]

26. The footings and floor slab are to be designed by a practising Structural Engineer after consideration of a soil report from an accredited soil testing laboratory and shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a construction certificate.

[PCC0160]

27. Notwithstanding the issue of this development consent, separate consent from Council under Section 138 of the Roads Act 1993, must be obtained prior to any works taking place on a public road including the construction of new driveway access (or modification of access). Applications for consent under Section 138 must be submitted on Council's standard application form and be accompanied by the required attachments and prescribed fee.

[PCC0190]

28. Permanent Stormwater Quality Treatment

- (a) Permanent stormwater quality treatment shall comply with "*Tweed Urban Stormwater Quality Management Plan*" (adopted by Council 19 April 2000) section 5.5.3 "Stormwater Objectives During the Post Construction or Occupational Phase of Development" . New development is required to comply with table 5.4 of the plan and demonstrate compliance by modelling in accordance with section 5.5.4. Section 5.5.5 of the plan further advises that treatment that is in accordance with the "deemed to comply" provisions of *Appendix E - Tweed Shire Council, Aus-Spec D7 - Stormwater Quality* is deemed to comply with the objectives in 5.5.3.
- (b) Water sensitive design practices shall be adopted. Where it is practical, water quality features are to be designed into the land development site rather than rely on special end of pipe devices to strip pollutants and nutrients from stormwater prior to discharge. Typical water quality features that can be designed into the site development include use of porous pavements, directing runoff over filter strips or grass swales in landscaped areas, utilising landscaping as an integral part of stormwater quality management, maximising use of infiltration and stormwater reuse (eg. Rainwater tanks). These features can be complemented by site management practices which minimise creation of stormwater pollutants and nutrients and provide for appropriate operation, cleaning and maintenance of water quality control devices.
- (c) The Construction Certificate Application must include a detailed stormwater management plan (SWMP) for the occupational or use stage of the development, prepared in accordance with Section D7.07 of *Tweed Shire Council Aus-Spec D7 - Stormwater Quality*.
- (d) Specific Requirements  
Stormwater quality control measures shall be implemented in accordance with Cozens Regan Williams Prove Drawing No. P.11.15 - Sk.2 (Issue C, dated 02/05), or subsequent amended versions approved by Council officers, unless otherwise directed by these consent conditions.

[PCC0230]

29. A construction certificate application for works that involve any of the following:-
- connection of a private stormwater drain to a public stormwater drain
  - installation of stormwater quality control devices
  - erosion and sediment control works

will not be approved until prior separate approval to do so has been granted by Council under section 68 of the Local Government Act 1993.

Applications for these works must be submitted on Council's standard s68 stormwater drainage application form accompanied by the required attachments and the prescribed fee.

[PCC0240]

30. Erosion and Sediment Control During the Construction Phase of Development
- (a) Construction phase stormwater quality treatment (erosion and sediment control) shall be designed and constructed in accordance with detailed engineering plans to be submitted and approved with the Construction Certificate. 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 (if required) has been released.
- (b) The Construction Certificate Application must include a detailed erosion and sediment control plan (ESCP) for the construction phase of development, prepared in accordance with Section D7.07 of *Tweed Shire Council Aus-Spec D7 - Stormwater Quality*.

[PCC0320]

31. Design of all filling and/or retaining works on the site must address drainage of the site as well as any existing stormwater flows onto or through the site, and the likely impact on stormwater drainage in the locality. Where necessary, perimeter drainage must be installed to prevent ponding of stormwater on adjoining land. Drainage must be installed and operational prior to commencement of any building work.

[PCCNS01]



32. The basement car parking is to be protected against the inflow of water from Tweed Coast Road during storm events up to the ARI 100 year storm. This protection must be provided by construction of a permanent bund and appropriate driveway formation, not by mechanical means.  
[PCCNS01]
33. Stormwater infrastructure works within Council's Road Reserve and Council's Coastal Reserve, shall be implemented in accordance with Cozens Regan Williams Prove Drawing No. P.11.15 - Sk.2 (Issue C, dated 02/05), or subsequent amended versions approved by Council officers, unless otherwise directed by these consent conditions. Full engineering details of the external drainage system, including sizing of the infiltration area, shall be provided with the Construction Certificate application, and associated s68 and s138 applications.  
[PCCNS01]
34. Council's cycleway and road infrastructure must be fully reinstated to Council standards following construction and connection of the external drainage system. The concrete cycleway is to be saw cut to facilitate the construction of the system connection.  
[PCCNS01]
35. Plans of all works within Council's Coastal Reserve shall be accompanied by rehabilitation/ revegetation plans to be implemented within all areas disturbed by the works, to the satisfaction of Council's Director of Engineering & Operations.  
[PCCNS01]
36. The works shall at no time impose service interruptions on the sewer rising main located within the adjacent road reserve (Tweed Coast Road).  
[PCCNS01]
37. Prior to the commencement of any demolition works all house drainage connections are to be suitably capped off by a licenced plumber and an inspection of the work obtained from Council.  
[PCW0300]
38. Prior to the commencement of works sedimentation and erosion control measures shall be installed to the satisfaction of the Director of Environment and Community Services.  
[PCWNS01]
39. A detailed plan of landscaping is to be submitted and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate.  
[PCC0585]

**PRIOR TO COMMENCEMENT OF WORK**

40. Please note that while the proposal, subject to the conditions of approval, may comply with the provisions of the Building Code of Australia for persons with disabilities your attention is drawn to the Disability Discrimination Act which may contain requirements in excess of those under the Building Code of Australia. It is therefore recommended that these provisions be investigated prior to start of works to determine the necessity for them to be incorporated within the design.

[PCW0010]

41. All cut or fill on the property is to be battered at an angle not greater than 45° within the property boundary, stabilised to the satisfaction of the Principal Certifying Authority and provided with a dish drain or similar at the base or otherwise retained to the satisfaction of the Principle Certifying Authority. All retaining works shall be completed to the satisfaction of the Principal Certifying Authority prior to start of building work. Please note timber retaining walls are not permitted.

Note: All cut and or fill must comply with DCP 47. The top of any battered cut, toe or battered fill and the face of any retaining wall structure supporting cut or fill cannot be closer that 900mm to the boundary where the overall height at any point exceeds 500mm.

[PCW0040]

42. A temporary builder's toilet is to be provided prior to commencement of work at the rate of one (1) closet for every twenty (20) persons or part of twenty (20) persons employed at the site. Each toilet provided must be:-
- (a) a standard flushing toilet connected to a public sewer, or
  - (b) if that is not practicable, an accredited sewage management facility approved by the council, or
  - (c) if that is not practicable, any other sewage management facility approved by the council.

[PCW0060]

43. Where prescribed by the provisions of the Environmental Planning and Assessment Amendment (Quality of Construction) Act 2003, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

[PCW0070]

44. It is a condition of this approval that, if an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made must comply with the following:
- i. The person must, at the person's own expense:
    - a. preserve and protect the building from damage; and
    - b. if necessary, underpin and support the building in an approved manner.
  - ii. The person must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars to the owner of the proposed work.

[PCW0080]

45. 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.

[PCW0090]

46. Prior to commencement of work on the site all erosion and sedimentation control measures are to be installed and operational to the satisfaction of the Principal Certifying Authority. In addition to these measures an appropriate sign is to be clearly displayed on the most prominent position of the sediment fence or erosion control device which promotes awareness of the importance of the erosion and sediment controls provided.

Please note that this sign is to remain in position for the duration of the project.

[PCW0280]

47. Residential building work:
- (1) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
    - (a) in the case of work for which a principal contractor is required to be appointed:
      - (i) in the name and licence number of the principal contractor, and
      - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,

- (b) in the case of work to be done by an owner-builder:
  - (i) the name of the owner-builder, and
  - (ii) if the owner-builder is required to hold an owner builder permit under that Act, the number of the owner-builder permit.
- (2) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (1) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

[PCW0290]

## DURING CONSTRUCTION

- 48. 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).

[DUR0010]
- 49. Where the construction work is on or adjacent to public roads, parks or drainage reserves the development shall provide and maintain all warning signs, lights, barriers and fences in accordance with AS 1742.3-2202 (Manual of Uniform Traffic Control Devices). The contractor or property owner shall be adequately insured against Public Risk Liability and shall be responsible for any claims arising from these works.

[DUR0040]
- 50. The provision of nine (9) off street car parking spaces. Two (2) spaces are to be nominated for visitor use and signposted accordingly. The layout and construction standards to be in accordance with Development Control Plan No. 2 - Parking Controls.

[DUR0050]
- 51. The builder must provide an adequate trade waste service to ensure that all waste material is contained, and removed from the site for the period of construction.

[DUR0080]
- 52. A garbage storage area shall be provided in accordance with Council's "Code for Storage and Disposal of Garbage and Other Solid Waste".

[DUR0090]

53. All demolition works are to observe the guidelines set down under the Environment Protection Authority publication "A Renovators Guide to the Dangers of Lead" and the WorkCover guidelines on working with and handling of asbestos.  
[DUR0100]
54. Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.  
[DUR0130]
55. All demolition work is to be carried out in accordance with the provisions of Australian Standard AS 2601 "The Demolition of Structures" and to the relevant requirements of the WorkCover Authority.  
[DUR0160]
56. The principal certifying authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the principal certifying authority via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.  
[DUR0170]
57. It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied.  
[DUR0200]
58. a. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.  
b. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.  
[DUR0210]
59. If the work involved in the erection or demolition of a building:
- a. is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
  - b. building involves the enclosure of a public place,
- a hoarding or fence must be erected between the work site and the public place.
- If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

**The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.**

**Any such hoarding, fence or awning is to be removed when the work has been completed.**

[DUR0220]

- 60. Ensure adequate turfed area, or other suitable media, is incorporated and maintained into the proposed landscape of the property for use as a car wash-down area.**

[DUR0230]

- 61. Provision to be made for the designation of a durable and pervious car wash-down area/s. The area/s must be identified for that specific purpose and be supplied with an adequate water supply for use within the area/s. Any surface run-off from the area must not discharge directly to the stormwater system.**

[DUR0240]

- 62. All surface water collected from hard stand parking areas to be directed to Council approved pre-treatment facilities before discharge to approved discharge locations. Stormwater from covered or enclosed carpark areas shall not be discharged to the public sewer unless approved treatment facilities have been provided. Details are to be submitted to and approved by the Director of Environment and Community Services prior to installation**

[DUR0670]

- 63. Suitable covering and protection is to be provided to ensure that no material is removed from the site by wind, causing nuisance to neighbouring properties.**

[DUR0850]

- 64. 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.**

[DUR0870]

- 65. All necessary precautions shall be taken to minimise impact from dust during filling operations from the site and also from construction vehicles.**

[DUR0880]

- 66. 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 or public holidays.**

[DUR0900]

67. 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.
  - 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.
- [DUR0910]
68. The use of vibratory compaction equipment (other than hand held devices) within 100m of any dwelling house is strictly prohibited.
- [DUR0920]
69. Prior to and during construction provide a "shake down" area along the haul route located immediately before the intersection with the road reserve. The "shake down" area is to be 10 metres long, minimum 3.0 metres wide, constructed of minimum 50mm diameter crushed rock; or other such device approved by the Director, Engineering & Operations.
- [DUR0930]
70. The burning off of trees and associated vegetation felled by clearing operations or builders waste is prohibited. All such materials should be chipped on site and used in landscaping unless it is not possible due to size, non suitability of the material or some other limitation, in which case the material will be disposed of at Council's Stotts Creek depot.
- [DUR1015]
71. The wall and roof cladding is to have low reflectivity where they would otherwise cause nuisance to the occupants of the buildings with direct line of sight to the proposed building.
- [DUR0960]
72. All practicable measures must be taken to prevent and minimise harm to the environment as a result of the construction, operation and, where relevant, the decommissioning of the development.
- [DUR0980]

73. All new residential dwellings (and extensions comprising over 50% of the original floor area) are to fully comply with Councils Energy Smart Housing Policy (DCP39). In order to comply with DCP39 consideration must be given to the building envelope, orientation, insulation, ventilation, thermal mass and zoning. [DUR1000]
74. Council is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:
- a. internal drainage, prior to slab preparation;
  - b. water plumbing rough in, and/or stackwork prior to the erection of brick work or any wall sheeting;
  - c. external drainage prior to backfilling.
  - d. completion of work and prior to occupation of the building. [DUR1020]
75. A. A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.  
B. The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the NSW Code of Practice for Plumbing and Drainage. [DUR1030]
76. An isolation cock is to be provided to the water services for each unit in a readily accessible and identifiable position. [DUR1040]
77. Dual flush water closet suites are to be installed in accordance with Local Government Water and Sewerage and Drainage Regulations 1993. [DUR1090]
78. Back flow prevention devices shall be installed wherever cross connection occurs or is likely to occur. The type of device shall be determined in accordance with AS 3500.1 and shall be maintained in working order and inspected for operational function at intervals not exceeding 12 months in accordance with Section 4.7.2 of this Standard. [DUR1110]
79. Overflow relief gully is to be located clear of the building and at a level not less than 150mm below the lowest fixture within the building and 75mm above finished ground level. [DUR1130]



- 80. All new hot water installations shall deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding:-**
- \* 43.5<sup>0</sup>C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and**
  - \* 50<sup>0</sup>C in all other classes of buildings.**

**A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works.**

[DUR1160]

- 81. 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.**
  - 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.**

[DUR1200]

- 82. 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, Engineering & Operations prior to the issue of a Subdivision Certificate and/or prior to any use or occupation of the buildings.**

[DUR1210]

- 83. Landscaping of the site shall be carried out in accordance with the approved landscaping plans. The landscaping to be completed prior to occupation of the building, to the satisfaction of the Director, Development Services.**

[DUR1230]

- 84. A person must not commence occupation or use of the whole or any part of a new building (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units).**

[POC0030]

85. The building is not to be occupied or a final occupation certificate issued until a fire safety certificate has been issued for the building to the effect that each required essential fire safety measure has been designed and installed in accordance with the relevant standards.

[POC0050]

86. Prior to the occupation or use of any building and prior to the issue of any occupation certificate, including an interim occupation certificate, a final inspection report is to be obtained from Council in relation to the plumbing and drainage works.

[POC0170]

87. Prior to occupation of the building the property street number is to be clearly identified on the site by way of painted numbering on the street gutter within 1 metre of the access point to the property.

The street number is to be on a white reflective background professional painted in black numbers 100mm high.

On rural properties or where street guttering is not provided the street number is to be readily identifiable on or near the front entrance to the site.

For multiple allotments having single access points, or other difficult to identify properties, specific arrangements should first be made with Council and emergency services before street number identification is provided.

The above requirement is to assist in property identification by emergency services and the like. Any variations to the above are to be approved by Council prior to the carrying out of the work.

[POC0180]

88. Prior to the issue of an occupation certificate, a "satisfactory inspection report" issued by Council must be produced for s68h2 permanent stormwater quality control devices. This inspection report must be obtained from Council prior to backfilling of any of the s68h2 approved devices.

[POCNS01]

#### **PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

89. 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 and conditions of Consent.

[POC0020]

**USE**

90. The use being restricted to the floor area designated on the approved plan. [USE0010]
91. The premises shall be suitably identified by Unit No. (where appropriate) and Street Number displayed in a prominent position on the facade of the building facing the primary street frontage, and is to be of sufficient size to be clearly identifiable from the street. [USE0040]
92. All trade materials, product and plant to be kept within confines of the building at all times. [USE0120]
93. 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. [USE0160]
94. All activities associated with the occupancy of the building are to comply with the Protection of the Environment Operations Act, 1997. [USE0170]

**REPORT:**

**Applicant:** Detabo Pty Ltd  
**Owner:** Detabo Pty Ltd  
**Location:** Lot 415 DP 755701 No. 75 Tweed Coast Road, Hastings Point  
**Zoning:** 2(b) Medium Density Residential  
**Cost:** \$1,500,000

**BACKGROUND:**

A review of determination application and a Class 1 Appeal to the NSW Land and Environment Court have been lodged concurrently in respect of a 3 storey, 5 unit residential flat building at the above premises.

Council refused the Development Application at its meeting of 6 July 2005 citing the following grounds: -

- "1. Pursuant to Section 79C(1)(a)(iii) the development does not comply with Development Control Plan No 6 - Multi Dwelling Housing Section 3.1.3, as it provides for a 40m<sup>2</sup> shortfall in landscaping area.*
- 2. Pursuant to Section 79C(1)(a)(iii) the development does not comply with Development Control Plan No 6 - Multi Dwelling Housing Section 3.3.1(A1), as it encroaches the acceptable solution example of a building envelope.*
- 3. Pursuant to Section 79C(1)(a)(iii) the development does not comply with Development Control Plan No 6 - Multi Dwelling Housing Section 3.1.3(A1), as its floor space ratio of 0.86:1 is greater than the 0.5:1 acceptable solution example.*
- 4. Pursuant to Section 79C(1)(b) the development casts shadow over the neighbouring property.*
- 5. Pursuant to Section 79C(d) public submissions have been received raising concern with the overshadowing, building scale, privacy, stormwater and general appropriateness of three storey development in this location.*
- 6. In accordance with Section 54 of the Environmental Planning and Assessment Act, 1979 that a draft amendment to Tweed LEP 2000 be prepared to amend the height limit for all the existing allotments south of Cudgera Creek at Hastings Point."*

It should be noted from the above that Point 6 was a resolution to amend the Tweed LEP 2000 building heights map. It is understood that the draft Plan, which is aimed at reducing the number of storeys from the present 3 to 2 has passed through the Department of Planning's LEP Review Panel. A s 65 Certificate is to be sought from the Department on once the advertising material has been prepared.

For the purposes of the review of determination the draft Plan is neither certain nor imminent, consequently it should not be given determining weight.

The review of determination is accompanied with relatively minor design alterations. This report aims to compare the amended and refused design and recommend on its suitability. It should be noted that Council's Planning Unit recommended approval of the application in its Planning Committee Report of 1 June 2005, which is attached.

Amendments to the development design include a reduction in the size and allocation of terrace areas and balconies, increased area of landscaping and minor alterations to the roof and facades. A revised SEPP 1 objection addressing overshadowing inconsistency with cl 32B of the North Coast Regional Environmental Plan is also provided.

Like the original application there are minor variations to the acceptable solutions provided in Development Control Plan No. 6 – Multi Dwelling Housing, comprising the building height envelope and floor space ratio. By way of background it should be noted that adoption of the DCP's example "acceptable solution" provisions are optional. This review, like that of the original application, has been assessed objectively on a performance basis. The other elements of the DCP have been referred to as a guide only.

The review was publicly advertised for a period of two weeks. During the exhibition period a total of eight submissions were received, issues raised are essentially the same as those reported on in the Council Planning Report of 1 June 2005.

Provided below is a copy of the amended development plans however, reference to the file copy may be required.

50%  
OF ORIGINAL  
SCALE

1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

2. CONSTRUCTION OF WALLS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.

3. CONSTRUCTION OF ROOF TO BE TO FACE UNLESS OTHERWISE SPECIFIED.

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20. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



PROPOSED RESIDENTIAL  
UNITS DEVELOPMENT

client:  
DETABO PTY LTD

location:  
75 COAST ROAD  
HASTINGS POINT

drawing title:  
SHADOWS DIAGRAM PLAN

DATE:  
22/05/06

SCALE:  
50% OF ORIGINAL SCALE

DATE:  
22/05/06


PROJECT NO:  
P417

REVISED BY:  
RC

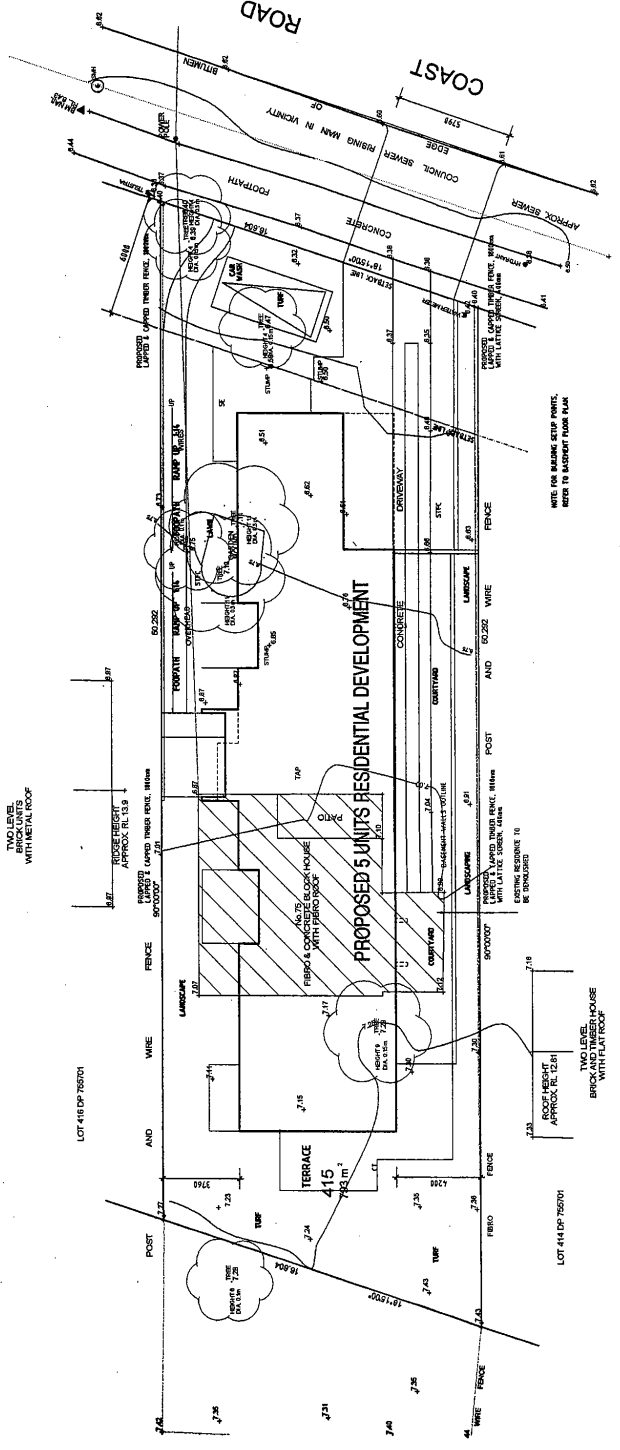
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22/05/06

SCALE:  
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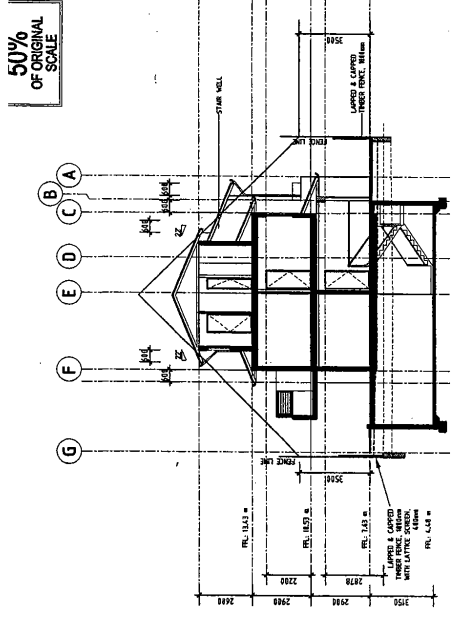
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30% OF ORIGINAL SCALE

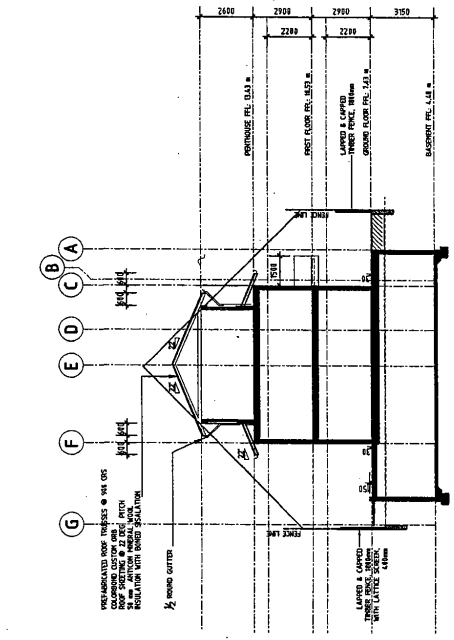


SITE PLAN  
SCALE 1:100

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SECTION 3 - 3  
SCALE 1:50



SECTION 1 - 1  
SCALE 1:50

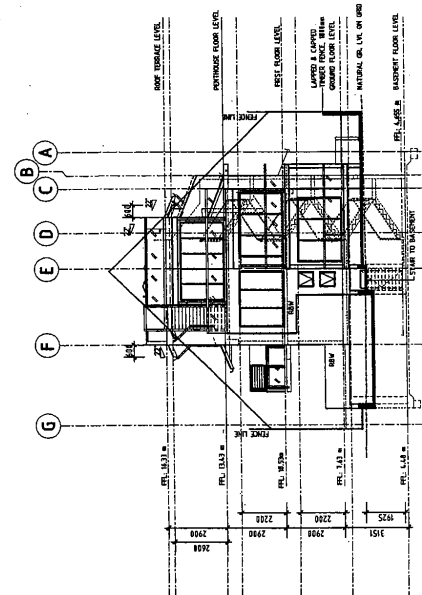
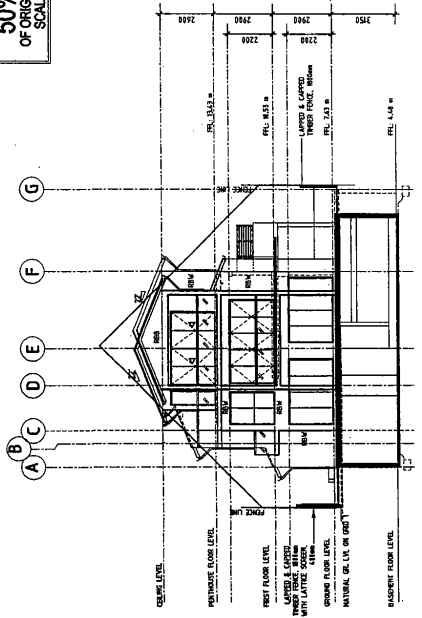
NOTE :- SECTION 2 NOT AVAILABLE





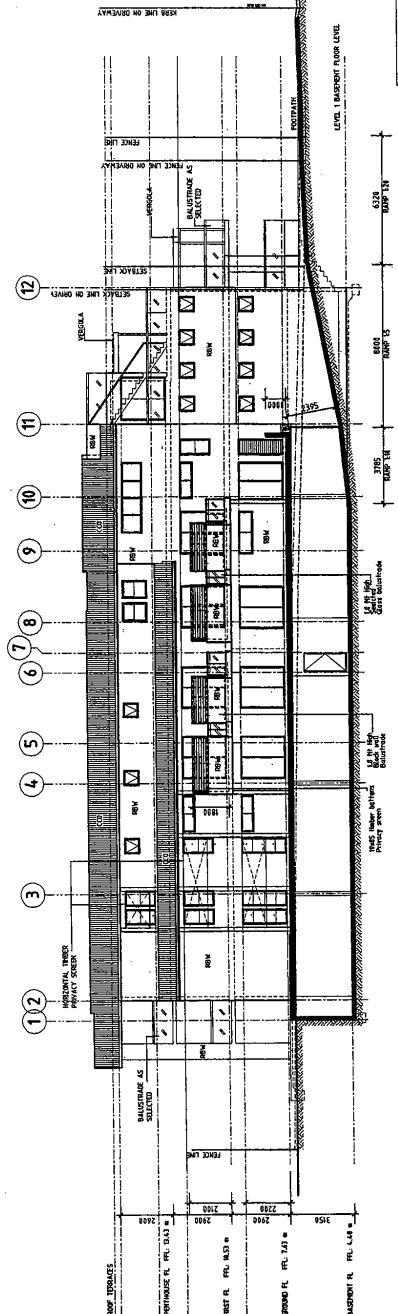
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50% OF ORIGINAL SCALE



WESTERN ELEVATION  
SCALE 1/8" = 1'-0"

EASTERN ELEVATION  
SCALE 1/8" = 1'-0"



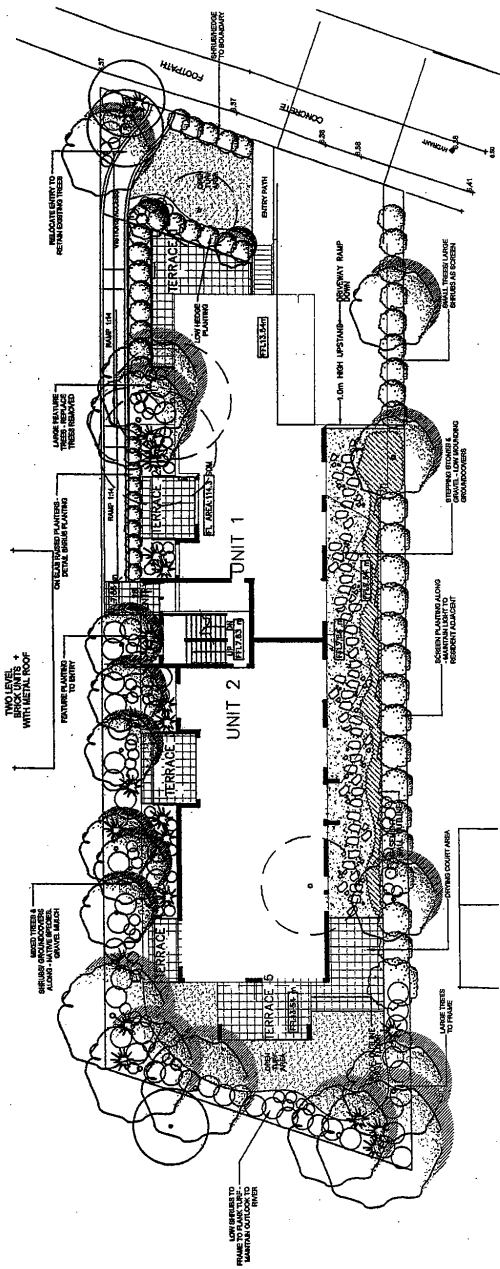
SOUTHERN ELEVATION - SECTION A-A  
SCALE 1/8" = 1'-0"

FINISHING SCHEDULE

INT	INTERIOR
EXT	EXTERIOR
CS	CONCRETE
PF	PAINT FINISH
TF	TIMBER FINISH
PL	PLASTERBOARD

LEGEND

[Symbol]	Concrete
[Symbol]	Asphalt
[Symbol]	Grass
[Symbol]	Planting Area
[Symbol]	Water Feature
[Symbol]	Path
[Symbol]	Structure
[Symbol]	Boundary
[Symbol]	Other



**INDICATIVE PLANT SCHEDULE**

Code	Common Name	Notes
10-15m	... ..	...
5-10m	... ..	...
2-4m	... ..	...
1-2m	... ..	...
0-1m	... ..	...
0-0.5m	... ..	...
0-0.2m	... ..	...

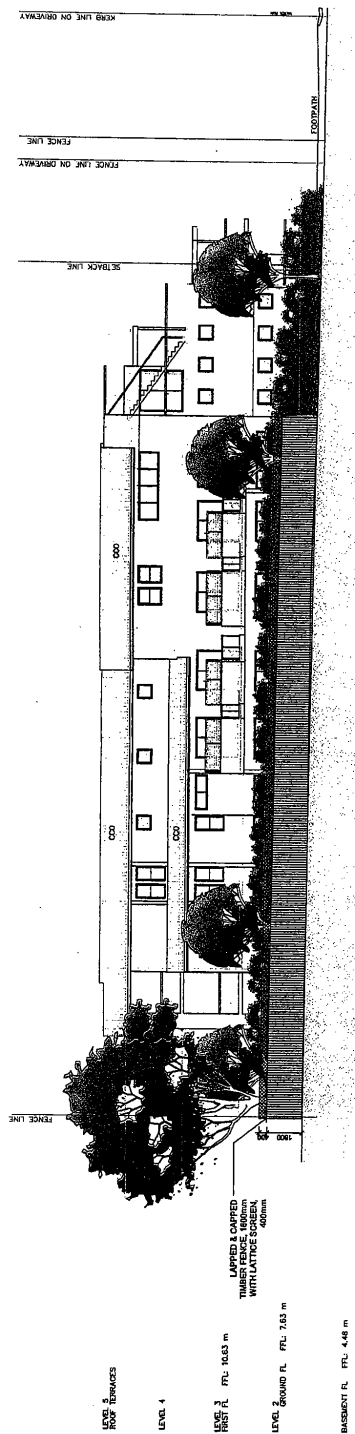
**taylor brammer**  
ARCHITECTS

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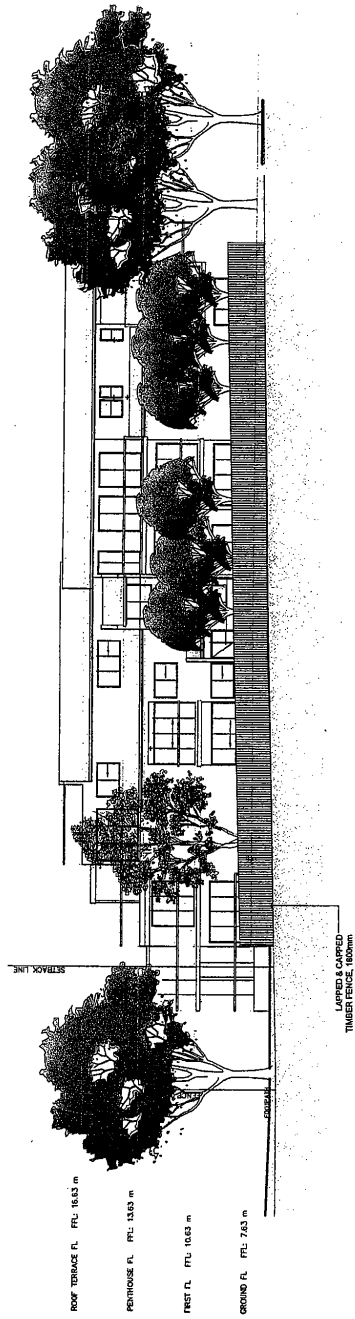
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**SOUTH ELEVATION** scale 1:100



**NORTH ELEVATION** scale 1:100

**taylor hammer**  
ARCHITECTS

Professional Members:  
Taylor Hammar Architects  
155 St. Johns Street, Newcastle NSW 2300  
Ph: (02) 490 0999 Fax: (02) 490 0998  
www.taylorhammer.com.au

Principal: **ARON TAYLOR**  
Principal: **CHRISTINA HAMMAR**

PROJECT NO: **LA02/06/007**  
DATE: **15/05/06**

PROJECT TITLE: **LANDMARK HOTEL**

ARCHITECT:  
Scale: **1:100**

DATE: **15/05/06**

PROJECT NO: **LA02 A**

PROJECT TITLE: **LANDMARK HOTEL**

DATE: **15/05/06**

PROJECT TITLE: **LANDMARK HOTEL**

DATE: **15/05/06**

PROJECT TITLE: **LANDMARK HOTEL**

DATE: **15/05/06**

PROJECT TITLE: **LANDMARK HOTEL**

DATE: **15/05/06**

**SITE DIAGRAM:**



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

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

Tweed Local Environmental Plan 2000

The subject land is zoned 2(b) Medium Density Residential under the Tweed LEP 2000. The primary objective of the zone is to provide for and encourage development for the purpose of medium density housing that achieves good urban design outcomes. A secondary objective includes discouraging the under-utilisation of land for residential purposes. The proposed development is consistent with the zone objectives.

North Coast Regional Environmental Plan 1988 / State Environmental Planning Policy No 1 – Development Standards

As with the original application the review also has shadow that encroaches into adjacent foreshore land.

The building design maintains a degree of overshadowing both before 3pm midwinter and 7pm midsummer. The applicant has included a revised SEPP 1 objection contending that non-compliance with the standard should be supported for the following reasons:

*Firstly, the proposal will result in only 25m<sup>2</sup> of additional overshadowing of the Tweed Coast Road Reserve. This minor overshadowing is considered to be insignificant in comparison to the overall size of the Reserve, which has a depth of approximately 150m and a distance of approximately 1.5km.*

*Secondly, the overshadowing of the bushland will occur for a short period of the day, which will not adversely affect the bushland. No additional overshadowing is likely to occur before 3pm midwinter.*

*Finally, the bush nearest to the road reserve comprises relatively small trees, shrubs and weeds and has limited scenic value. This area is not currently utilised for the purposes of active or passive recreation.*

*[I]n this instance compliance with the standard would be unnecessary and unreasonable. The site is zoned Residential 2(b) under the Tweed Local Environmental Plan (LEP) 2000. The 2(b) zone permits development for the purpose of residential flat buildings and the maximum height limit is three (3) storeys. In light of this, and given that the site is in an established urban area, it is our opinion that it would be unreasonable to expect the proposed development not to cast any shadow over Tweed Coast Reserve.*

The conclusions found in the applicant's submission are generally concurred with. In this instance the State Environmental Planning Policy No. 1 objection to Clause 32B of North Coast Regional Environmental Plan 1988 regarding the overshadowing of the adjoining reserve should be supported and the concurrence of the Director-General of the Department of Planning be assumed.

State Environmental Planning Policy No. 65 – Residential Flat Development

Clause 30 of SEPP No. 65 requires the consent authority to consider each of the ten (10) design quality principles when determining a development application for a residential flat building.

The applicant provided a comprehensive assessment of the proposal against the relevant design quality principles in the original application. The amended development plans have been considered against the applicant's earlier submission and the SEPP criteria. The amended design is also of a satisfactory standard that will provide a positive contribution. It will also provide a benchmark for future development in the area.

State Environmental Planning Policy No. 71 – Coastal Protection

The original application required referral to the Department of Planning as per the policy. The Department did not consider that a role in the application was necessary. The review does not require referral. However, the application has been assessed against the Clause 2 'Aims' and Clause 8 'Matters for consideration' as satisfactory.

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

Draft Environmental Planning Instrument No. 81 – Heights of buildings, Hastings Point

As referred to above, Council at its meeting of 5 July 2005 resolved to prepare a draft LEP. This process has been commenced however, the Plan is neither certain nor imminent.

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

Development Control Plan No. 2 – Site Access and Parking

The review documentation maintains consistency with the provisions of the DCP for multi dwelling housing, as detailed by the following table:

Standard	Requirement	Proposal	Complies
On site car parking	1.5 spaces per dwelling = 7.5 spaces  * Council has adopted a policy whereby 25% of spaces within unit developments be allocated as visitor parking.	9 car parking spaces.  This number allows the allocation of one (1) space per unit with four (4) remaining for visitor parking.	<b>YES</b>  It will be a condition of consent that a minimum of two (2) spaces be designated for visitor purposes.

Development Control Plan No. 6 – Multi Dwelling Housing

The acceptable example solutions, which have been uses as guide, of DCP 6 are provided in the following table:

Standard	Requirement	Variation/complies
Floor Space Ratio	0.5:1.0	The gross floor area (GFA) of the units excluding the basement is 660.7m <sup>2</sup> . The site area is 793m <sup>2</sup> . The floor space ratio is 0.83:1  NO*
Landscaped Area	80m <sup>2</sup> per unit = 400m <sup>2</sup>	The proposed development provides 401.77m <sup>2</sup> of landscaping at ground level.  YES*
Setbacks from street boundary	6.0m from Tweed Coast Road to the main wall of the building.  Open balconies are allowed to encroach to within 3m.	6.0m  No open balconies within front building line.  YES
Side setbacks	3.0m	Northern boundary – 3.76m  Southern boundary – 4.2m  Western boundary – 5.5m  YES



Standard	Requirement	Variation/complies
Front fences and walls	1.2m max	No front fence is proposed.  However it is sought to include a 2.2m timber and lattice fence along the southern boundary and a 1.8m timber fence on the northern boundary. These require variations to the DCP and Council's building line policy.  NO*
Building Envelope	45° from 3.5m high at the boundary	NO*
Minimum Private Open Space	20% of site area 158.6m <sup>2</sup> = 31.72m <sup>2</sup> per dwelling  Minimum dimension of 3m	Approx 231.25m <sup>2</sup> Unit 1 requires slight variation having terrace areas equating to 26.2m <sup>2</sup>  Minimum dimension of 3m NO*

### Floor Space Ratio

It has been generally accepted that the FSR acceptable solution of 0.5:1 should not be applied to developments above 2 units within the 2(b) zone, as it renders development either uneconomical or undesirable. A floor space ratio of 0.83:1 is low compared to many other like developments in the Shire. It is supported for the following reasons:

- The design elements have allowed a building that shows appropriate regard to existing development.
- A lesser development of the site would, having regard to the zone objectives, constitute under utilisation of the site and would be contrary to Objects of the Environmental Planning and Assessment Act 1979.
- Appropriate setbacks have been incorporated between the building and adjacent properties in order to minimise amenity impacts.
- Landscaping and open space have been appropriately designed and incorporated that provide a high level of functional amenity with minimal external impact.

- A preliminary analysis of several like buildings revealed that developments approved in Kingscliff had an average FSR of approximately 1.5:1 whilst Cabarita has an average of 0.95:1. This development by contrast (0.83:1) has had a genuine attempt at minimising the building size, whilst still maintaining a desirable design.

#### Landscaped Area

A redesign of courtyard areas and terraces has led to an increase in landscaping. The development is identified as complying with the DCP 6 acceptable example solution criteria.

#### Front fences and walls

No front fences or walls were proposed as part of the development, the review application has included a 2.2 metre timber and lattice fence along the southern boundary and a 1.8 metre timber fence along the northern boundary. The fencing will provide additional screening and privacy between the properties and is consistent with the DCP objectives.

No issues are raised to the fencing, except that the first 6-metres (building line) is to be reduced to 1.2m so as to maintain a consistent street frontage. A condition of consent is proposed.

#### Building envelope

The review application includes amendments in the size of balcony areas for the development. To some extent this has allowed a reduction in the amount of encroachments to the acceptable example solution for a building envelope however there remain some minor encroachments in the following areas:

##### *Eastern elevation*

- Penthouse living room,
- Stairs leading and unroofed terrace (allowed encroachment under DCP)

##### *Western elevation*

- Small component of penthouse living room
- Penthouse decks

##### *Western side of southern elevation*

- Roof

While the eastern and western elevation maintain similar encroachments to the original, reductions in the review application minimise significantly the amount of encroachment on the southern elevation.

On a performance basis the proposal responds well to the site, is neither excessively tall nor bulky, and provides a positive density solution.

Private open space

The application has included deck and terrace amendments, as previously indicated, to allow a greater allocation of landscaping area. The provision of private open space majority complies with the 20% acceptable solution however unit 1 has a shortfall of 5.52m<sup>2</sup>, which is negligible when weighed against its obvious functionality. The following table provides a comparative analysis of the original and amended design:

Unit	Original (m <sup>2</sup> )	Review (m <sup>2</sup> )	Variation
1	31.2	26.2	16% decrease
2	39.9	43.95	10.15% increase
3	46.3	35.5	23.33% decrease
4	62.1	37.3	39.94% decrease
Penthouse	141.91	88.3	37.77% decrease
<b>Total</b>	<b>321.41</b>	<b>231.25</b>	<b>28.05% decrease</b>

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

Satisfactory

**(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 is not likely to have significant long-term impacts on the natural and built environment, socially or economically in the locality.

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

The site is suitable for the development.

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

The review application was publicly advertised from 1 to 15 March 2006, with eight submissions received. No new issues have been raised over those considered in the original application. All of the submissions have been taken into consideration in the assessment of this application, and do not require further commentary in this report.

**(e) Public interest**

It is noted that submissions have been received from neighbouring residents however, the issues raised are not of such magnitude to warrant the refusal or significant amendment to this proposal. The building represents a quality design response to the site and it is not contrary to the public interest.

**OPTIONS:**

1. Resolve to approve the amended application subject to the conditions attached to this report.
2. Resolve not to support the application and advise Council's Solicitors to engage the services of a suitably qualified Town Planning consultant to defend the appeal in the NSW Land and Environment Court proceedings.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Should this matter proceed under Appeal substantial costs will be incurred in defending Council's determination.

**POLICY IMPLICATIONS:**

Nil.

**CONCLUSION:**

The review application has been assessed as satisfying Council's Local Environment Plan and relevant Development Control Plans. The site is suitable for the development and is not likely to cause significant long-term impacts to the surrounding built and natural environment. Generally, the development has been assessed as comprising a good design response to the site and its locality and is recommended for conditional approval.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "non confidential" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

1. Council Report of 1 June 2005 (DW 1208591)
  2. (Confidential) Floor Plans (DW 1371534)
-

**P5 [PD-PC] Class 1 Appeal - Deemed Refusal of DA04/1058 for a 45 Lot Subdivision Comprising 36 Urban Residential Lots & 9 Rural Residential Lots at Lot 1 DP302949, Lot 1 DP725165, Lot 5 DP574986 & Lot 2 DP30714 Nos. 38-142 McAllisters Road, Bilambil Heights**

**ORIGIN:**

**Development Assessment**

**FILE NO: DA04/1058 Pt5**

**SUMMARY OF REPORT:**

This development application by Masterbuilt Pty Ltd was the subject of a deemed refusal Class 1 Appeal to the Land and Environment Court and was last reported to a Council meeting on 5 October 2005. At that meeting it was resolved that: -

- "1. Council determines whether the Section 64 water and sewerage charges and Section 94 Administration and Surf Lifesaving charges be applied at the rates in the adopted 2005-2008 Management Plan.*
- 2. Council's Solicitors be directed to enter into consent orders approving the application in accordance with the recommended conditions of consent which include: - a new condition regarding cut and fill; a new condition with regard to Section 94 contribution plan for Tweed Road Contribution Plan; and the calculated amount of the Section 64 water and sewerage and Section 94 administration and surf lifesaving charges as determined by Council in (1) above".*

In accordance with Part 2 of the resolution 84 conditions of consent were proposed. The applicant accepted the conditions with the exception of Condition 14 (relating to construction standards and engineering plans for road works and drainage) and Condition 68 (Section 94 contributions).

These conditions were argued in the Land and Environment Court before Commissioner Bly on 21, 22 and 23 February 2006. The Appeal was upheld and the Commissioner confirmed Condition 68 as proposed by Council but amended Parts of Condition 14 to reduce the road pavement width of McAllisters Road from 11 metres to 7.5 metres kerb to kerb, verge width on the north side from 4 metres incorporating a 2.5 metre reinforced concrete footpath/cycleway to a verge width of 3.5 metres and 1.2 metre footpath.

A copy of the Judgement and Court approved conditions are attached to this agenda.

**RECOMMENDATION:**

**That this report be received and noted.**

**REPORT:**

As per summary.

**OPTIONS:**

Not applicable.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

The legal costs to Council associated with this Class 1 appeal as at the time of preparing this report total \$33,318.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

1. Copy of Judgement and Court approved conditions (DW 1379715)
-

**P6 [PD-PC] Class 1 Appeal - Deemed Refusal of DA04/1618 for Riveroaks Stages 5-16 - 333 Lot Subdivision Comprising 317 Residential Lots, 7 Rural Residential Lots, 8 Public Reserves & 1 Commercial Lot at Old Lismore Road, Murwillumbah**

**ORIGIN:**

**Development Assessment**

**FILE NO: DA04/1618 Pt4**

**SUMMARY OF REPORT:**

This report has been prepared to inform the Council of the outcome of the deemed refusal Appeal that was made in respect of this application.

**RECOMMENDATION:**

**That Council receives and notes this report.**

**REPORT:**

**Applicant:** Greenview Developments Pty Ltd  
**Owner:** Greenview Developments Pty Ltd, Mr BR Turner, Mr BW Turner, NA Turner & Ms SD Turner  
**Location:** Lot 1 DP 251297 No. 26 Old Lismore Road; Lot 10 DP 864158 No. 36 Old Lismore Road; Lot 11 DP 864158 No. 64 Old Lismore Road; Lot 3 DP 1074167 No. 73 Old Lismore Road; Lot 1 DP 1046935, Lot 201 DP 825699, Lot 8 DP 1064245 Old Lismore Road; Lot 1 DP 1070242 Castlefield Drive & Lot 132 DP 1057733 Riveroak Drive, Murwillumbah  
**Zoning:** 2(c) Urban Expansion  
**Cost:** Nil

**BACKGROUND:**

The proceedings were heard before Commissioner Hussey at the Murwillumbah Court House on 13 and 14 March 2006, and included a comprehensive site inspection. The Commissioner reserved judgment, handing it down on 7 April, with a finding that the Appeal be upheld. A conditional development consent was granted comprising 125 conditions. The judgment and conditions are attached to this report.

Although Council was defeated in this matter the proceedings did not pass without providing some positive benefits, which included the following: -

- During the events leading too and including the hearing several matters concerning the construction and consistency of the DCP 16 subdivision (land forming) controls were identified. This has enabled a subsequent review and strengthening of the current DCP controls that will result in a more resilient Plan.
- The approach taken by the Court appears to be that DCP's in general are to be given appropriate consideration and determining weight, relative to the consultative processes undertaken in their formulation, which is consistent with the approach taken in the Court in the matter of *Stockland v Manly Council*. Consequently in this instance the Commissioner appears to have focused on how the subdivision development satisfied the performance criteria of DCP 16, as it related to land forming. In concluding that there is an environmental benefit to balancing cut and fill earthworks, that is, works not requiring the importation / exportation of fill / spoil material, and that the visual character will be preserved to an acceptable standard, despite the extent of land reforming, the Commissioner was satisfied that the relevant performance criteria had been met. The significance is that the DCP has been applied according to its construction, albeit with consequences that may not have been foreshadowed by Council, consequently the principles and efficacy of the DCP per se remains in unfettered.



- Negotiation at the beginning of the proceedings has resulted in the drafting of Condition Nos. 54 & 55. In essence the developer has agreed to pay the sum of \$250,000 toward the ongoing maintenance of the bushland conservation reserve, where the threatened species (*Davidsonia jersyana*) are to be translocated, which is to be dedicated to Council in accordance with Condition No.53. A vegetation restoration plan, per Condition No.51, will also assist in ensuring the sites future environmental integrity.
- Condition Nos 6 & 21 were negotiated and later amended by the Court to ensure that the earthworks and the staging of works are sequenced and confined so as to avoid the 'opening-up' of the entire site in order to mitigate potential adverse environmental impacts. The conditions enable appropriate mechanisms for Council to assess the engineering impact of engineered areas to ensure that works have been suitably finalised prior to approving works on a further stage. This non standard condition will assist in minimising a range of environmental impacts that have been previously evidenced during works on neighbouring and like subdivisions.
- The Court recognised design issues in respect of certain allotments and has incorporated negotiated conditions (Nos. 7, 9, 26, 28, 101 & 125) as a means of improving the design.

**OPTIONS:**

1. That Council note the Court orders in the judgment of the NSW Land & Environment Court in appeal proceedings 10920 of 2005.
2. Advise on any additional course of action as may be deemed appropriate.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Legal costs associated with this case at the time of writing this report are \$54,917.

**POLICY IMPLICATIONS:**

Nil.

**CONCLUSION:**

The capacity of the L & E Court to negotiate outcomes during Appeal hearings is significantly greater than that of the Council under ordinary assessment processes. Consequently the conditions imposed by the Court will result in a level of detail, control and amendment that would not otherwise have been achieved. In addition, the offer of the applicant to pay \$250,000 toward the ongoing maintenance of the bushland conservation reserve would not otherwise have been obtained.

Although Council was unsuccessful in this Appeal the community at large has benefited through an improved design, provision for better site work management and certainty for the sites remaining environmental assets.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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1. Copy of Court Judgement and Court Consent Conditions (DW 1378986)
-

**P7 [PD-PC] Tweed Youth Needs Analysis**

**ORIGIN:**

**Strategic Town Planning**

**SUMMARY OF REPORT:**

On 22 March 2006 the Council deferred consideration of a report on the Tweed Youth Needs Analysis, and requested further information on the numbers of young people in individual towns and villages, and the facilities available for them.

This report provides the requested information.

**RECOMMENDATION:**

**That Council exhibits for a period of 28 days the Executive Summary of the Consultant's Report on the Tweed Youth Needs Analysis for public information and comment.**

**REPORT:**

<b>YOUTH POPULATION BY SHIRE DISTRICT – ABS 2001</b>					
<b>District</b>	<b>Age</b>	<b>Persons</b>	<b>Prop %</b>	<b>Youth Facilities</b>	<b>Comments</b>
Tweed Hds	0-4	2012	5.23	Police Community YC, Recreation St Oval, SA Sports Life Centre, Swimming Centres (x3), Arkininstall Park, Piggabeen Sports Grds, Bilambil Sports Centre, Twin Towns Juniors, Cinemas (x2), Library, Tweed City/Centro Mall, Tweed/C'langatta SLSC.	Major urban area, Pop. 38,492, 9 local bus routes (5 with weekday evening services)
	5-9	2311	6.00		
	10-14	2315	6.01		
	15-19	2038	5.29		
	20-24	1357	3.53		
North Coast (Kingscliff, Chinderah, Fingal, Cabarita)	0-4	711	5.33	Swimming Pool (open), Cudgen Leagues Club, Walter Peate Reserve, Casuarina South Fields, Private Sports Hall, Library, Town centre/cafes, Kingscliff SLSC, Cabarita SLSC, Fingal SLSC	Pop. 12,276, 3 local bus routes (2 with wkdy evening services), Coast Cycleway, (10 kms K-TH)
	5-9	812	5.70		
	10-14	863	6.59		
	15-19	767	5.88		
	20-24	487	3.90		
South Coast (Pottsville, Hastings Point, Burringbar)	0-4	378	6.25	Les Burger.Field, Skatepark, Barry Shepard Field, Burringbar Oval, Pottsville Oval, Pottsville Bch N'hood Centre, Village centre (x4)/cafes,	Pop. 6,045, 2 local bus services (1 with wkdy evening service), Coast Cycleway. (25 kms P-TH)
	5-9	466	7.70		
	10-14	522	8.63		
	15-19	393	6.50		
	20-24	197	3.25		
Tumbulgum, Dulguigan, Carool	0-4	81	4.63	Village centre/cafes, Village sports ground.	Pop. 1,750, 1 local bus route (no evening service), (10 kms T-Mur'bah)
	5-9	122	6.97		
	10-14	159	9.09		
	15-19	148	8.46		
	20-24	56	3.20		
Murwillumbah , (Condong, Wardrop Valley)	0-4	572	6.18	Swimming Centre (open) Knox Park, Skatepark, Barry Smith Fields, Private Gymnasium, Cinema, Library, Sunnyside Mall, Town centre/cafes,	Pop. 9,252, 7 daily local bus routes (no evening services), (30 kms Mur-TH)
	5-9	698	7.54		
	10-14	761	8.23		
	15-19	728	7.87		
	20-24	416	4.50		

YOUTH POPULATION BY SHIRE DISTRICT – ABS 2001					
District	Age	Persons	Prop %	Youth Facilities	Comments
South West (Uki, Stokers Siding, Kunghur)	0-4	216	6.71	Village centres/cafes Village sports ground	Pop. 3,221, 1 local bus route (no evening service) 12kms (U-Mur).
	5-9	289	8.97		
	10-14	325	10.09		
	15-19	251	7.79		
	20-24	76	2.36		
North West (Tyalgum, Chillingham, Crystal Creek)	0-4	193	7.04	Village centres/cafes, Village community centre, Tyalgum Literary Institute Hall, Village sportsground(x2) Tyalgum Showgrounds,	Pop. 2,743, No bus routes, (20kms T-Mur)
	5-9	222	8.09		
	10-14	249	9.08		
	15-19	188	6.85		
	20-24	87	3.17		

**Briefing Notes on Tweed Youth Population by Districts and Youth Facilities:**

Complete statistics on the Tweed Youth Population are included in the Tweed Youth Needs Analysis, Part C (p19-32). These notes relate the seven District populations to the youth facilities available locally.

Reference to the proportional percentages for age groups in the Districts all show a major decline in numbers in the 20-24 age group, common to the whole Shire and much of the North Coast Region, as young people leave for tertiary education and work opportunities.

There is also an apparent slightly higher level of young people in the inland areas compared to Tweed Heads and the Coast, but this is likely to be due to the higher percentage of older people in the coastal population depressing the youth percentage.

The slightly lower percentages in 0-4 years compared to the older groups is due to declining birth rates Australia wide.

**Tweed Heads District**, including the whole urban area south to the Tweed River, contains 46% of the youth population and has the most comprehensive range of facilities for social development, culture, entertainment and recreation. There are also transport services usable by young people, and operating seven days per week, but not always at times when young people are likely to need them.

The majority of facilities are biased towards sport and physical recreation, however, and there are few options for social development, learning and cultural activities other than school activities. The local youth facility, the Police Community Youth Club, though important is primarily aimed at engaging youth at risk of criminal behaviour, or repeated crime, and may not appeal to some young people. There are also various church and community youth groups operating.

**North Coast District** also has relatively good youth facilities, especially for surf culture, informal coastal open space, and sport. It does not have a dedicated major youth club, however, but there is a community centre operated by the Baptist Church in Cabarita, amongst other church groups. The notable array of cafes and restaurants is not oriented to the youth market. There is bus access to Tweed Heads and the Gold Coast, and the coastal cycleway is now almost continuous.

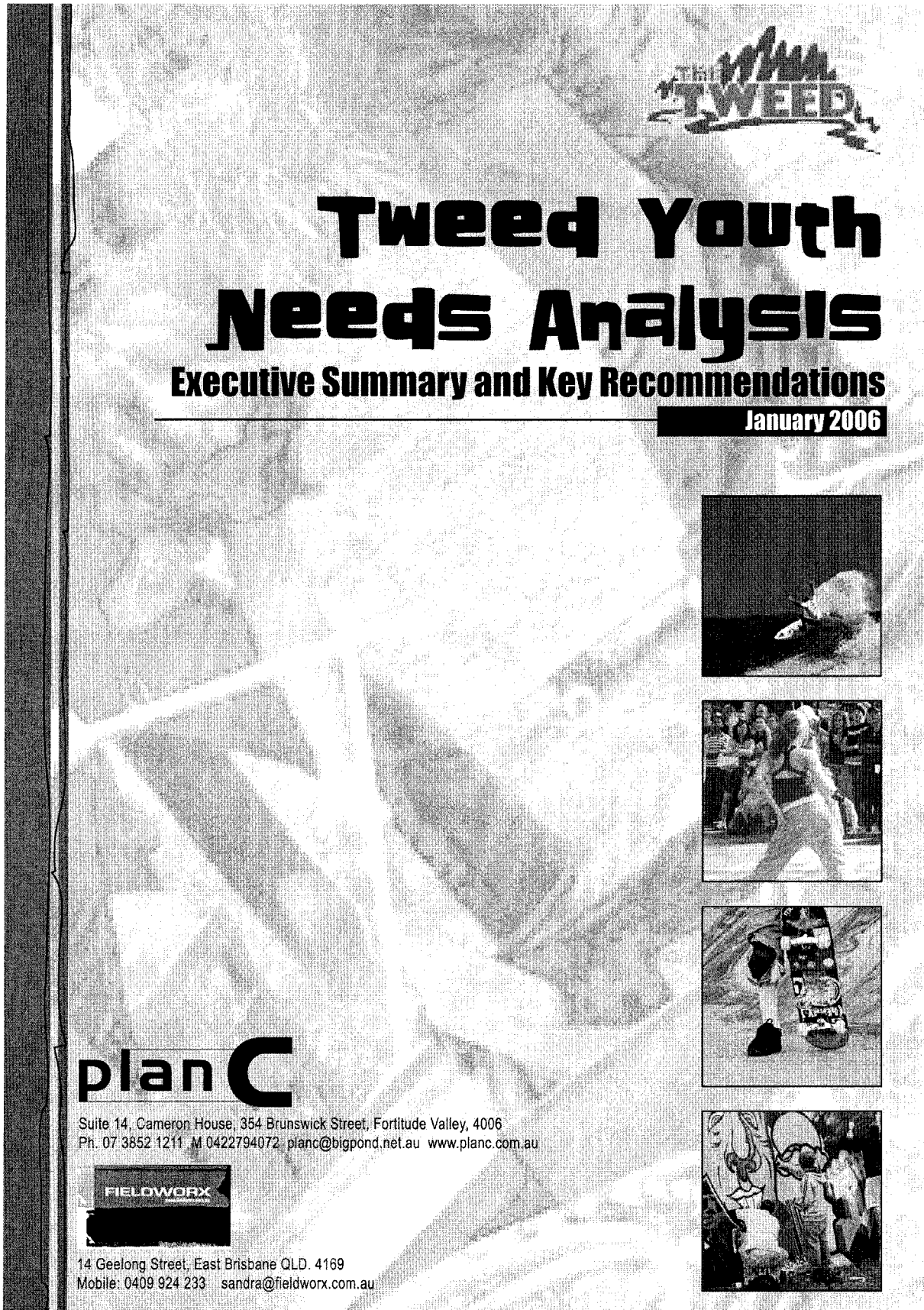
**South Coast District** has the same orientation to surf activity, coastal open space and sport, and there is an established Neighbourhood Centre in Pottsville. This District is more dispersed, with village centres at Pottsville, Hastings Point, Mooball, Crabbes Creek and Burringbar. Bus services are more limited, and the distance to Tweed Heads (25kms) makes cost of travel a significant factor, with some parents having expressed doubts about the wisdom of letting younger teenagers go unsupervised. Distance also reduces the value of the coastal cycleway. Bus services from Mooball/Burringbar to Murwillumbah are limited to school services.

**Tumbulgum District** has no facilities other than the local village centre, with cafes, hall, school and sportsground. Much of the population is dispersed in the North Tumbulgum area some distance from the village. Bus access to Murwillumbah or Tweed Heads is available.

**Murwillumbah District** has traditionally had a strong community focus with a comprehensive range of facilities including an aquatic centre, cinema, indoor sports, church activities, a civic centre auditorium, TAFE College, four high schools, Sunnyside Mall and a range of cafes. There are daytime town bus services, but little patronized by young people, and bus access to coastal towns and beaches is relatively expensive.

**South West District** is highly dispersed with mainly rural living focusing on village centres at Uki, Stokers Siding, and Kunghur. Bus services run twice daily between Murwillumbah and Lismore, largely for school travel, but with Uki having relatively close connections with Murwillumbah (12kms).

**North West District** is similarly highly dispersed with mainly rural living focusing on the three village centres. Tyalgum has a slightly higher level of facilities, being the furthest from Murwillumbah. There is no daily bus service, except at school times..




**THE TWEED**

# Tweed Youth Needs Analysis


## Executive Summary and Key Recommendations

**January 2006**



**plan C**

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***Acknowledgements***

The consultants wish to thank the young people of Tweed, community organisations, Council staff and residents for openly sharing their experiences in the development of the Tweed Youth Needs Analysis. Appreciation is also extended to the members of the Project Steering group:

Robin Spragg – Social Planner Strategic Planning Unit, TSC  
Douglas Jardine – Manager Strategic Planning, TSC  
Leigh Abernethy – Landscape Architect TSC  
Ron Cooper – Resident  
Barbara Carroll – Tweed Valley Respite Services  
Mark Madden – Club Manager Tweed Heads PCYC  
Jessica Walker – Youth Officer  
Gerina Appo – St Josephs Youth Service

Special thanks to the local teachers and students at the Tweed schools who also assisted in our development towards the Tweed Youth Needs Analysis:

Ellain Cunningham and Bronwyn Macneky – Tweed River High School  
Roy Pickering – Lakeside High School  
Simon Gardener – Tutorial Centre, Murwillumbah  
Merideth Burton – Kingscliff High School



## Executive Summary

### Background

The Tweed Shire Council's Youth Needs Analysis has been developed in response to concerns raised with Council over a lack of facilities and services for young people in the Tweed Shire.

Council is seeking to take a planned approach to their role in meeting the needs of young people. Council's Social Plan identifies youth issues as a high priority, however, at this stage, no comprehensive youth strategy or youth policy exists for the Tweed Shire.

A project steering committee was established by Council to guide the development of the Youth Needs Analysis. The steering committee met at key points during the project and comprised representatives from Council and community.

Young people are generally defined in Australia by local, state and federal governments as being aged 12 to 25 years. However, due to the significant diversity of this age group, the Tweed Shire Council plans to strategically focus its resources and energy on young people aged 12 to 18 years in the first instance. Young people aged 19 to 25 are not excluded; however they are a secondary target group.

This report informs stakeholders about the needs of young people living in the Tweed Shire. It does not include a specific youth policy or youth strategy for Council. Rather it is intended to provide information and options upon which Council can develop policies and recommendations.



## Summary of key findings and recommendations

The following summary responds to the key questions provided in the project scope.

### *Understanding the current and projected demographics of the Tweed Shire*

Young people in the Tweed Shire represent 29% of its total population. The greatest proportion of young people aged between 10 and 24 years is in the Tweed Heads district representing 46% of the Tweed Shire youth total.

In 2001, young Indigenous people under 25 years represented 45% of the total Indigenous population in the Tweed Shire. Of these, 42% were aged 10 to 14 years.

Current projections for the Tweed Shire suggest that the population of children and young people 24 years and younger will be 25,811 in 2026. Over the next 10 to 15 years, the actual number of children and young people is expected to continue to be higher than the number of older people aged 65 years and over. However, by 2026 the growth in the numbers of people aged 65 years and over will out-strip the growth in the numbers of young people based on current projections.

Almost half of Tweed Shire's young people leave the Shire when aged between 20 and 24 years for reasons including pursuing tertiary education, finding employment and personal reasons. It is unclear which proportion of these young people return to the Shire.

Tweed Shire's youth unemployment is twice as high as the state average. Notably, unemployment and full-time employment declined and part-time employment and university attendance increased for the 15 to 24-year age group.



***Mapping community and government services and facilities designed to meet the needs of young people***

In the main, services and facilities for young people are limited. Community-based agencies are required to service a growing population of young people across a broad geographic area with limited resources. Of particular concern is a lack of adequate emergency, supported and low cost accommodation for young people, particularly those living in inland rural communities.



The Tweed Shire is challenged by limited cross-border state government relationships regarding the provision of state-funded services such as health, housing and public transport. Additionally, intra local government relationships also play a key role in meeting the needs of young people due to the nature of young people's mobility.

The Tweed Shire Council has built several skate park facilities designed specifically for young people. Other open spaces have been designed to meet the needs of the whole community.

The Police Citizens Youth Club in Tweed Heads is a major indoor recreation facility servicing young people. This is complemented by various sporting organisations and facilities across the Shire.

***Identifying the needs of young people across the Shire, with an emphasis on Pottsville***

A total of 328 young people and 17 organisations were consulted through surveys, interviews and discussion groups. Six key focus areas have provided a framework for identifying key issues, undertaking analysis and the development of recommendations.

The following key action areas are designed to interconnect and overlap in order to provide a holistic approach to meeting the needs of young people living in the Tweed Shire:

- Information and resources
- Learning and work
- Coordination and leadership
- Places and spaces
- Connected and included
- Safety and security

Information and resources – Young people highlighted a lack of access to information. In the main, they do not know where to get information about support services and they find it difficult to get information about events and other activities.

Learning and work – The majority of young people interviewed believe they will need to leave Tweed Shire in order to



further their education or to find work. They suggested that they have limited employment options, particularly if they do not have their own transport. Indigenous young people have a higher unemployment rate than the general population. Community sector organisations also identified limited course offerings available at the university as a barrier to further education

Coordination and leadership – The majority of young people consulted showed little knowledge or understanding of what Council does for the community and young people. Many had indicated that they would like to be more interested and involved in community decision-making but didn't know how to do this.

Places and spaces – Although young people currently find things to do in the places they go, the majority of young people feel there is a lack of adequate and accessible places and facilities to hang out and have a good time. Existing skate parks, local parks and open spaces are not sufficiently set up to accommodate the growing numbers of young people and their requests and preferences in recreation.

Connected and included – Young people's major source for community inclusion and connectivity is through their peer groups at school, sporting groups, church, and local neighbourhoods. The feeling of a small, local town environment has been identified as a way in which young people feel included and connected. However, young people feel that community members often pass judgment and have negative views of young people. Culturally and linguistically diverse young people often feel a social disconnection due to the differences in culture and language.

Safety and security – Young people feel most safe at home, at school and with their family. They also feel safe when with their friends in a public place during the day. They feel unsafe in many outdoor places at night, in unfamiliar places and in places that are unclean and lack lighting. Specific reference was made by young people about violent and intimidating behaviour of people in the streets and in places near local pubs, in places where alcohol and illicit drugs were used and places where homeless people hang out.

#### **A Youth Centre at Pottsville?**

A key aim of this project has been to investigate the feasibility of a purpose-built youth centre in Pottsville and to provide Council with some recommendations regarding this proposal.



Overall, young people, service providers and the project team did not support the development of a youth centre in Pottsville, at this point in time.

A committee of young people and interested adults have undergone an extensive research/study which promotes a high need for a youth centre in Pottsville. This work provided a large amount of supportive data for the case to develop a youth centre in Pottsville.

However, as a whole, the Tweed Shire is not currently in a position to develop and manage indoor youth spaces and development of these spaces is presently best undertaken by specialist service providers such as the PCYC.

Young people and the youth sector did not identify the development of indoor youth centres as a priority for addressing the space and place needs of young people in the Tweed Shire at the key forum for the project. Instead they indicated other ideas as immediate priorities to meet young people's space and place needs.

It is recommended that Council capitalise on the existing network of young people in Pottsville and develop a series of youth events and activities for Pottsville as a trial for the Tweed Shire.

There are also possibilities for less expensive and more easily managed spaces (e.g. integrated public spaces for young people) to be developed in Pottsville to meet the immediate needs of young people. Alternatively, the use of the existing community centre in Pottsville for youth activities and events should be considered as a possible short-term option, particularly if managed and operated by an existing service provider such as the PCYC.

The construction of a multi-purpose youth centre would then be a longer term option to be re-investigated in five years or more and/or following the implementation of the other recommendations outlined in this report.

***Identifying good practice in youth development, facilities and service provision for local government to provide a benchmark for the Tweed Shire Council***

The business of local government is about building communities that are good places to live, and planning for the needs of the whole community. Young people are a significant sector of the community and therefore are part of Council business.

The role Council plays generally relates to the size of the Council, available resources, history of involvement in youth



affairs, community expectations and levels of partnerships available with other sectors and spheres of government.

A significant proportion of Councils employ at least one staff member with a focus on youth development. The majority of Councils target young people in their planning activities and provide recreational services or facilities for young people.

In the main, Councils see their role in youth affairs as coordination and facilitation, with state and federal governments providing funding and support. It is worth noting that councils spend far more on young people than they receive in grants.

***Identifying potential state and federal funding sources and resources***

Financial assistance and partnerships can be developed with a range of government and non-government agencies. Numerous funding programs are available from state and federal governments as well as independent organisations and philanthropic trusts. A number of umbrella funding websites are particularly useful in identifying potential funding sources.

In order to ensure that Council is responsive to the identified needs of young people, it will need to make some strategic decisions about its policy position and future direction. Council will then be in a position to fully investigate suitable funding partners.



## Recommendations

### FOCUS AREA 1: COORDINATION AND LEADERSHIP

- 1.1. That Council develops a clear policy position on Council's role in youth affairs in response to the issues and recommendations identified in this Youth Needs Analysis. This could take the form of a Tweed Shire Council Youth Policy. The Youth Policy should address the key action areas identified in the Youth Needs Analysis and include measures for monitoring its implementation.
- 1.2. That Council establishes a Youth Development Officer position to work across key internal Council divisions and with external partners and agencies to action the proposed Youth Policy.
- 1.3. That Council clearly articulates the strategic role of the Youth Development Officer through a well-developed position description based on the learnings from other local authorities.
- 1.4. That Council develops and trials a model of youth engagement that is inclusive of young people from diverse backgrounds and lifestyles. That the model gives consideration to the differing needs of young people living on the coast and young people living rurally.
- 1.5. That Council includes young people in the development of current strategic and planning documents. These should include Locality Plans as identified in Tweed Futures and the review of Council's Arts Policy. Young people should also be a key stakeholder group in the development of an open space strategy for the Tweed Shire.
- 1.6. That Council seeks to capitalise on state and federal government funding and resourcing opportunities by working collaboratively with the community services sector in identifying and responding to young people's needs.
- 1.7. That Council plays a key role in supporting community agencies to work together through the re-establishment of the youth services network or other appropriate forums.



### FOCUS AREA 2: INFORMATION AND RESOURCES

- 2.1. That Council develops a youth information strategy that incorporates information exchange between young

people directly and indirectly through parents, carers and service providers.

- 2.2. That Council assesses the risks and benefits of updating its' current website to include youth-specific pages or creating a stand-alone website that targets young people.
- 2.3. That Council creates and approves links from the proposed youth websites or pages to other secure youth website such as [www.youth.nsw.gov.au](http://www.youth.nsw.gov.au).
- 2.4. That Council seeks to partner young people through educational or training organisations to develop and maintain the youth website or youth pages.
- 2.5. That Council purchases software to enable young people to voluntarily register their mobile phone numbers via the website to allow group texts to be sent regarding coming events and new website features or information.
- 2.6. That relevant information is distributed through paper-based means in mediums such as school newspapers and the Tweed Link.
- 2.7. That Council advocates to New South Wales Health to work with local community agencies to develop a comprehensive strategy to address drug use by young people. The strategy should give consideration to activities ranging from information provision through to drug and alcohol rehabilitation services.



### **FOCUS AREA 3: LEARNING AND WORK**

- 3.1. That Council works collaboratively with the Tweed Economic Development Corporation to develop specific strategies aimed at enhancing employment opportunities for young people.
- 3.2. That Council reviews its own workforce demographics with a view to developing employment strategies for young people through apprenticeships, traineeships and graduate programs.
- 3.3. That Council supports community organisations, educational and learning institutions in lobbying state government for the provision of a range of learning options to meet the needs of all young people.



**FOCUS AREA 4: PLACES AND SPACES**

4.1. That Council includes a young people’s public space strategy as a component of an open space plan or youth strategy for the shire.

4.2. That Council uses the following spectrum as guidance for the development of spaces and places for young people and develops appropriate spaces for young people through **temporary, opportunistic, or strategic** means.



Place and Space Spectrum	Suggested Spaces
1. Creating <b>temporary spaces</b> for young people through events and activities programming;	<ul style="list-style-type: none"> <li>o <i>Local beach environments</i></li> <li>o <i>Skate parks and sports infrastructure</i></li> <li>o <i>Shopping centre areas</i></li> <li>o <i>Local/neighbourhood parks</i></li> <li>o <i>Public swimming pools</i></li> <li>o <i>Community halls</i></li> </ul>
2. <b>Redeveloping existing youth spaces</b> to improve inclusiveness and relevance;	<ul style="list-style-type: none"> <li>o <i>Skate parks and youth-centric Infrastructure e.g. Basketball ½ courts</i></li> <li>o <i>Parks and sporting/recreational areas/existing clubs</i></li> <li>o <i>Streets and found spaces</i></li> </ul>
3. Designing and developing <b>Integrated Outdoor Public Spaces</b> for young people; and	<ul style="list-style-type: none"> <li>o <i>Skate and youth space</i></li> <li>o <i>Areas with existing catchments of young people e.g. around shopping centres</i></li> <li>o <i>Youth hangout space</i></li> </ul>
4. <b>Purpose-built Youth Centres</b>	<ul style="list-style-type: none"> <li>o <i>Ongoing partnerships with PCYC proposed</i></li> <li>o <i>No recommendations for new centres</i></li> </ul>



4.3. That council uses the detailed recommendations for creating temporary spaces and events, redeveloping existing facilities and developing integrated outdoor public spaces for young people as outlined in this report.

- 4.4. That Council uses the recommendations outlined in this report to develop the Murwillumbah youth space project as a pilot project for meeting the space and place needs of young people in Tweed Shire.
- 4.5. That Council seeks improved partnerships with the PCYC as a youth space service provider with potential to increase service delivery to other Council owned indoor spaces.
- 4.6. That a multi-purpose youth centre at Pottsville **not be** developed at this point in time and be reinvestigated in five years or more and/or following the implementation of the other recommendations outlined in this report.

**FOCUS AREA 5: CONNECTED AND INCLUDED**

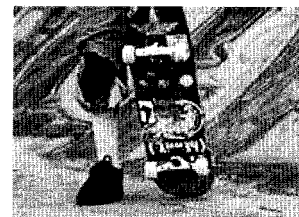
- 5.1. That Council develops a co-ordinated transport strategy with increased and improved bus routes and services (especially in evening and on weekends), co-ordinating fare system across the borders and investigate potential funding subsidies for bus companies. That Council investigates the feasibility of free bus services for major events and festivals from specific locations.
- 5.2. That Council develops a media strategy for the Tweed Shire's young people that includes: Information and promotional resources describing events/ activities/ places within young people's access or interest and types and sources of positive, youth-focused information distribution (media, internet, promotional material etc.)
- 5.3. That Council encourages young people's involvement in organising and programming events and activities to give a sense of involvement and power over what is happening
- 5.4. That Council develops a local and familiar context for activities and events that relate to young people's local lives and cultures.

**FOCUS AREA 6: SAFETY AND SECURITY**

- 6.1. That Council conducts CPTED (Crime prevention through environmental design) audits of key 'hot spots' and seeks crime prevention funding to improve the safety of these spaces through design, lighting and management solutions.



- 6.2 That Council seeks partnerships with local police to deliver increased presence at these sites identified through CPTED to improve the feeling of safety.
- 6.3 That Council improves the maintenance and management of public toilets through improved lighting, security and more regular cleaning.
- 6.4 That Council combats unsafe/violent behaviour in public places through anti-violence programs and role modelling.
- 6.5 That Council works closely with other levels of government and community sector agencies to coordinate safe and accessible emergency accommodation for young people across the Tweed Shire.
- 6.6 That Council works with the other levels of government and the private sector to encourage provision of affordable housing for young people.



**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

Nil.

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**P8 [PD-PC] Development Application DA04/1524 for Multi Dwelling Housing Comprising 3 x 3 Bedroom Units With 1.8m High Fence With Fence Height Variation and Demolition at Lot 1 DP 381437, No. 118 Marine Parade, Kingscliff**

**ORIGIN:**

**Development Assessment**

**FILE NO: DA04/1524**

**SUMMARY OF REPORT:**

Subject to a late report to be distributed prior to the Planning Committee Meeting.

**RECOMMENDATION:**

Subject to a late report to be distributed prior to the Planning Committee Meeting.

**REPORT:**

Subject to a late report to be distributed prior to the Planning Committee Meeting.

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**P9 [PD-PC] Uki Locality Plan and Development Control Plan**

**ORIGIN:**

**Strategic Town Planning**

**FILE NO: GT1/DCP/53**

**SUMMARY OF REPORT:**

A Steering Committee was established to inform the preparation of a Locality Plan and DCP for the Village of Uki. A draft Locality Plan and draft DCP prepared by City Plan Services were generally supported by the Committee on the understanding that comment be sought from the broader Uki community as to building heights, densities and energy efficiency provisions.

The draft Plans were exhibited between Wednesday, 4 May 2005 and Friday, 24 June 2005. During this exhibition period a public meeting was held at the Uki Public Hall. City Plan Services ran the public meeting. At the request of residents within Uki, Council's Eber Butron provided the community with another opportunity to inform themselves of the Plans being exhibited by running a further public meeting.

Approximately 130 submissions were received. Although the issues raised during the exhibition were quite varied the majority of the submissions focused on building heights, lots sizes (densities) and ensuring the heritage character of Uki be retained. The predominant issue was lot sizes. The draft Plan has been amended to address community concerns so that the lot size provisions now reflect the slope/topography of the land.

The draft Plans have also been amended to reflect other community issues which are discussed within the body of this report. The plans are now presented to Council for adoption.

**RECOMMENDATION:**

**That Council approves Development Control Plan No 53 – Uki and accompanying Locality Plan for Uki, as provided within Attachment B for adoption when Council formally adopts the consolidated Shire DCP with DCP 53 as a chapter within the consolidated Plan in accordance with the Environmental Planning and Assessment Act, 1979.**

## **REPORT:**

### **Background**

Council engaged the services of City Plan Services to prepare a Locality Plan and DCP for the Village of Uki. In addition Council resolved to establish a Steering Committee made up of community members and Council representatives to guide the progress of the project.

A draft Locality Plan and draft DCP was prepared by City Plan Services in March 2005. A copy of these draft Plans is provided in Attachment A. The draft Plans were generally supported by the Steering Committee on the understanding that comment be sought from the broader Uki community as to 3 specific issues: building heights, densities and energy efficiency provisions.

The DCP provides planning controls by which to manage future development within the Village. The Locality Plan provides a broader planning framework by which to manage Uki Village. It provides a comprehensive inventory of land uses within the study area, establishing a Village context for Uki including regional and local context, community profile, environment, economy, commercial, community and recreational facilities. The planning framework includes implementation through various Council documents including Tweed Management Plan, Tweed Strategic Plan, Tweed LEP 2000 and the DCP. The Plan also identifies the need to undertake additional studies and investigations. Combined, both Plans develop a vision and strategy for the Village based on community consultation undertaken with the Committee and the broader community.

### **Exhibition**

Consultation with the community was undertaken prior to the preparation of the draft Plans. This was undertaken by way of a questionnaire circulated and by setting up an information stall at the monthly Uki market. The feedback received through these efforts in conjunction with the work undertaken informed the preparation of the draft Plans.

The draft Plans were formally exhibited between Wednesday, 4 May 2005 and Friday, 24 June 2005. During this time two public meetings were held at the Uki Public Hall, one presented by City Plan Services and the other by Council's Eber Butron. The purpose of the meetings was to inform the public of the draft Plans and to provide a platform where community members could voice their views.

### **Submissions**

126 submissions were received during the exhibition period. A table summarising these submissions is provided in Appendix A. The main issues raised by the community include:



- Building Heights;
- Lot Size and Building Density;
- Energy Efficiency Guidelines;
- Car parking;
- Preservation of Heritage and Character issues;
- Streetscape;
- Traffic calming;
- Village Square development;
- Expansion of village and infrastructure;
- Protection and conservation of the natural environment.

Of the items listed above, various issues such as car parking, streetscape, traffic management, village square development, village expansion and conservation of the natural environment, are to be addressed through future strategies and plans (ie. streetscape plans, village square master plans, estuary management plans, urban rural residential strategies etc). These projects have been included within Table 9.1 of the Locality Plan as projects that need to be undertaken in the Village as part of Council's future Management Plan and framework. City Plan services provided a quote to undertake some of the above projects for the Village, but due to the budgetary restrictions these were unable to be completed as part of this project.

There were three issues which the Steering Committee was unable to resolve fully and requested the broader community to provide comment and guidance. These issues were Building Heights, Site Density and Energy Efficiency. As a result, these items were the subject of the majority of the issues raised during the exhibition period.

### **Building Heights**

The current LEP provisions allow for three-storey development within the village of Uki. The draft Plan that was publicly exhibited proposes to restrict development to two storeys throughout the Village. The two-storey provision was supplemented by height restrictions to a maximum of 8m for residential development and 10m for commercial and mixed-use development. The draft Plan also provides for flexibility in heights that enabled new development to be constructed to a height comparable to existing buildings within the Village. This two-fold approach appears practical and provides for an outcome that is consistent with the existing character of the area and will not detract from the heritage appeal of the Village. From the written submissions received there was overwhelming support to restrict development to two storeys as exhibited within the draft Plan.

### **Site Density**

This topic was the most prominent issue raised during the exhibition period. The exhibited draft Plan proposed the following:

- Site densities for new multi-dwelling development is limited to not greater than one dwelling/250m<sup>2</sup> site area within the Main Street Precinct;

- Site densities for all new residential development is limited to not greater than one dwelling/450m<sup>2</sup> site area within the Uki East and Uki West Precincts.

The reasoning being to intensify development within the Main Street Precinct to support commercial and economic development and to provide for larger lots within the residential precincts but to still retain a consolidated Village so as not to contribute to future urban sprawl.

The submissions received during the exhibition period were varied with some supporting the standards proposed by the draft Plan, some supporting consolidation within the Main Street Precinct but proposing larger lot sizes within the residential areas. However, the majority of submissions received proposed that lot sizes be increased throughout the Village. The reasoning to support their arguments was based on preservation of the Village amenity, heritage character and conservation of the Village's natural environment.

City Plan Services argued that character and heritage issues can be addressed through urban design development controls such as height, building design, site coverage, set backs, cut and fill, subdivision design controls etc, rather than through lot size provisions.

Whilst this position has planning merit, an additional control over lot sizes would provide more certainty and eliminate the need for compromise of certain development standards in the future.

It is considered that the size of the lot should reflect the slope of the land. This contributes to development being considerate of the natural topography of the land. This approach is to be used over the urban release area known as Area E at Terranora. To accommodate these provisions the draft DCP for Uki has been amended to reflect the following:

1. *Site densities for new multi-dwelling development is limited to the following within the Main Street Precinct:*
  - *not greater than one dwelling/250m<sup>2</sup> site area for mixed use development (commercial at ground level and residential or tourist accommodation above); and*
  - *not greater than one dwelling/450m<sup>2</sup> area for other development.*
2. *Site densities for all new residential development is limited to the following within the Uki East and Uki West Precincts:*
  - *not greater than one dwelling/450m<sup>2</sup> site area on land with a slope up to 10%; and*
  - *not greater than one dwelling/750m<sup>2</sup> site area on land with a slope 10%-20%; and*
  - *not greater than one dwelling/1000m<sup>2</sup> site area on land with a slope greater than 20%;*

The controls prescribed above will achieve the effect of providing a vibrant community within the Main street precinct as well as providing for some flexibility to ensure good development outcomes within the residential precincts. Importantly, these controls will contribute to retaining the character and amenity of the Village.

### **Energy Efficiency**

The exhibition of the draft Plans coincided with introduction of BASIX. The implementation of BASIX generally negates the need to have specific energy efficient provisions with the draft Plan specific to Uki as they are dealt with by BASIX and the existing DCP 39 Energy Smart Homes. Therefore the Plan has been amended to make reference to BASIX.

### Summary of Changes to draft Plans

Below is a schedule summarising the changes made to the publicly exhibited Plans. A copy of the amended Locality Plan and DCP are provided in Attachment B.

ISSUE	LOCALITY PLAN ACTION	DEVELOPMENT CONTROL PLAN ACTION
<b>Stormwater Management</b>	<ul style="list-style-type: none"><li>• Inclusion of commentary regarding landform and drainage issues.</li><li>• Additional study to be included in the Recommendations of the Locality Plan (Table 9.1) to address drainage, land form and land subdivision issues.</li></ul>	<ul style="list-style-type: none"><li>• Design Element 4 to be modified to include reference to Development Control Plan 16 – Subdivision Manual.</li></ul> Section 3.4

ISSUE	LOCALITY PLAN ACTION	DEVELOPMENT CONTROL PLAN ACTION
<p><b>Density: Residential Precincts and Main Street Precinct</b></p>	<p>Review allotment sizes and determine land that can be subdivided in accordance with proposed minimum density provisions and the slope/drainage provisions contained in DCP 16 – Subdivision Manual.</p>	<p>Amend development controls in accordance with the following: Site densities for all new residential development is limited to the following within the Uki East and Uki West Precincts:</p> <ul style="list-style-type: none"> <li>• not greater than one dwelling/450m<sup>2</sup> site area on land with a slope up to 10%; and</li> <li>• not greater than one dwelling/750m<sup>2</sup> site area on land with a slope 10-20%; and</li> <li>• not greater than one dwelling/750m<sup>2</sup> site area on land with a slope greater than 20%.</li> <li>• Site densities for new multi-dwelling development is limited to the following within the Main Street Precinct:</li> <li>• not greater than one dwelling/250m<sup>2</sup> site area for mixed use development (commercial at ground level and residential or tourist accommodation above); and</li> <li>• not greater than one dwelling/450m<sup>2</sup> area for other development.</li> </ul> <p>Section 3.2.3</p>

ISSUE	LOCALITY PLAN ACTION	DEVELOPMENT CONTROL PLAN ACTION
<b>Land Use:</b>		<ul style="list-style-type: none"> <li>• Prepare new sub-element within DCP to provide controls to ensure adequate heritage character and Identity provision are incorporated with the plan through objectives, performance criteria and acceptable solutions. Section 3.2.4.</li> <li>• Incorporate controls to restrict new residential development at the ground floor level and encourage non-residential development at the ground floor level.</li> </ul>
<b>Heritage Conservation</b>	Identify/reinforce the heritage significance of the village of Uki.	<ul style="list-style-type: none"> <li>• provided for within all new development proposals due to the Heritage Conservation Area status of the whole of the village within the Tweed LEP.</li> </ul> <p>Section 3.2.4.</p>

ISSUE	LOCALITY PLAN ACTION	DEVELOPMENT CONTROL PLAN ACTION
Village Square	<ul style="list-style-type: none"> <li>• Retain Main Street development options.</li> <li>• Prepare new “Village Square” plan identifying the type of appropriate uses, nominated public domain improvements, car parking provision, etc.</li> <li>• Review 3D perspective in light of public submissions and the community’s preference for non-commercial development.</li> <li>• Modify all diagrams and perspectives to include a disclaimer that these are concept only and are subject to further detailed design/investigations.</li> </ul>	<p>Incorporate additional objectives within the Public Domain Design Sub-Element to provide for the future management/development of the village square. Section 3.1.4</p>
Car Parking	<ul style="list-style-type: none"> <li>• Consideration of car parking to be referenced in the recommendation for a Streetscape Plan (Table 9.1).</li> <li>• The availability of the school grounds for additional spill over parking during peak events to be investigated.</li> </ul>	

ISSUE	LOCALITY PLAN ACTION	DEVELOPMENT CONTROL PLAN ACTION
<b>Bushfire Hazard</b>	<ul style="list-style-type: none"> <li>• Remove southern link road from the Uki Structure Plan (Rowlands Road, Church Hill Road and Grants Road).</li> <li>• Identify the role of NSW Rural Bushfire Service with respect to ongoing maintenance and bushfire protection role. May require discussion with NSW Rural Bushfire Services.</li> </ul>	Remove southern link road from the Uki Structure Plan (Rowlands Road, Church Hill Road and Grants Road).
<b>Energy Efficiency</b>	<ul style="list-style-type: none"> <li>• Reference within the Locality Plan to discuss the difficulties in attempting higher levels of energy efficiency ratings than prescribed by BASIX.</li> <li>• Recommend that DCP 39 be amended/reviewed in light of the adoption of BASIX at a state-wide level.</li> </ul>	Reference BASIX within the general commentary and update controls to ensure compliance with the relevant provisions of BASIX.
<b>General</b>	<ul style="list-style-type: none"> <li>• Amend Chapter 7 to update the Community Consultation activities and incorporate the outcomes of the Public Exhibition period.</li> <li>• Update Chapter 9 with respect to all additional studies/investigations that are required in light of community response to Public Exhibition period.</li> </ul>	



ISSUE	LOCALITY PLAN ACTION	DEVELOPMENT CONTROL PLAN ACTION
<b>Administrative</b>	<ul style="list-style-type: none"> <li>• Amend document to reflect typos, anomaly's and minor amendments</li> </ul>	<ul style="list-style-type: none"> <li>• Amend document to reflect typos, anomaly's and minor amendments;</li> <li>• Amend document to reflect new single DCP format for the Shire.</li> </ul>

### Timing

The Legislative Planning Reforms introduced by the State Government provides that, as of 30 April 2006, only one DCP can apply to a specific area of land. Council is currently formatting its existing DCPs into one consolidated document which is to be publicly exhibited during the month of May.

Adoption of the Uki Plans at the 2 May 2006 Council Meeting will mean that only this DCP will apply to the Village of Uki, which is not the intent of this Plan, as it is intended to complement existing Shirewide DCPs.

To avoid this anomaly, it is recommended that Council formally adopts the Uki DCP and Locality Plan when it adopts the single consolidated DCP for the Shire. The Uki DCP and Locality Plan can be inserted as a separate section/chapter to the consolidated DCP.

### Conclusion

The main issue voiced by the community was the lot size provisions. The draft Plans have been amended to provide lot size controls to reflect the slope/topography of the land. These provisions, in conjunction with the other design controls within the DCP including building design, set backs, site coverage etc, are considered to provide a sound outcome to ensure character and amenity issues pertaining to the village of Uki are addressed and retained. Other significant changes made to the documents reflect some issues raised by the community and Council's technical officers. In addition to this, general administrative changes have been made to the Plans to reflect various typographical errors as well as to ensure the format of the plan complies with Councils new consolidated DCP format.

**Summary of Uki Submissions**

No.	Issue	Response	Actioning DCP
1.	Generally agrees with findings of draft Plans – 2 storey building height, riverside walk, extension of roads to eliminate cul-de-sacs, access issues, Kyogle Road mix uses, signage. Issues not agreed to:	OK	NA
	<ul style="list-style-type: none"> <li>Extension of park to reclaim part of Rowlands Creek Rd;</li> </ul>	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Lot sizes – supports lower limit from proposed 250m2 along Kyogle Rd, but increase lot size to 600m2 in residential areas and encourage the development of only 1 building per lot.</li> </ul>	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
2.	Generally agrees with findings of draft Plans – amenity and heritage values, consolidation of built environment, mixed use development, 2 storey building height, streetscaping, riverside walk. Issues not agreed to:	OK	NA
	<ul style="list-style-type: none"> <li>Lot sizes – 450m2 for main street precinct, and 800m2 for residential precincts. Supports semi-rural lifestyle and character issues;</li> </ul>	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	<ul style="list-style-type: none"> <li>Higher energy efficiency provisions for development may be counter productive.</li> </ul>	<ul style="list-style-type: none"> <li>Issue addressed through new BASIX requirements;</li> </ul>	Amend DCP to refer to BASIX.
	<ul style="list-style-type: none"> <li>Opposes redevelopment of Buttery area;</li> </ul>	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Address parking concerns;</li> </ul>	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Provision of footpaths;</li> </ul>	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Development/design of Sweetnam Park.</li> </ul>	<ul style="list-style-type: none"> <li>Project outside of study boundary.</li> </ul>	NA
3.	Agree with: 2 storey building height, 3.5 star energy efficient rating, Disagree with:	OK	NA
	<ul style="list-style-type: none"> <li>Lot sizes – ¼ acre blocks;</li> </ul>	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	<ul style="list-style-type: none"> <li>Retain Buttery area as a community meeting place.</li> </ul>	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA

No.	Issue	Response	Actioning DCP
	<ul style="list-style-type: none"> <li>Tree planting would reduce car parking spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Implementation of traffic calming measures;</li> </ul>	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Road on other side of war memorial should be retained to enable busses to use;</li> </ul>	<ul style="list-style-type: none"> <li>Issue to be addressed through masterplan, future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Not opposed to village sprawling;</li> </ul>	<ul style="list-style-type: none"> <li>Not consistent with traditional planning views.</li> </ul>	
	<ul style="list-style-type: none"> <li>Extension of town water further along Smiths Creek Rd.</li> </ul>	Outside of study area.	NA
4.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
5.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
6.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
7.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
8.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
9.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
10.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
11.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
12.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
13.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
14.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
15.	Endorses plans including Building Heights and Energy Efficient Building Design. Except for:	OK	NA
	<ul style="list-style-type: none"> <li>Building Density: 450m<sup>2</sup> too small should have minimum 900m<sup>2</sup> lot sizes</li> </ul>	<ul style="list-style-type: none"> <li>Lot size provisions reviewed.</li> </ul>	Amend draft DCP Accordingly
16.	Supports plan Objects to:		
	<ul style="list-style-type: none"> <li>Building Density: 450m<sup>2</sup> too small should have minimum 800-1000m<sup>2</sup> lot sizes. Based on appeal, appearance, community, country atmosphere and environment issues.</li> </ul>	<ul style="list-style-type: none"> <li>Lot size provisions reviewed.</li> </ul>	Amend draft DCP Accordingly

No.	Issue	Response	Actioning DCP
17.	Supports plan – Building Heights, streetscaping, traffic calming, Energy Efficient Building design, river front precinct. Objects to:	OK	NA
	<ul style="list-style-type: none"> <li>Building Density: Minimum lots sizes of 800m2 in residential areas and 300-350m2 in commercial area. However does support limiting expansion of village.</li> </ul>	<ul style="list-style-type: none"> <li>Lot size provisions reviewed.</li> </ul>	Amend draft DCP accordingly
	<ul style="list-style-type: none"> <li>Infrastructure: if development is to occur infrastructure needs to be upgraded.</li> </ul>	Provided for in the plan	NA
	<ul style="list-style-type: none"> <li>Multi-dwelling housing: objects to any such development.</li> </ul>	Draft Plan provides for multi-dwelling housing provided certain planning controls can be met.	NA
	<ul style="list-style-type: none"> <li>Traffic movement: objects to joining up Church St and Grants St.</li> </ul>	Link road to be deleted from concept plan.	Amend concept plan accordingly
	<ul style="list-style-type: none"> <li>Parking: parking issues need to be improved addressed if areas is to be further developed</li> </ul>	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Infrastructure: introduction of footpaths, kerb and guttering within village. Improve public toilets, undergrounding of power lines,</li> </ul>	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Buttery: opposed to commercial development in existing parking area.</li> </ul>	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Landscape Character: supports gradual clearing of camphors but to be replaced.</li> </ul>	Provided for in draft plan.	NA
18.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
19.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
20.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
21.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
22.	Objects to the linking of Grants Rd and Rowlands Creek Rd as severs clients land. Will result in loss of privacy, amenity, rural character, traffic movement, increasing noise etc.	Link Road to be deleted from concept plan.	Amend concept plan accordingly.
23.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
24.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
25.	<ul style="list-style-type: none"> <li>Multi dwelling suitable in town to make housing more affordable;</li> </ul>	OK	NA
	<ul style="list-style-type: none"> <li>Provide for adequate parking in Main street precinct;</li> </ul>	OK	NA
	<ul style="list-style-type: none"> <li>Provide further expansion of Village (urban and rural).</li> </ul>	OK	NA

No.	Issue	Response	Actioning DCP
	<ul style="list-style-type: none"> <li>Site density: 250m2 OK in Main Street, 800m2 in residential areas;</li> </ul>	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	<ul style="list-style-type: none"> <li>Energy Efficiency rating OK;</li> </ul>	OK	NA
	<ul style="list-style-type: none"> <li>Traffic calming – signage.</li> </ul>	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
26.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
27.	Endorse the majority of the plans including Building Density, Building Heights and Energy Efficient Building Design.	OK	NA
28.	Supports the plans with the exception of:	OK	NA
	Building Density: 800m2 in residential area, 400m2 in Main St. No Multi Dwelling Units except for Duplexes.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	More emphasis needed on restoration of riverbank;	<ul style="list-style-type: none"> <li>Locality plan already provides for this. Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Infrastructure: provision for footpaths, underground of power, traffic calming.	<ul style="list-style-type: none"> <li>Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Does not agree with dead end street connections (Rowlands Creek rd, Church st, and Grants rd).	Link road to be deleted from concept plan.	Concept plan to be amended accordingly
29.	Town Square: to remain as is;	Locality Plan to be amended to reflect opportunities and constraints for redevelopment of town square.	Locality Plan and Concept plan to be amended accordingly
	Link Roads: to be omitted;	Link road to be deleted	Amend concept plan accordingly
	Retirement/Aged Care development not appropriate in the area due to a lack of health facilities;	Noted.	NA
	Site Densities: 1000m2 for swelling houses, and 300m2 for commercial areas.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Building Heights: 2 storeys	OK	NA
	Multi dwelling housing and village expansion are inappropriate.	Plan provides for multi-dwelling housing (variety of housing choice). Plan also promotes urban consolidation prior to expansion subject to infrastructure and planning provisions.	NA
	Future Housing Development: needs to reflect autonomous built environs (Bill Mollisons permaculture establishments in SA).	Draft DCP provisions in conjunction with other Council controls appear resilient enough to manage future development appropriately.	NA
30	Water Quality issues such as septic systems, riverbank erosion, waterway pollution, riverbank plant regeneration;	Noted	NA
	Lot sizes: 1000m2 on steep land, 500m2 on land less than 15 degrees, 250m2 in Commercial area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Building Heights – 2 storey	Already provided for in draft DCP	NA
	Townhouses and duplexes are appropriate in village;	OK	NA

No.	Issue	Response	Actioning DCP
	Car Parking issues need to be addressed in village centre;	<ul style="list-style-type: none"> <li>Issue to be addressed through future town square plan and streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Traffic calming needs to be implemented;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Heritage: building should be preserved;	Provided for in LEP provisions.	NA
	Supports village expansion as identified in concept plan;	OK	NA
	Provide for aged care accommodation;	DCP provides for multi-dwelling development. Types of aged care accommodation can be included as part of this land use.	NA
	Supports Energy efficient rating.	OK	Amend DCP to reflect BASIX
31.	Doesn't support 250m2 for commercial precinct; 1000m2 preferable in residential area;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Supports redevelopment of Buttery area but not for commercial purposes;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	No multi-dwelling housing;	DCP needs to provide for a range of housing types developed in an appropriate manner for the village.	NA
	Protection of waterways;	Provided for in locality plan and through Councils other various plans.	NA
	Implement traffic calming;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Parking: investigate area along Rowlands Creek Road;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis and future residential strategies; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Supports streetscaping but not at the expense of car parking.	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
32.	Site Density: 1000m2 in res areas and 500m2 in Main Street Precinct;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Implementation of appropriate traffic calming measures;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Supports redevelopment of village square, however acknowledges that car parking issues need to be resolved;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA

No.	Issue	Response	Actioning DCP
33.	Site density: 1000m2	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Introduce high energy efficiency building design;	Issue addressed through BASIX	Amend draft DCP to refer to BASIX
	Improvement of riverbanks;	Already provided for in locality plan and various other council documents.	NA
34.	Doesn't like high density: lots should be in order of 350m2 to 1000m2.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
35.	Objects to proposed lot sizes. Based on heritage and character issues.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
36.	Objects to proposed lot sizes. Based on heritage, amenity and character issues. 1000m2	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
37.	Building Density: 400+ in commercial area and 1500m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Protection of riverbanks should be included in locality plan.	Already provided for in locality plan and various other council documents.	NA
38.	Building Density: 500+ in commercial area and 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
39.	Building Density: 400+ in commercial area and 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Opposes development adjacent to Buttery. Village needs open space.	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
40.	Building Density: 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
41.	Objects to proposed lot sizes. Based on heritage and character issues.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
42.	Building Density: 400+ in commercial area and 1500m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Protection of riverbanks should be included in locality plan.	Already provided for in locality plan and various other council documents.	NA
43.	Building Density: 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
44.	No development to occur without addressing parking issues and traffic calming;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	New development to be tasteful and have regard for the character and amenity of the area.	Issue addressed through draft DCP provisions and existing LEP controls.	NA
45.	Building Density: 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
46.	Building Density: 400+ in commercial area and 1000m2 in residential area. Based on uniqueness, character and amenity issues.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
47.	Building Density: 400+ in commercial area and 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
48.	Building Density: 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
49.	Objects to proposed lot sizes.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
50.	Implementation of traffic calming;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of</li> </ul>	NA

No.	Issue	Response	Actioning DCP
		draft Locality Plan.	
	Parking: approach DET on parking issues, introduce timed parking in main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Plans need to be clearer in implementing high energy efficient building design controls;	Issues addressed through the introduction of BASIX	Amend draft DCP to refer to BASIX
	Building Density: 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Commercial development: encourage and provide for local shops and goods in keeping with local heritage and character issues, not corporate shops.	Commercial development and design controls provided for in draft DCP	NA
	Provide for unique aged care accommodation.	Multiple dwelling units already provided for.	NA
51.	Building Density: 600m2 in commercial area and 1000m2 in residential area. Also impose restriction on the number of dwelling that can be constructed on one lot.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	New development and riverwalks should not be considered if it entails destruction of natural environment.	Riverwalks included as part of draft Locality Plan. Site specific environmental considerations are to be reviewed as part of this work.	NA
	Improvement of buttery area but needs to provide for public use.	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Supports certain elements of streetscaping but not at expense of car parking.	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
52.	Building Density: 400+ in commercial area and 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
53.	Provision for aged housing;	Types of accommodation cater for aged are provided for under multi-dwelling units.	NA
	Building Density: 400+ in commercial area and 1500m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Supports energy efficient design	OK	NA
	Does not support proposed expansion area of village as identified within the concept plans.	Proposed future expansion area identified within concept plan is a longer term plan and subject to more detailed investigations to consider merits of proposal.	NA
54.	Building Density:1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
55.	Supports 250m2 provision in commercial area as long as its supported by appropriate design controls.	OK	NA
	1000m2 lot size outside of the commercial area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Supports proposed village expansion behind pub provided it is undertaken appropriately.	OK	NA



No.	Issue	Response	Actioning DCP
	Buttery area: utilize buttery as commercial footprint, and new development should have architecture inline with Buttery. Provide open space between Buttery and hall, new car parks behind Milsom Lane.	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
56.	Building Density: 400+ in commercial area and 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
57.	Objects to proposed lot sizes.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
58.	Building Density:1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
59.	Provide By-Pass to Uki	Not realistic	NA
	No infill development;	The plan proposes infill development to limit sprawl of village. These are sound planning considerations	NA
	No multi dwelling housing including duplex's	Plan provides for variety and choice of housing including multi-dwelling development. This is sound planning incorporated with relevant design controls.	NA
	Objects to proposed lot sizes.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
60.	Objects to proposed lot sizes.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Agrees with proposed energy efficient design guidelines;	OK	Amend draft DCP to refer to BASIX
	Reduce traffic to 50km/h	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Does not support multi-dwelling housing	Plan provides for variety and choice of housing including multi-dwelling development. This is sound planning incorporated with relevant design controls.	NA
	Provision of protection and rehabilitation of waterways	Already provided for in Locality plan and other council plans.	NA
61.	Study area should be extended beyond village zone to encapsulate surrounding areas and issues;	Study area was established at the beginning of the project.	
	Parking issues need to be better addressed: look at Rowlands Creek Rd (DET), land acquisition, area of Norco Rd and Buttery considered primary source for car parking.	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Objects to proposed lot sizes.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Potential redevelopment of village common, but not to lose public area appeal and not to be driven by commercial interest.	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA

No.	Issue	Response	Actioning DCP
62.	Requests that Lots 1 and 2 be considered as future expansion area. Reasons provided include, current incompatible farming uses with adjoining lands, easy to service with all infrastructure, economic grounds, amenity issues, accessibility, proximity, non flooding, easy to subdivide etc ...	Subject site falls outside the proposed study area. Future expansion of area will be subject of future investigations and may be considered as part of review of Urban Release and Rural Settlement Strategy. These future strategies are already provided for in draft Locality plan.	NA
63.	Objects to proposed lot sizes.	<ul style="list-style-type: none"> <li>• Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
64.	Building Density:1000m2 in residential area.	<ul style="list-style-type: none"> <li>• Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	DCP needs to provide some measures of certainty and not flexibility.	DCP prepared with Objectives, Performance Criteria and Acceptable Solutions. This provides certainty as to the outcome of future development but also provides flexibility if the proponent is able to achieve the desired objectives and performance criteria through other design standards. This is current planning practice.	NA
	Energy Efficient provisions may need to be reviewed in light of BASIX.	Noted	Draft Plan been amended accordingly
	Car Parking issues need to be resolved in Plans;	<ul style="list-style-type: none"> <li>• Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Traffic calming needs to be better provided for.	<ul style="list-style-type: none"> <li>• Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Preservation of stream and riparian zones.	Already provided for in draft Plan	NA
65.	Building Density: 400+ in commercial area and 1500m2 in residential area.	<ul style="list-style-type: none"> <li>• Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Introduction of high Energy efficient controls	Addressed through BASIX	Amend plan accordingly
	Implementation of traffic calming measures	<ul style="list-style-type: none"> <li>• Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Supports certain area to be developed for multi dwelling housing	OK	NA
	Protection of our streams	OK	NA
	Supports village expansion	OK	NA
66.	Building Density: 400+ in commercial area and 1500m2 in residential area.	<ul style="list-style-type: none"> <li>• Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Introduction of high Energy efficient controls	Addressed through BASIX	Amend Plan accordingly
	Implementation of traffic calming measures	<ul style="list-style-type: none"> <li>• Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	No multi-dwelling developments	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA

No.	Issue	Response	Actioning DCP
	Town square – do not develop into a sterile environment	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Protection of our streams	OK	NA
	Supports village expansion – only rural living expansion though. Retain village atmosphere.	To be addressed through future Rural Settlement Strategy.	NA
67.	Building Density: 400+ in commercial area and 1500m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Introduction of high Energy efficient controls	Addressed through BASIX	NA
	Implementation of traffic calming measures	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	No multi-dwelling developments	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Town square – Keep all future development in harmony with Uki character	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Protection of our streams	OK	NA
	Supports village expansion	OK	NA
68.	Supports proposed site density provisions	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
69.	Building Density:1000m2 in residential area. Based on character, amenity and uniqueness etc issues.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
70.	Objects to proposed lot sizes.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
71.	No rural living rezoning;	OK	NA
	Greater emphasis on protection of riverbank zone;	OK	NA
	Implementation of traffic calming measures	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Introduction of high Energy efficient controls	Addressed through BASIX	NA
	Building Density:1500m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	No multi-dwelling developments	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Parking issues need to be addressed.	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
72.	Building Density:1000m2 in residential area. Based on character, amenity and uniqueness etc issues.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.

No.	Issue	Response	Actioning DCP
	Upgrade lane behind Main Street to improve access and potential development for small shops, galleries, tourist trail etc	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
73.	Building Density: 400+ in commercial area and 1500m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Energy efficient controls to remain or move to 4 stars.	Addressed through BASIX	NA
	Implementation of traffic calming measures	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	No multi-dwelling developments	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	No development around Buttery	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Protection of our streams	OK	NA
	Does not support and future village expansion	Area identified in Plan is indicative only and subject to more detailed analysis and review through future strategies and LEP Amendments.	NA
74.	Supports Plans: Building design, streetscaping, tree planting, except for:	OK	NA
	Traffic movement: War Memorial area should be retained. Car Parking should be provided on Rowlands Creek Rd,	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Improve pedestrian and cycle paths connectivity	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Protection and rehabilitation of our streams	Already provided for in Plan	NA
	Provision of a bike/skateboard park,	Outside of study area	NA
	Does not support infill of Buttery site	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Building heights should be in keeping with historic building;	Already provided for in draft Plan	NA
	Provide for aged care accommodation	Provided through multi-dwelling unit provisions	NA
	Does not support proposed building densities – 1000m2;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Provision for I(c) expansion	Subject to a future rural settlement strategy.	NA
75.	Building Density: 450+ in commercial area and 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
76.	Does not support lot size densities;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.

No.	Issue	Response	Actioning DCP
	Provide for rural living expansion/estates.	Subject to a future rural settlement strategy.	NA
77.	Building Density: 250m2 in Main Street and 1500m2 per dwelling in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Provide for Higher Energy efficient controls	Addressed through BASIX	Amend Plan accordingly
	Implementation of traffic calming measures	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	No multi-dwelling developments (possibly in limited circumstances for aged care)	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Appropriate development of the village square in keeping with character of the area.	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Protection of our streams	OK	NA
	Supports future village expansion in a rural living context.	Subject to a future rural settlement Strategy	NA
78.	Study area should have been expanded to cover broader rural areas;	Study area as was limited from outset. Broader socio-economic review does include surrounding areas.	NA
	P8 2.2: Uki not settled in 1860's. First land sales were in 1905 in the Hall which was opened in 1904.	Noted	Amend Plan Accordingly
	P11 2.8: Dairying is no longer an important economic factor for the village.	Noted	Amend Plan Accordingly
	Does not support lot size densities;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Protection and rehabilitation of riverbank should be undertaken carefully due to the fact that there are important ecological communities;	OK	NA
	Green space and public recreation areas should be retained and not developed for commercial activity.	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Uki community needs are not significant.	Noted	NA
79.	Object to the Church Street link up road. Proposed route impact them directly as it runs through their property. Do not perceive there being major development to warrant such a connection. Support the route being used for bushfire purposes and the sole use of emergency vehicles put not for a public road. Link may only be necessary when sewerage issues are addressed in Uki.	Noted. Concept plan to delete reference to connection.	Amend concept plan accordingly
80.	Supports site density in Commercial precinct, however lot size should increase to 1500m2 in residential areas.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Implementation of traffic calming measures	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA

No.	Issue	Response	Actioning DCP
	Supports proposed future village expansion. However, needs to be undertaken in an appropriate manner consistent with existing village character.	Noted	NA
81.	Objects to the proposed lot size densities;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
82.	Objects to the proposed lot size densities;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
83.	Objects to the proposed lot size densities;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
84.	Doesn't support building densities. Status quo to remain.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	No multi-dwelling developments	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	No development of village square	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Protection of our streams	OK	NA
	Does not support future village expansion.	Noted. Any future village expansion will be subject of future strategies and amendments.	NA
85.	Objects to the proposed lot size densities; Retain existing block sizes;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Retain Buttery area for public use and not commercial enterprise. Retain Village square as is.	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	No to multi dwelling units;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Protection of our river precinct.	OK	NA
86.	Supports proposed improvements: supports infill development in Main Street provided it is consistent with existing amenity, streetscape/ tree planting, village entry statements and public art, proposed link road (perimeter street), river ban walk, cycle/walking path.	OK	NA
	Objects to: Uki Main Street lot sizes, should remain at 400m2 to 700m2 and 800m2+ in residential areas; (based on amenity, character, community, sense of place and environment issues);	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Does not support multi-dwelling housing;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Objects to extension of the village boundary;	Noted. Any future village expansion will be subject of future strategies and amendments.	NA
87.	Building Density: 1000m2 in residential area.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.

No.	Issue	Response	Actioning DCP
88.	Building Density: 500m2 in commercial area and 1000m2 in residential area (based on amenity, character, community, sense of place and environment issues);	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
89.	Building Density: 400-700m2 in commercial area and 750+m2 in residential area (based on amenity, character, community, sense of place and environment issues);	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
90.	Building Density: 1000m2;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Village Square top remain in current form;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Parking Problems need to be addressed;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
91.	Objects to the proposed lot size densities; (based on amenity, environmental and scenic issues);	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Building heights: objects to 2 storey building provisions. 8m is not enough.	Flexibility already provided for in draft DCP.	NA
92.	Building Density: objects to 250m2 in commercial area and prefers 1000-1500m2 in residential area (based on amenity, character issues);	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
93.	Objects to proposed lot size densities based on character, lifestyle and beauty issues.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
94.	Supports draft Plans but questions the building height provisions and the ability for existing shops to build 2 <sup>nd</sup> storey in line with proposed building height measures.	Flexibility already provided for in draft DCP.	NA
95.	Calls for sensitive building design to retain heritage, character and amenity issues;	Provided for in draft DCP	NA
	Building Density: 450m2 in commercial area and 1000 in residential area;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
96.	Supports draft Plans;	OK	NA
	Agrees to streetscaping, entry statements etc ... but not at the expense car parking spaces in main street.	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Does not support development of square at the expense of loss of parking and community open space. Doesn't consider commercial enterprise in square is warranted;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Plan should identify need for School to provide teaching staff with parking on grounds;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Supports commercial expansion between buttry and butcher;	Provided for in Plan	NA
	Does not support linkage between church street and Grants road;	Noted. Concept Plan to delete link	Amend plan accordingly

No.	Issue	Response	Actioning DCP
	Supports proposed expansion of village on the hill behind the pub;	OK	NA
	Locality Plan should provide for rural living development;	Subject to future rural settlement strategy	NA
	Higher standards for energy efficient design should be implemented;	Addressed by BAIX	Amend draft DCP to refer to BASIX
	Building Density: 450m2 in commercial area and 1000m2 in residential area (based on amenity, character issues); These density provisions to be applied to mixed use development too.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	No multi dwelling unit development in village except within mixed use development;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Provide better definition of multi-dwelling units. Semi-detached housing OK, Terrace/townhouses no.	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Landscaping area per lot should be increased from 40% to 60%; hence the reason for larger 1000m2 lot sizes;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	DCP should ensure that low set suburban homes be discouraged and encourage character houses sympathetic to existing heritage and amenity;	Design controls discourage development not in keeping with character of village.	NA
	Provide for tasteful designated area for higher density housing (still 450m2);	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	DCP should reference Uki's heritage significance;	Noted	Amend Plan accordingly
	Pg 5: wording change in purpose of the plan to ... "to <b>ensure that development</b> in village will retain, protect ..."	Noted	Amend Plan accordingly
	Community Consultation: DCP does not specify how consideration of DA's is to be made by the community;	There is a formal legislative process to observe in regards to public consultation and the DA process.	NA
	Prefers prescriptive provisions over performance/merit based provisions to ensure developers don't push boundaries and erode the aims and objectives of the DCP;	The aims and objectives of the Plan are supported by performance criteria and acceptable solutions. The draft Plan provides for flexibility with regards to the acceptable solutions only if the proponent can demonstrate a different methodology and still arrive at the same outcome whilst still not compromising the aims and objectives of the plan.	NA
	Page 11: better explanation of LEP objectives;	Noted – already within TLEP 2000. not necessary to repeat within this plan	NA
	Concerned about wording " <b>consolidating residential and other urban development within the village boundary</b> ". Sends message of development instead of conservation;	Wording needs to be read in context with overall vision, aims and objectives for the village not as a stand alone control.	NA
	Additional objective: " <b>To protect and enhance the scale and character as required under Heritage Provisions in TLEP 2000</b> ";	Heritage provisions are been added.	Draft DCP amended accordingly.



No.	Issue	Response	Actioning DCP
	Need to define Dual Occupancy;	Not necessary. DCP 44 already does this.	NA
	Objects to Dual occupancy development in residential precinct because it is inconsistent with detached character of area;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Is there a difference between "employment and service" and "commercial";	Noted – refer to LEP definitions	NA
	PC 2: replace "ensuring" with "encouraging" ... RE detached housing in Main Street;	Noted – change not considered necessary	NA
	PC 3: Village residential qualities should include: <b><u>"large lots, mature trees and architecture reflecting rural (rather than suburban) qualities"</u></b> ;	Noted – village character issues provided through objectives and heritage character issues.	NA
	PC 4: Instead of "residential purposes" insert "detached houses";	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	LU AS 5,9: Higher density housing will not retain and protect heritage character of village;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	Draft DCP amended to reflect varying density issues.
	LU AS 7: better define low scale multi-unit development and other compatible alternatives; does not support multi unit development; does support granny flats and B&B's;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	P 17 does not agree with statement that economic and employment related development is fundamental to the continuing viability and vitality of the village; look after character issues and the commercial issues will take care of themselves;	The draft Plan when read in its entirety covers all aspects of sustainability (ESD) principles. Looking at one Performance Criteria in isolation does not provide a full picture of the total aims and objectives of the draft Plan.	NA
	ED Obj 2: remove "unduly"	Noted	Plan amended accordingly
	Wording from National Trust Documents: <b><u>"a very attractive rural settlement in dramatic setting. Uki has retained the scale and character of the early 20<sup>th</sup> Century with few modern intrusions"</u></b> ;	Noted	NA
	DCP should be based from the point of conservation rather than development;	The plans have been prepared on the basis of sustainability and does provide for conservation of heritage, natural environment and character issues pertaining to the village.	NA
97.	Do not support proposed lots sizes;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Want land around buttry to remain as community open space;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Oppose multi-dwelling units;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA

No.	Issue	Response	Actioning DCP
	Retain Uki town square as is;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of riverbank area;	OK	NA
98.	Building Density: 400-700m2 in main street and 1000m2 in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Provide for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Not opposed to multi-dwelling units as long as its in keeping with character of village;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Supports room for improvement around Buttery;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Supports expansion of village;	Noted. Subject of future residential strategies.	NA
99.	Building Density: 400m2 in main street and 1000m2 in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Provide for Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street, supports tree planting;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Not opposed to multi-dwelling units as long as its in keeping with character of village;	Noted	NA
	Supports room for improvement around Buttery; however no building development and needs to provide for car parking;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Supports expansion of village;	Noted	NA
100.	Building Density: 400m2 in main street and 1000m2 in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Not opposed to multi-dwelling units as long as its in keeping with character of village and located appropriately;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA

No.	Issue	Response	Actioning DCP
	Supports room for improvement around Buttery; Only limited development though and ensuring public open space is not lost;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Supports expansion of village; provide for 1(c) expansion.	Subject to a future rural settlement strategy investigation.	NA
101.	Building Density: 400m2 in main street and 1000m2 in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	No multi-dwelling	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Supports room for improvement around Buttery for arts and crafts but not more commercial development; existing village green should be retained for markets and public events.;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	No expansion of village;	Expansion is subject to a future rural settlement strategy and/or urban residential investigation.	NA
102.	Objects to proposed Building Density: 800-1500mt in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provision of multi-dwelling development needs to be further researched;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	No development for commercial purposes in Uki square	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Supports expansion of village;	Subject to a future rural settlement strategy investigation.	NA
103.	Supports proposed building density in Main Street, however supports 1500m2 lot sizes in Residential areas.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Provide for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA

No.	Issue	Response	Actioning DCP
	No to multi-dwelling development;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Supports redevelopment/ improvement of village square as long as it is in keeping with character of village;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Supports expansion of village; supports 3000-4000m <sup>3</sup> lot size expansion.	Noted	NA
104.	Building Density: 400-700m <sup>2</sup> in main street and 1500m <sup>2</sup> in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Provide for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	multi-dwelling housing OK only in specific designated areas as long as its in keeping with character of village;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Commercial development sensitive issue, need to address parking. Look at parking in School (DET);	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Supports expansion of village as long as its done in a sensitive way;	Noted	NA
105.	Building Density: 250m <sup>2</sup> in main street OK, and 800m <sup>2</sup> in residential areas with only 50% developable areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	No need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Not opposed to multi-dwelling units as long as its in keeping with character of village and retained along main street only;	Noted	NA
	improvement around Buttery, needs to be consistent with current use. Parking in school should be investigated;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Supports gradual infill of village;	Noted	NA
106.	Building Density: 250m <sup>2</sup> in main street OK.	Noted	NA
	No need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly

No.	Issue	Response	Actioning DCP
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Doesn't like multi-dwelling units but if they are developed they need to be on larger lots and in keeping with character of village and retained along main street only;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Does not support Village square proposal;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	No further expansion of village;	Noted	NA
107.	Building Density: 400-500m <sup>2</sup> in main street OK, and 850- 1000m <sup>2</sup> in residential areas with only 50% developable areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Provide for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	multi-dwelling units – only dual occupancy development as long as its in keeping with character of village and retained along main street only;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	improvement around Buttery, should be subject of community consultation and needs to be consistent with current use;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Supports expansion of village but only after community further consultation;	Noted	NA
108.	Building Density: 250m <sup>2</sup> in main street OK, and 450m <sup>2</sup> in residential areas provided community input in assessment process;	<ul style="list-style-type: none"> <li>Noted</li> </ul>	NA
	No need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Not opposed to multi-dwelling units as long as its in keeping with character of village and retained along main street only;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	No to improvement around Buttery, (only landscaping improvements). Parking behind shops a possibility;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA

No.	Issue	Response	Actioning DCP
	Supports village expansion, hill behind pub and other suitable areas;	Noted	NA
109.	Building Density: 400m2 in main street OK, and 600+m2 in residential areas;	<ul style="list-style-type: none"> <li>• Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	No need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>• Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Not opposed to multi-dwelling units as long as its in keeping with character of village and retained along main street only;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	improvement around Buttery, needs to be consistent with current use. Parking in school should be investigated;	<ul style="list-style-type: none"> <li>• Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Supports gradual infill of village;	Noted	NA
110.	Building Density: 400m2 in main street OK, and lots in residential areas that retain visual – scenic qualities;	<ul style="list-style-type: none"> <li>• Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>• Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Not opposed to multi-dwelling units as long as its located in specific only;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Retain hall and surrounding gardens as is.	<ul style="list-style-type: none"> <li>• Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Supports extension of village;	Noted	NA
111.	Building Density: retain existing lot sizes in main street, and 900m2 in residential areas;	<ul style="list-style-type: none"> <li>• Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>• Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Not in favour of large multi-dwelling development. Provide for it in specific areas only;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Village square – retain park, it gives town a country feel;	<ul style="list-style-type: none"> <li>• Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA

No.	Issue	Response	Actioning DCP
	Provide for protection and enhancement of waterways;	OK	NA
	Supports proposed expansion of village provided it is undertaken in a suitable manner consistent with character and amenity of area;	Noted	NA
112.	Building Density: 650m2 in main street, and 1500+m2 in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	No multi-dwelling developments in village;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Introduce kerb and guttering and investigate parking behind school;	<ul style="list-style-type: none"> <li>Area still subject to a streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	No expansion of village village;	Expansion subject to future rural settlement and urban release strategy	NA
113.	Building Density: 450m2 in main street, and 1000+m2 in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	No need for higher Energy Efficient Design – mandatory rain water tanks;	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	No multi-dwelling developments;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Investigate parking in school (DET);	<ul style="list-style-type: none"> <li>Area still subject to a streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Limit expansion of village to behind area behind pub;	Noted	NA
114.	Building Density: 250m2 in main street OK, and 800+m2 in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	No need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street (signs);	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	multi-dwelling housing suitable in town to make it more affordable;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA

No.	Issue	Response	Actioning DCP
	Parking issues need to be investigated (approach DET for carparking on site);	• Area still subject to a streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.	NA
	Supports expansion of village (1(c) areas);	Subject to a future rural settlement release strategy.	NA
115.	Building Density: 400m2 in main street OK, and 1500m2 in residential areas;	• Lot sizes provisions reviewed.	Amend DCP to reflect revised density provisions.
	Provide for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	No to multi-dwelling units, except for granny flats and studios;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Village square – retain park area	• Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.	NA
	Provide for protection and enhancement of waterways;	OK	NA
	Supports gradual infill and expansion of village;	Noted	NA
116.	Building Density: 400-700m2 in main street OK, and 1500+m2 in residential areas;	• Lot sizes provisions reviewed.	Amend DCP to reflect revised density provisions.
	No need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	• Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.	NA
	No to multi-dwelling developments;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	No more commercial buildings, need to address parking issues;	• Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.	NA
	Provide for protection and enhancement of waterways;	OK	NA
	No more expansion of village;	Noted	NA
117.	Building Density: 400m2 in main street, and 1000+m2 in residential areas;	• Lot sizes provisions reviewed.	Amend DCP to reflect revised density provisions.
	Need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	• Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.	NA
	No multi-dwelling units except for duplexes subject to site specific assessment;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Retain public park and investigate car parking in school.	• Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.	NA



No.	Issue	Response	Actioning DCP
	Provide for protection and enhancement of waterways;	OK	NA
	Supports proposed extension of village and should investigate expansion of 1(c) land around village;	Subject to a future rural settlement strategy.	NA
118.	Supports a mix of lot sizes rather than uniform small lots. Based on heritage and character issues; opposes changes to lot sizes.	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	opposed to multi-dwelling units. Preference to retaining single detached dwelling character of the village;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	No further commercial development necessary without provision of more car parking. Public open space is too valuable to lose;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Retain riverbank areas as natural areas;	OK	NA
	Objects to any future village expansion.	Any future Urban and rural settlement strategy is subject to future strategies.	NA
119.	Building Density: 400-700m2 in main street, and 1500+m2 in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	opposed to multi-unit dwellings, does not suit character of village;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Provide for protection and enhancement of waterways. Tree planting and stream regeneration is needed;	OK	NA
	Supports expansion of village, only if 1500m2 density is observed;	Noted	NA
120.	Building Density: retain current size in main street, and 1000+m2 in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	opposed to multi-dwelling units as it is not in keeping with character of village;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA

No.	Issue	Response	Actioning DCP
	No to more commercial development in village;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	No to further expansion of village village;	Noted	NA
121.	Building Density: 1500m <sup>2</sup> ; no more commercial lots, if needed locate near butchery and ensure design is in form of a house in keeping with existing character;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	No need for higher Energy Efficient Design	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street (signs);	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	multi-dwelling units as long as its in keeping with character of village and located out of sight;	noted	NA
	Don't touch the Hall, don't add anything, improve existing public amenities, widen road in front of Anglican Church, no tree planting on main street as it is too narrow;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection of waterways;	OK	NA
	No expansion of village;	Noted	NA
122.	Provide for traffic calming as main street is very dangerous during school times.	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
123.	Building Density: 400m <sup>2</sup> in main street OK, and 1500m <sup>2</sup> in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	No need for higher Energy Efficient Design than shire standards;	Addressed by BASIX	Amend Plan accordingly
	Provide for traffic calming along main street;	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	opposed to multi-dwelling units as it is not consistent with village character;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Retain Buttery area as is;	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	No expansion of village;	Noted	NA
124.	Building Density: 450m <sup>2</sup> in main street OK, and 10000+m <sup>2</sup> in residential areas;	<ul style="list-style-type: none"> <li>Lot sizes provisions reviewed.</li> </ul>	Amend DCP to reflect revised density provisions.
	need for higher Energy Efficient Design greater than 3.5 star rating; introduce incentive schemes to promote better design;	Addressed by BASIX	Amend Plan accordingly

No.	Issue	Response	Actioning DCP
	Provide for traffic calming along main street; appropriate entry and controls, signage etc	<ul style="list-style-type: none"> <li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	opposed to multi-dwelling units and development should be of a single detached nature. DCP needs to define type of multi dwelling development. Semi-detached OK, flats are not. as long as its in keeping with character of village and retained along main street only;	Draft Plan provides for a variety of housing including multi-dwelling housing. This is sound planning practice.	NA
	Retain Buttery area for public purposes. No to further commercial development, if needed provide for some around Butcher shop. This development needs to be sensitive to character of village.	<ul style="list-style-type: none"> <li>Proposal was only part of a concept plan. Area still subject to a masterplan and streetscape plan; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li> </ul>	NA
	Provide for protection and enhancement of waterways;	OK	NA
	More detailed investigation required to determine support for future extension of village;	Noted. Expansion still subject to future strategies.	NA
	Association does not support connection of grants Road and Church street.	Link to be deleted from concept plan	NA
	Draft DCP does not elaborate on how community consultation is to be effected.	There is a legislative process in place to address this.	NA
125.	Supports general aims and objectives of the draft Plans.	OK	NA
	Issues raised include: Lack of Aboriginal recognition;	Issue covered by LEP and State provisions. Also there is a sensitivity issue with identifying aboriginal heritage sites.	NA
	Limited acknowledgement of European Built Heritage;	Appendix in draft Plan lists Heritage items in village.	NA
	Importance of Environmental Heritage;	Noted. River/creek issues addressed in locality plan Implementation table.	NA
	Opposes further commercial development;	Plan needs to provide for a variety of land uses to reflect existing Village zoning.	NA
	Because Uki is located on floodplain, green concrete instead of black concrete should be used;	A building issue. Not necessarily an issue for inclusion in draft DCP.	NA
	Riverfront rehabilitation should have regard for Aboriginal heritage;	Will be considered as part of future riverfront works	NA
	Weed removal to be undertaken in accordance with a rehabilitation plan;	Noted	NA
	Garage doors with up to 15% of frontage width is sufficient;		
	Specify planting with local indigenous species;	Noted	NA
	Map valuable vegetation in village;		
	Consult with NSW Fire Service, community and botanical experts with regards to fire buffer zones;	Already provided in draft Plan, and is a statutory requirement.	NA

<b>No.</b>	<b>Issue</b>	<b>Response</b>	<b>Actioning DCP</b>
	Investigate further traffic calming measures for main street;	<ul style="list-style-type: none"><li>Issue to be addressed through future streetscape plans and traffic analysis; Refer to Table 9.1 Implementation Schedule of draft Locality Plan.</li></ul>	NA
	Implement higher energy efficient building design;	Addressed through BASIX	NA
126.	Objection to proposed building densities. Future development should be in keeping with existing character and amenity of the village.	<ul style="list-style-type: none"><li>Lot sizes provisions reviewed.</li></ul>	Amend DCP to reflect revised density provisions.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil.

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**P10 [PD-PC] Amendment to Section 94 Contribution Plan No 26 - Shire Wide/Regional Open Space**

**ORIGIN:**

**Strategic Town Planning**

**FILE NO: GT1/S94/26**

**SUMMARY OF REPORT:**

At its Ordinary meeting of 28 February 2006, Council resolved to amend and exhibit Section 94 Contribution Plan No 26 – Shire Wide/Regional Open Space (CP26).

CP26 required amending to adjust the Structured Open Space Program to reflect the recommendations of the Regional Sports and Recreation Facilities Program, which was exhibited early this year. The specific changes were:

- Refining of the cost estimates for the facilities in the original works program;
- Inclusion of a regional sports centre located at Arkinstall Park;
- Inclusion of an interest component to facilitate the bringing forward of the construction of some facilities;
- Reduction in the land component;
- Deletion of the athletics facility;
- An increase in the contribution levy from \$1,521 per detached dwelling to \$2,327, and from \$994 per medium density dwelling to \$1,521.

This Plan was exhibited between 8 March 2006 and 4 April 2006. There were no public submissions.

**RECOMMENDATION:**

**That Council: -**

- 1. Adopts the amended exhibited Section 94 Contribution Plan No 26 – Shire Wide/Regional Open Space.**
- 2. Gives public notice in the Tweed Link of its decision in accordance with the Environmental Planning and Assessment Regulations 2000, specifying that the amended Section 94 Contribution Plan comes into effect on the date of the notice.**

**REPORT:**

At its Ordinary meeting of 28 February 2006, Council resolved to amend and exhibit Section 94 Contribution Plan No 26 – Shire Wide/Regional Open Space (CP26).

CP26 required amending to adjust the Structured Open Space Program to reflect the recommendations of the Regional Sports and Recreation Facilities Program, which was exhibited early this year. The specific changes were:

- Refining of the cost estimates for the facilities in the original works program;
- Inclusion of a regional sports centre located at Arkinstall Park;
- Inclusion of an interest component to facilitate the bringing forward of the construction of some facilities;
- Reduction in the land component;
- Deletion of the athletics facility;
- An increase in the contribution levy from \$1,521 per detached dwelling to \$2,327, and from \$994 per medium density dwelling to \$1,521.

This Plan was exhibited between 8 March 2006 and 4 April 2006. There were no public submissions.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil.

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**P11 [PD-PC] Development Application Fees**

**ORIGIN:**

**Development Assessment**

**SUMMARY OF REPORT:**

At the Council meeting of 12 April 2006 it was resolved as follows in relation to development application fees: -

*"that the Director Planning & Development provides a report by 30 May 2006 to Council which provides options for ensuring that the stated cost of development provided in development applications is consistent with the real cost of that development so that any scope for understating of development cost in development applications is minimised".*

This report responds to this resolution and looks at options to address the issue.

**RECOMMENDATION:**

**That the estimated cost of development for development applications be checked at the lodgement stage and building construction costs be based on the Building Cost Guide published by the NSW Chapter of the Australian Institute of Building Surveyors.**

**REPORT:**

At the Council meeting on 12 April 2006 it was resolved as follows: -

*"that the Director Planning & Development provides a report by 30 May 2006 to Council which provides options for ensuring that the stated cost of development provided in development applications is consistent with the real cost of that development so that any scope for understating of development cost in development applications is minimised".*

Section 255 of the Environmental Planning and Assessment Regulations 2000 sets out how a fee based on estimated cost is to be determined and is as follows: -

**"255** (1) *In determining the fee for development involving the erection of a building, the consent authority must make its determination by reference to a genuine estimate of:*

- (a) the costs associated with the construction of the building, and*
- (b) the costs associated with the preparation of the building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment).*

*(1A) In determining the fee for development involving the carrying out of a work, the consent authority must make its determination by reference to a genuine estimate of the construction costs of the work.*

*(1B) In determining the fee for development involving the demolition of a building or work, the consent authority must make its determination by reference to a genuine estimate of the costs of demolition.*

*(2) The estimate must, unless the consent authority is satisfied that the estimated cost indicated in the development application is neither genuine nor accurate, be the estimate so indicated".*

Section 256 requires Council to make a determination of a fee within 14 days of the application being lodged. The Section is as follows: -

**"256** (1) *The determination of a fee to accompany a development application must be made before, or within 14 days after, the application is lodged with the consent authority.*

*(2) A determination made after the lodging of a development application has no effect until notice of the determination is given to the applicant.*

*(3) A consent authority may refuse to consider a development application for which a fee has been duly determined and notified to the applicant but remains unpaid."*



**OPTIONS:**

To address the issue raised in the resolution the following options have been considered:-

1. When an application is received by Council prior to it being registered in the system a Development Assessment Planner check that the application is statutorily complete. Part of this check could include a review of the estimated cost of the development.
2. Following lodgement and registration of an application in the system the application is reviewed at an Area Team meeting. Part of this review could include a more rigorous check of the estimated cost of the development.

Given the requirements of Section 256 of the Regulations the check of the estimated cost of development should occur at the earliest opportunity. Option 1 is therefore the preferred point at which this should occur.

As well as the above, options have also been considered as to how estimated costs for development can be checked. In this regard the New South Wales Chapter of the Australian Institute of Building Surveyors published a "Building Cost Guide" based on a wide variety of development types and construction materials. This guide is published on an annual basis and is available at no cost. A copy of the guide is provided below.

There are also commercial companies that provide building cost guides on a fee for service. One such product is the "Cordell m<sup>2</sup> Commercial Building Cost Guide". This is a web based system that is updated on a quarterly basis. The cost per annum for a single user is \$511.50. A copy of the guide is provided below.

AUSTRALIAN INSTITUTE OF BUILDING SURVEYORS BUILDING COST GUIDE



Australian Institute of Building Surveyors

**BUILDING COST GUIDE**  
**As at July 2005**  
 (published by the AIBS NSW Chapter)

This Guide is designed to assist in determining building costs where a contract price is not available.

**NOTES:**

Costs apply to level sites only	
Area is measured over the external walls of the building	
Figures are a guide only and should not be relied upon as an actual valuation of the work	
All figures are based upon Sydney prices and adjustments should be made for country and regional areas. The following percentage adjustments are provided:	
Central Coast, Wollongong	0%
Newcastle, Bathurst, Blue Mountains	+5%
Mid North Coast	+10%
Far North Coast	+2.5%
South Coast	+12%
Central West	+7.5%
Far West	+30%
<b>SPECIAL NOTE:</b>	
This Guide does not include costing for BASIX, excavation, site establishment, compliance with DA conditions and sediment controls.	
In the case of building costs over \$2 million, a registered Quantity Surveyor's certificate estimate is recommended.	

**Disclaimer:**  
 This Guide is for guidance only and should not be relied upon to the exclusion of obtaining professional advice. No responsibility can be accepted for any errors or omissions.

Suite 6, 2 East Street, Five Dock, NSW, 2046. ABN 53 004 540 836

Australian Institute of Building Surveyors (NSW)  
**BUILDING COST GUIDE**  
 July 2005

<b>EDUCATION FACILITY</b> PRIMARY/ HIGH SCHOOL	\$1,000
TECHNICAL COLLEGE	\$1,100
<b>INDUSTRIAL DEVELOPMENT</b> FACTORY/ WAREHOUSE	\$570
PRE-CAST CONCRETE	\$450
<1000M <sup>2</sup>	\$450
> 2000M <sup>2</sup>	\$385
METAL WALLS	\$1,700
<1000M <sup>2</sup>	
>2000M <sup>2</sup>	
<b>SERVICE STATION</b>	
AWNING OVER PUMPS & CONCRETE DRIVE	
<b>PARKING STATIONS</b>	
MULTI STOREY WITH CONCRETE FLOORS RAMP, STAIRS & LIFT	
COST PER SPACE= \$13,000	

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Australian Institute of Building Surveyors (NSW)  
BUILDING COST GUIDE  
July 2005

Australian Institute of Building Surveyors (NSW)  
BUILDING COST GUIDE  
July 2005

Item	Unit	Cost
<b>DWELLINGS</b>		
SMALL LOT HOUSINGS	1 STOREY (basic const)	\$675
DUAL OCCUPANCY	1 & 2 STOREY	\$725
STD PROJECT HOME	1 & 2 STOREY	\$750
PREMIUM PROJECT HOME	1 & 2 STOREY	\$850
ARCHITECTURAL DESIGN	1 STOREY ONLY	\$1,000
ARCHITECTURAL DESIGN	OVER 400M <sup>2</sup> FLR AREA	
ADDITIONS	OR 3 STOREYS	\$1,400
ADDITIONS	GF FOUR EXTENSION BV	\$780
ADDITIONS	GF FOUR EXTENSION TIMB	\$720
ADDITIONS	FIRST FLOOR	\$1,350
<b>DECKS / PERGOLAS</b>		
UNROOFED DECK -CONCRETE	PER M/2	\$230
UNROOFED DECK -TIMBER	PER M/2	\$255
ROOFED DECK -CONCRETE	PER M/2	\$350
ROOFED DECK -TIMBER	PER M/2	\$380
PERGOLA -UNROOFED	PER M/2	\$155
<b>GARAGES</b>		
TIMBER FRAME WITH CLADDING	PER M/2	\$350
BRICK	PER M/2	\$480
<b>FRONT FENCE</b>		
FACE BRICK WITH INSERTED PANELS	PER LIN M	\$600
BRUSH WOOD -1.8M		\$165
POOL TYPE -1.5M		\$100
COLOUR BOND -1.8M		\$64
<b>RETAINING WALLS</b>		
BRICK 1M HIGH	PER LIN M	\$440
BLOCK 1M HIGH		\$264
TREATED PINE 1M HIGH		\$275
<b>TOWNHOUSES</b>		
VILLAS		\$1,141
SPECULATIVE PROJECT HOMES		\$962
BY PROJECT BUILDER (MAX M/2= 350)	1 & 2 STOREY (\$550-M/2)	\$550
<b>POOLS</b>		
CONCRETE	AVERAGE SIZE	\$17,000
FIBREGLASS		\$12,500
VINYL ABOVE GROUND		\$8,000
<b>FLATS 3 storey (2 bed only)</b>		
FLATS -WITH STD BALCONY	NO LIFT INSTALLED/per unit	\$160,000
FLATS (3 bed units)		\$200,000
FLATS -WITH BALCONY SEPARATE	OVER 3 STOREY	\$300,000
LAUNDRIES AND LIFTS & BASEMENT PARKING	cost per unit 120-180M <sup>2</sup>	\$290,000
	cost per unit 95-125M <sup>2</sup>	

2

Item	Unit	Cost
UNDERCOVER PARKING AT GL.	cost per space	\$1,850
FOR FLATS		
<b>COMMERCIAL</b>		
OFFICE (2 OR 3 STOREYS)	MASONARY CONST	\$880
OFFICE (3 TO 8 STOREYS)	MASONARY CONST	\$1,275
OFFICE (8 TO 25 STOREYS)	MASONARY CONST	\$1,650
SHOP -STAND ALONE 1 STOREY	MASONARY CONST	\$750
SHOP - (groups 2 storey)	MASONARY CONST	\$800
SHOP - (groups 2 storey)	MASONARY CONST	\$800
DEPARTMENT STORES	MASONARY CONST	\$1,080
SHOPPING COMPLEX	MASONARY CONST	\$1,540
CINEMAS	COST PER SEAT	\$6,000
<b>PARKING AREAS</b>		
UNDERCOVER CARPARK (multi-storey)	BITUMEN PAVING	\$95
(no mean ventilation & no sprinklers)		
BASEMENT CARPARK	COST PER CAR SPACE	\$15,000
(with mesh ventilation & sprinklers)	CONCRETE STRUCTURE	\$30,000
<b>HOTELS / MOTELS / CLUBS</b>		
HOTEL	1- 2 STOREY	\$1,400
HOTEL	OVER 2 STOREYS	\$1,800
MOTEL	1- 2 STOREY	\$1,200
MOTEL	MULTI STOREY	\$2,000
CLUBS	1- 3 STOREY	\$1,500
<b>HEALTH CARE BUILDINGS</b>		
PRIVATE HOSPITAL	1 STOREY	\$1,750
	UP TO 30 BEDS	
PUBLIC HOSPITAL	MULTI STOREY	\$2,500
	200- 500 BEDS	
MEDICAL CENTRE	1 STOREY	\$1,340
	CONSULTING ROOMS	
NURSING HOME	1 STOREY	\$1,400
	OR \$200,000 PER BED	

3

## CORDELL m<sup>2</sup> COMMERCIAL BUILDING COST GUIDE



The Cordell m<sup>2</sup> Building Cost Guide is a high level pricing database designed for professionals within the building industry as well as people involved in the Property, Finance and Insurance industries who wish to estimate building costs for complete buildings quickly and easily.

For each category within the database, users are given square-metre rates for various size and finish options, plus elemental breakdowns for each of those rates. See over the page for an example of these rates and elemental components.

The commercial database includes categories such as commercial offices, education, hospitality, retail, and sporting to name just a few. See the 'Categories covered' list on this page for a full list of categories in the database.

Users access the square-metre rates through **Cordell eCosting**, which is a web-based system that allows you to quickly and easily select the database you wish to use, and then navigate through the 'tree' menu to find the items you require. Cordell eCosting even allows you to select relevant items and add them into a simple estimate of costs. The system is updated quarterly, so you'll have up-to-date rates at your disposal when you need them, and any saved estimates can be easily revised when updated pricing comes through.

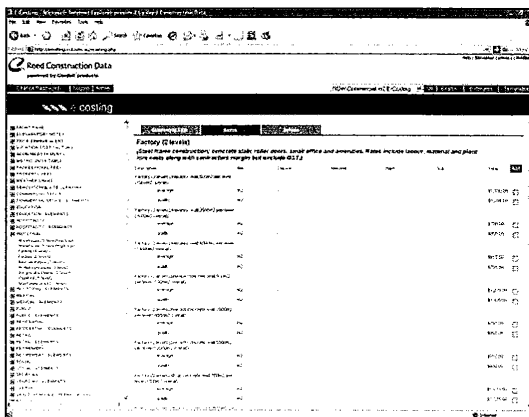
Because eCosting is web-based, you can access it from any computer with Internet access, so there's no software to install or special programs to learn. And your access to eCosting is password protected, so you know that any estimates you save are secure and only viewable by you.

The Cordell m<sup>2</sup> Building Cost Guide Databases are currently available for Commercial construction costs in New South Wales, Victoria, Queensland, South Australia and Western Australia.



### Categories covered:

- Commercial Offices
- Education
- Hospitality
- Industrial
- Medical
- Public
- Residential
- Retail
- Retirement
- Social
- Sporting
- Carpark
- Landscaping & External Works
- Balcony



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# Cordell m<sup>2</sup> Commercial Building Cost Guide

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Estimating Tip		Items			
<b>Office (2 to 3 levels)</b> <i>(Concrete frame construction; membrane rlifts)</i> <i>Rates include labour, material and plant hiring GST.)</i>					
Description	Per	Labour		Total	Add
Office (2 to 3 levels);masonry wall;250m <sup>2</sup> per level (750m <sup>2</sup> overall)					
average	m2	-	-	\$1,665.00	<input type="checkbox"/>
quality	m2	-	-	\$2,090.00	<input type="checkbox"/>
prestige	m2	-	-	\$2,805.00	<input type="checkbox"/>
Office (2 to 3 levels);masonry wall;1000m <sup>2</sup> per level (3000m <sup>2</sup> overall)					
average	m2	-	-	\$1,150.00	<input type="checkbox"/>
quality	m2	-	-	\$1,475.00	<input type="checkbox"/>
prestige	m2	-	-	\$1,870.00	<input type="checkbox"/>
Office (2 to 3 levels);concrete wall;250m <sup>2</sup> per level (750m <sup>2</sup> overall)					
average	m2	-	-	\$1,660.00	<input type="checkbox"/>
quality	m2	-	-	\$2,105.00	<input type="checkbox"/>
prestige	m2	-	-	\$2,850.00	<input type="checkbox"/>
Office (2 to 3 levels);concrete wall;1000m <sup>2</sup> per level (3000m <sup>2</sup> overall)					
average	m2	-	-	\$1,235.00	<input type="checkbox"/>
quality	m2	-	-	\$1,370.00	<input type="checkbox"/>
prestige	m2	-	-	\$1,890.00	<input type="checkbox"/>

Estimating Tip		Items			
<b>Office (2-3 levels at 250m<sup>2</sup>; masonry; ave</b> <i>(250m<sup>2</sup> per level - 750m<sup>2</sup> overall; concrete fra</i> <i>aluminium windows; air conditioning; lifts EXC</i> <i>material and plant hire costs along with contr</i>					
Description	Per	Labour		Total	Add
Office (2-3 levels at 250m <sup>2</sup> ; masonry; average)					
preliminaries	m2	-	-	\$169.00	<input type="checkbox"/>
substructure	m2	-	-	\$30.50	<input type="checkbox"/>
columns	m2	-	-	\$28.50	<input type="checkbox"/>
upper floors	m2	-	-	\$161.00	<input type="checkbox"/>
staircases	m2	-	-	\$52.00	<input type="checkbox"/>
roof	m2	-	-	\$116.00	<input type="checkbox"/>
external walls	-	-	-	\$130.50	<input type="checkbox"/>
windows and external doors	-	-	-	\$66.00	<input type="checkbox"/>
internal walls and screens	-	-	-	\$110.50	<input type="checkbox"/>
internal doors	-	-	-	\$15.50	<input type="checkbox"/>
wall finishes	-	-	-	\$51.00	<input type="checkbox"/>
floor finishes	-	-	-	\$72.00	<input type="checkbox"/>
ceiling finishes	-	-	-	\$63.50	<input type="checkbox"/>
fixtures and fittings	-	-	-	\$55.50	<input type="checkbox"/>
special equipment	-	-	-	-	<input type="checkbox"/>
hydraulics	-	-	-	\$39.50	<input type="checkbox"/>
fire protection	-	-	-	\$27.00	<input type="checkbox"/>
mechanical services	-	-	-	\$242.50	<input type="checkbox"/>
electrical / communication	-	-	-	\$98.00	<input type="checkbox"/>
transportation	-	-	-	\$148.00	<input type="checkbox"/>

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**CONCLUSION:**

Having regard to the above options the preferred approach would be to check the estimated cost of development at the lodgement stage based on the Australian Institute of Building Surveyors Cost Guide.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

Nil

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**P12 [PD-PC] Development Application DA06/0133 for Dwelling Alterations & Carport with Building Line Variation at Lot 174 DP 834929, No. 11 Cashel Crescent, Banora Point**

**ORIGIN:**

**Building Services**

**FILE NO: DA06/0133 Pt1**

**SUMMARY OF REPORT:**

Application has been received to carry out alterations and additions to the dwelling on the subject allotment including the erection of a double carport within the six metre building alignment .

The proposed carport will stand 860 mm from the front property boundary at its closest point and has been designed to compliment the architectural style of the dwelling. The existing garage will be converted into a media room and sewing room.

Due to the slope of the land the carport will be excavated partly below existing ground level with the northern and western walls of the carport acting as a retaining wall.

The area above these walls will be partly enclosed with timber battens with the front of the carport being open.

The partial enclosure of the two side walls of the carport does not comply with Council's Building Line Policy in regard to the definition of an "open " structure within the six metre building alignment.

The proposal satisfies all other aspects of Council's Building Line Policy.

Notwithstanding the matter of non compliance with Council's Building Line Policy it is considered that the proposal is acceptable due to the constraints of the site and will not have any substantial adverse impact on the street scape .

The application is therefore considered to be worthy of conditional approval.

**RECOMMENDATION:**

**That Development Application DA06/0133 for dwelling alterations & carport with building line variation at Lot 174 DP 834929, No. 11 Cashel Crescent, Banora Point be approved subject to the following conditions: -**

**GENERAL**

1. The development shall be completed in accordance with the plans approved by Council and the Statement of Environmental Effects, except where varied by conditions of this consent. [GEN0015]
2. The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia. [GEN0115]
3. Approval is given subject to the location of, protection of, and/or any necessary modifications to any existing public utilities situated within or adjacent to the subject property. [GEN0135]

**PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

4. The footings and floor slab are to be designed by a practising Structural Engineer after consideration of a soil report from a NATA accredited soil testing laboratory and shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a construction certificate. [PCC0945]
5. Council's road reserve adjacent to the northern side of the carport shall be supported by a suitably designed masonry retaining wall, details of which shall be submitted to the Principal Certifying Authority prior to the issue of a construction certificate. [PCCNS01]

**PRIOR TO COMMENCEMENT OF WORK**

6. The erection of a building in accordance with a development consent must not be commenced until:
  - (a) a construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and
  - (b) the person having the benefit of the development consent has:
    - (i) appointed a principal certifying authority for the building work, and
    - (ii) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
  - (c) the principal certifying authority has, no later than 2 days before the building work commences:
    - (i) notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
    - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and



- (d) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
- (i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and
  - (ii) notified the principal certifying authority of any such appointment, and
  - (iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspection and other inspections that are to be carried out in respect of the building work.
7. 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. [PCW0215]
8. Residential building work:
- (a) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
- (i) in the case of work for which a principal contractor is required to be appointed:
    - \* in the name and licence number of the principal contractor, and
    - \* the name of the insurer by which the work is insured under Part 6 of that Act,
  - (ii) in the case of work to be done by an owner-builder:
    - \* the name of the owner-builder, and
    - \* if the owner-builder is required to hold an owner builder permit under that Act, the number of the owner-builder permit.
- (b) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (1) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information. [PCW0235]

9. Where prescribed by the provisions of the Environmental Planning and Assessment Amendment (Quality of Construction) Act 2003, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

10. Prior to commencement of work on the site all erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area where required to the satisfaction of the Principal Certifying Authority. [PCW0255]

In addition to these measures the core flute sign provided with the stormwater approval under Section 68 of the Local Government Act is to be clearly displayed on the most prominent position of the sediment fence or erosion control device which promotes awareness of the importance of the erosion and sediment controls provided.

Please note that this sign is to remain in position for the duration of the project.

**DURING CONSTRUCTION** [PCW0985]

11. All proposed works to be undertaken are to be carried out in accordance with the conditions of development consent, approved construction certificate, drawings and specifications.
12. Construction site work including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council: - [DUR0005]

**Monday to Saturday from 7.00am to 7.00pm**

**No work to be carried out on Sundays or Public Holidays**

**The proponent is responsible to instruct and control subcontractors regarding hours of work.**

[DUR0205]

13. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made). [DUR0375]
14. Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council. [DUR0395]
15. The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 81A of the Environmental Planning and Assessment Act 1979. [DUR0405]
16. All work associated with this approval is to be carried out so as not to impact on the environment. All necessary precautions, covering and protection shall be taken to minimise impact from: -
- Noise, water or air pollution
  - Minimise impact from dust during filling operations and also from construction vehicles
  - No material is removed from the site by wind
- [DUR1005]
17. The builder must provide an adequate trade waste service to ensure that all waste material is contained, and removed from the site for the period of construction. [DUR2185]
18. The additional rainwater drains must be connected to the existing rainwater disposal system; to provide satisfactory stormwater disposal in accordance with Australian Standard AS/NZS3500.3.2. [DUR2255]

**PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

19. A person must not commence occupation or use of the whole or any part of a new building or structure (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units). [POC0205]
20. Prior to the issue of an occupation certificate the area between the carport and front property boundary shall be extensively landscaped. [POCNS01]

**REPORT:**

**Applicant:** Mrs FM Maurer and Mr DC Maurer  
**Owner:** Mrs FM Maurer and Mr DC Maurer  
**Location:** Lot 174 DP 834929 No. 11 Cashel Crescent, Banora Point  
**Zoning:** 2(c) Urban Expansion  
**Cost:** \$15,000

**BACKGROUND:**

An application has been received to construct a double carport within the six metre building alignment at the subject premises.

The subject allotment slopes downhill from the roadway and contains a single storey brick and tile dwelling. A Council walkway exists along the western property boundary.

The proposal is to construct a double carport in front of the current garage to within 860 mm of the front property boundary. The current garage will be converted into a media room and sewing room.

The proposed construction of the carport will be consistent with the existing dwelling with masonry elements and a pitched tile roof.

The design of the carport does not satisfy all the requirements of Council's Building Line Policy in that the western and northern walls will be masonry up to adjacent ground level with timber battens above this to the roof level. The lower sections of these walls will be designed and constructed as retaining walls. The front of the carport will remain open.

Council's Building Line Policy permits the construction of carports and other ancillary structures within the six metre building alignment subject to the structure satisfying the requirements of "predominantly open" as defined in this policy.

An open structure is defined as .." *unobstructed by walls, panels or linings of non transparent materials but may include lattice panels with a minimum of 500 mm clear space top and bottom.*"

Due to the carport being excavated into the sloping site this open requirement cannot be complied with although the timber battens will provide a partly open component to the northern and western sides.

The other requirements of Council's Building Line Policy which are satisfied by this proposal are as follows :-

1. The structure occupies not more than 50 % of the building line zone ,
2. The structure is no higher than 3.0 m for flat skillion roofs and 4.5 m to the top of the ridge for pitched roofs,
3. The structure is located wholly within the subject property boundary,

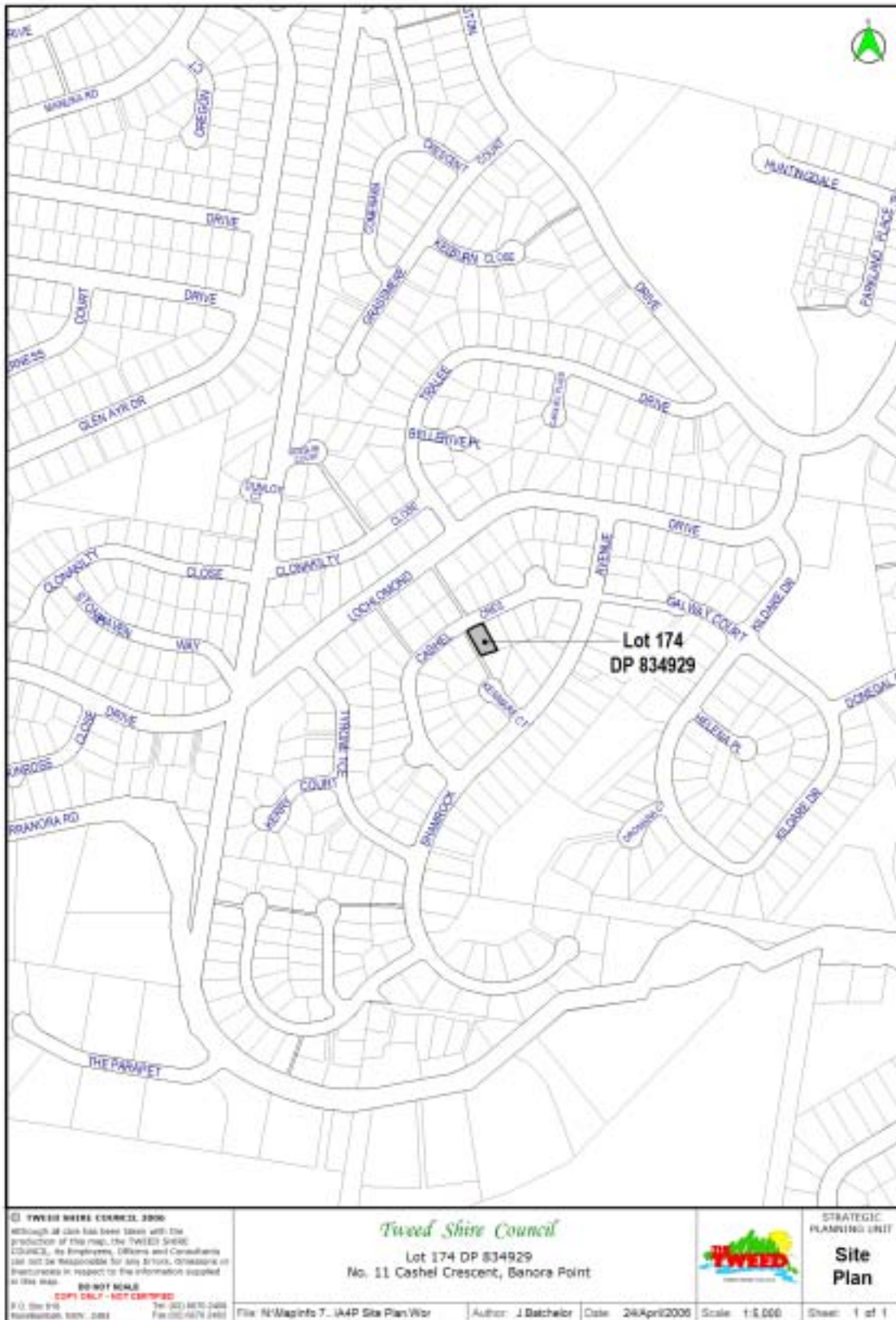
4. No solid gates or doors shall be permitted, open style roller grilles or gates which swing into the property are permitted,
5. A conforming vehicular access can be provided,
6. Adjoining property owners have not objected to the proposal,
7. The proposal is of an attractive design and uses compatible materials which will enhance the streetscape.

Notwithstanding that the proposal does not comply with one aspect of Council's Building Line Policy it is considered that the proposal will be aesthetically pleasing and will not adversely impact on the streetscape.

The structure has been designed to suit the available site area and slope of the land and with the provision of landscaping in front of the carport will be aesthetically pleasing. To require the deletion of the battens to the front elevation could be judged to adversely affect the streetscape and the development itself.

Adjoining property owners were notified of the proposal and no objection was received.

**SITE DIAGRAM:**



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

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

Tweed Local Environmental Plan 2000

Complies with the Tweed LEP 2000 .

North Coast Regional Environmental Plan 1988

State Environmental Planning Policies

Not applicable

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

There are no draft planning instruments which affect this property.

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

Generally complies with DCP 47 – ' Cut & Fill on Residential Land'

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

The are no matter prescribed by regulation

**(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 has been designed to have minimal adverse impact .

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

The site is considered to be suitable for the proposed development .

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

No submissions have been made.

**(e) Public interest**

There are no adverse public interest issues applicable

**OPTIONS:**

1. Conditional approval, or
2. Refusal.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Appeal action in the Land & Environment Court by applicant should the application be refused

**POLICY IMPLICATIONS:**

Proposal does not strictly comply with Building Line Policy, approval may create precedent, however justification exists to approve policy despite the non compliance due to the particular circumstances of the site.

**CONCLUSION:**

The application is considered to be an acceptable use of the site and taking into consideration all the aspects of the proposal as outlined above it is considered that the application is worthy of approval.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

Nil.

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**P13 [PD-PC] Development Application DA06/0176 for a Shed at Lot 1 DP 568904, No. 1649 Numinbah Road, Numinbah**

**ORIGIN:**

**Building Services**

**FILE NO: DA06/0176 Pt1**

**SUMMARY OF REPORT:**

An application has been received by Council to construct a 92m<sup>2</sup> storage shed located 11.5 metres from the above designated road. The application included a SEPP 1 submission to vary the development standard relating to the required 30 metre setbacks from the designated road.

This report assesses the application and SEPP 1 submission and considers the variation to the development standard to be reasonable in the circumstances and the proposed development is suitable for conditional approval.

**RECOMMENDATION:**

**That: -**

- 1. The State Environmental Planning Policy No 1 objection to the 30 metre setback be approved and the concurrence of the Director-General of the Department of Planning be assumed.**
- 2. Development Application DA06/0176 for a shed at Lot 1 DP 568904, No. 1649 Numinbah Road, Numinbah be approved subject to the following conditions: -**

**GENERAL**

- 1. The development shall be completed in accordance with the plans approved by Council and the Statement of Environmental Effects, except where varied by conditions of this consent.** [GEN0015]
- 2. The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia.** [GEN0115]
- 3. Approval is given subject to the location of, protection of, and/or any necessary modifications to any existing public utilities situated within or adjacent to the subject property.** [GEN0135]

**PRIOR TO COMMENCEMENT OF WORK**

- 4. The erection of a building in accordance with a development consent must not be commenced until:**

- (a) a construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and
- (b) the person having the benefit of the development consent has:
  - (i) appointed a principal certifying authority for the building work, and
  - (ii) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
- (c) the principal certifying authority has, no later than 2 days before the building work commences:
  - (i) notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
  - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- (d) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
  - (i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and
  - (ii) notified the principal certifying authority of any such appointment, and
  - (iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspection and other inspections that are to be carried out in respect of the building work.

[PCW0215]

5. 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.

[PCW0225]

6. Residential building work:

- (a) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

(i) in the case of work for which a principal contractor is required to be appointed:

- \* in the name and licence number of the principal contractor, and
- \* the name of the insurer by which the work is insured under Part 6 of that Act,

(ii) in the case of work to be done by an owner-builder:

- \* the name of the owner-builder, and
- \* if the owner-builder is required to hold an owner builder permit under that Act, the number of the owner-builder permit.

(b) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (1) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

[PCW0235]

7. Where prescribed by the provisions of the Environmental Planning and Assessment Amendment (Quality of Construction) Act 2003, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

[PCW0255]

8. Prior to commencement of work on the site all erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area where required to the satisfaction of the Principal Certifying Authority.

In addition to these measures the core flute sign provided with the stormwater approval under Section 68 of the Local Government Act is to be clearly displayed on the most prominent position of the sediment fence or erosion control device which promotes awareness of the importance of the erosion and sediment controls provided.

**Please note** that this sign is to remain in position for the duration of the project.

[PCW0985]

9. All roof waters are to be disposed of through properly jointed pipes to the street gutter, interallotment drainage or to the satisfaction of the Principal Certifying Authority. All PVC pipes to have adequate cover and installed in accordance with the provisions of AS/NZS3500.3.2. Note All roof water must be connected to an interallotment drainage system where available. A detailed stormwater and drainage plan is to be submitted to and approved by the Principal Certifying Authority prior to commencement of building works.

[PCW1005]

#### **DURING CONSTRUCTION**

10. All proposed works to be undertaken are to be carried out in accordance with the conditions of development consent, approved construction certificate, drawings and specifications.

[DUR0005]

11. Construction site work including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council: -

**Monday to Saturday from 7.00am to 7.00pm**

**No work to be carried out on Sundays or Public Holidays**

The proponent is responsible to instruct and control subcontractors regarding hours of work.

[DUR0205]

12. The wall and roof cladding is to have low reflectivity where they would otherwise cause nuisance to the occupants of the buildings with direct line of sight to the proposed building.

[DUR0245]

13. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

[DUR0375]

14. Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.

[DUR0395]

15. The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.

[DUR0405]

16. It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied in accordance with WorkCover 2000 Regulations.

[DUR0415]

17. 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 in accordance with Councils adopted Design and Construction Specifications prior to the issue of a Subdivision Certificate and/or prior to any use or occupation of the buildings.

[DUR1875]

**PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

18. A person must not commence occupation or use of the whole or any part of a new building or structure (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units).

[POC0205]

19. Prior to occupation of the building an Occupation Certificate is to be obtained. If Council is requested to issue the Occupation Certificate, the application must be accompanied by relevant Compliance Certificates or documentary evidence of compliance.

[POC0215]

**USE**

20. 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.

[USE0125]

21. The building is not to be used for any habitable commercial or industrial purpose.

[USE0455]

22. Landscaping at the front of the property is to be maintained to aid in screening the shed from the road.

[USENS01]

**REPORT:**

**Applicant:** Mr EKJ Ward and Mrs KS Ward  
**Owner:** Mr EKJ Ward and Mrs KS Ward  
**Location:** Lot 1 DP 568904 No. 1649 Numinbah Road, Numinbah  
**Zoning:** 1(a) Rural  
**Cost:** \$3,000

**BACKGROUND:**

A development application was lodged with Council on the 22 February 2006 to construct a shed on the abovementioned property. The proposed shed is located on the western side of Numinbah Road, which has been identified as a designated road, as shown on the map marked "Tweed Local Environmental Plan 1998 – Designated Roads", as amended by the maps listed in Part 4 of Schedule 6. The proposed shed is to be constructed solely within the standard 30 metre boundary setback, which is required from all designated roads as specified in Clause 24 of the Tweed LEP 2000.

A SEPP 1 submission has been received contending that the designated road set back development standard identified by Clause 24 of the Tweed LEP 2000 to be unreasonable and unnecessary under the circumstances. The applicant contends that the standard is unreasonable as the majority of the subject allotment is located within the 30 metre setback because of the properties unusual shape and small land area. The applicant also contends that the standard is unnecessary, as the proposed shed will have a minimal visual impact on the road, owing to the shed being located 11.5 metres from the front boundary and behind existing significant landscaping, also, the floor level of the shed will be approximately 1.5m below the level of the road further minimising the sheds visual impacts.

Currently, the allotment contains an existing single dwelling and garage, which both encroach into the standard 30 metre setback. These structures are located approximately 7.6 metres from the front boundary. Access to the proposed shed is via an existing access way and gate at the northern end of the eastern boundary. This access way is considered to have little to no impacts on traffic visibility or safety.

An inspection of the site confirmed that the existing dwelling and garage on the property were located approximately 7.6 metres from the front boundary well within the 30 metre setback. Also noted on the site, was the existing thick landscaping located on the front boundary, which effectively screens the property and the proposed shed site from the road. It can be confirmed that the ground level of the shed site is approximately 1.5m below the road level, again aiding in reducing the sheds visual impacts.

The proposed shed is 7.6 metres wide and 12.2 metres long, with a height of around 3.6 metres. The sheds front boundary setback will vary, ranging from 11.55 metres at its closest point to 15.45 metres. The shed is to be of a green colour, which is in keeping with the existing area, and will better blend the shed into the surrounding environment.

The allotment has a total area of 3082m<sup>2</sup> with the rear boundary being a creek with significant vegetation on its banks. Along with the existing dwelling, garage and small garden/storage shed on the site, there is a sub-surface Telstra line, septic tank and effluent disposal area, combined these facilities restrict the re-location of the proposed shed to another area on the allotment.

The applicants originally submitted plans for the shed showed a preferred location being 2.5 metres from the front boundary, however this was changed to the current proposed location after the applicants were informed that Council would be unlikely to support such a major variation to the setback requirements.

**SITE DIAGRAM:**





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

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

Tweed Local Environmental Plan 2000

The proposal is considered to satisfy the aims and objectives of the Tweed Local Environmental Plan 2000.

North Coast Regional Environmental Plan 1988

The proposal is considered consistent with the requirements of the North Coast Regional Environmental Plan 1988

State Environmental Planning Policies

The proposal seeks a variation under SEPP 1, to vary the development standards of the Tweed LEP 2000 with relation to setbacks from designated roads.

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

There are no matters under the provision of any Draft Environmental Planning instruments that apply to the proposal.

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

There are no Development Control Plans that apply to this proposal.

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

There are no matters prescribed by the Regulations that apply to the proposal.

**(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**

It is considered that the proposed shed will have little likely impacts on the context and setting of the area.

The site is subject to bushfire, the proposed shed is considered to have a minimal impact on the cause or spread of bushfire.

The proposed shed design is considered consistent with the existing area and is located behind all normal building setbacks. A SEPP1 objection has been received to vary the development standard, 30-meter setback from a designated road. This objection is recommended for approval as the reduced setback is considered to have little adverse impacts on Numinbah Road.

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

The proposed shed is considered suitable for the existing rural site.

The site is subject to bushfire, however the shed is not to be used for habitable purposes and is to be constructed from non-combustible materials. Impacts of bushfire are considered minimal.

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

The development was not notified, as the location of the shed maintained normal boundary setbacks and the impacts on surrounding neighbours are likely to be minimal.

**(e) Public interest**

The development is not contrary to the wider public interest.

**OPTIONS:**

1. Resolve to approve the application subject to the conditions attached to this report.
2. Resolve not to support the application and advise Council's Solicitors to engage the services of a suitably qualified Town Planning consultant to defend an appeal in the NSW Land and Environment Court proceedings

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Should this matter proceed under Appeal substantial cost will be incurred in defending Council's determination.

**POLICY IMPLICATIONS:**

Nil

**CONCLUSION:**

The proposal seeks a variation to the standard 30 metre setback from a designated road as specified under Clause 24 of the Tweed LEP 2000, based on the standard being unreasonable and unnecessary under the circumstances. When considering the total size of the proposal, size and shape of the subject allotment, the location of existing buildings, expected visual impacts of the shed from the road and the existing access, it can be considered that the applicant SEPP1 submission has been lodged under reasonable grounds.

The objective of Clause 22 of the Tweed LEP 2000 – Development near designated roads are:

- To protect and improve the capacity, efficiency and safety of designated roads.
- To prevent development on designated roads that would detract from the scenic attractiveness of the area of Tweed
- To prevent or reduce the potential impact of traffic noise on the development adjacent to designated roads.

It is considered that the proposed shed will meet the objectives mentioned above.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

Nil.

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## **OPERATIONS COMMITTEE**

### **01 [GC-OC] Quarterly Budget Review - 31 March 2006**

#### **ORIGIN:**

**Financial Services**

#### **SUMMARY OF REPORT:**

This is the third quarter statutory budget review for this financial year and summarises the estimated expenditure and income changes to the 2005/06 Budget based on current projections to 31 March 2006.

This statutory report is prepared in accordance with the Local Government (General) Regulations 2005, regulation 202 and 203. Based on current projections, Council will have a balanced budget as at 30 June 2006 in the General Fund, Water and Sewer Funds.

#### **RECOMMENDATION:**

**That:**

- 1. The Quarterly Budget Review Statement as at 31 March 2006 be adopted.**
- 2. Council apply to the Department of Local Government for additional loan funds of \$777,940 for purchase of open space land and non-domestic waste provisions and the loan documentation be completed under the Common Seal of Council.**
- 3. The expenditure and income, as detailed below, be voted and adjusted in accordance with the revised total expenditure and income for the year ending 30 June 2006:**

Item Description	Change to Vote	
	Deficit	Surplus
	\$	\$
<b>General Fund</b>		
<b>Environment &amp; Community Services</b>		
1 Agenda 21	44,280	
1 Hybrid Car Trial	7,500	
1 Revolving Energy Fund projects	37,239	
1 Environment Funding from Reserves		89,019
2 Art Gallery Salaries	46,503	
3 Tweed River Regional Museum	93,563	
3 Museum Asset Management Reserve		93,563
4 Floodplain management officer	17,000	
4 Laboratory charges		8,500
4 Tweed River Management Plan		8,500
5 Air sea rescue building	20,400	
5 Civic buildings asset management		20,400
6 Kingscliff swimming pool	30,000	
6 Swimming pools asset management reserve		30,000
7 Non-Domestic Waste expenses	110,829	
8 Non-Domestic Waste income	155,525	
9 Non-Domestic Waste Provisions	377,940	
9 NDWM Provisions Loan Funding		377,940

Item Description	Change to Vote	
	Deficit	Surplus
	\$	\$
10 Public Halls		75,000
11 Public Toilets		200,000
11 Public Toilets Loan Funding	200,000	
12 Cemetry Income		15,000
13 Env Health Legal Costs		25,000
<b>Engineering &amp; Operations</b>		
14 Recreation Admin salaries	26,143	
15 Street lighting charges	103,000	
15 Works Programs		103,000
16 Bus shelter maintenance	11,000	
17 Road Construction Loan Funding		200,000
18 Saleyards Expenses		5,000
19 Monitoring of Tugun bypass consent compliance	10,000	
19 Design expenses		10,000
20 Recreation s94 projects		1,065,500
20 Transfers from s94 funds	1,065,500	
34 Feasibility/Master Plan study for Arkinstall Park regional sports complex	60,000	
34 Funding from Plan 26 for above		60,000
35 Tweed River Estuary Management Plan		250,000
35 Tweed River Plan funding	250,000	
36 Cycleway Seabreeze to Pottsville	150,000	
36 Plan 22 Cycleways		75,000
36 RTA contribution		75,000
37 Zone 6a open space purchase	400,000	
37 Loan funds		400,000

**Governance & Corporate Services**

21	Field Staff Training costs	80,000	
21	Field Staff Training oncosts		80,000
22	Traineeships & apprenticeships costs	80,000	
22	Traineeships incentive grants		80,000

**Planning & Development**

23	s94 Administration Income		30,000
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**3,376,422 3,376,422**

Net Surplus/(Deficit) **Nil**

**Water Fund**

**Engineering & Operations**

24	Various capital works	2,544,000	
25	Various operating expenses		231,000
26	Transfers to Asset replacement reserve		82,500
27	Transfers from Asset Replacement Reserve	702,250	
28	Transfers from Capital Contributions Reserve	2,155,250	

**2,857,500 2,857,500**

Net Surplus/(Deficit) **Nil**

**Sewer Fund**

**Engineering & Operations**

29	Various capital works		5,657,000
30	Various operating expenses	123,000	
31	Transfers to Asset replacement reserve		560,000
32	Transfers from Asset Replacement Reserve	3,046,000	
33	Transfers from Capital Contributions Reserve	3,048,000	

**6,217,000 6,217,000**

Net Surplus/(Deficit) **Nil**

## **REPORT:**

### **Budget Review 31 March 2006 (Quarterly Budget Review)**

In accordance with regulation 203(1) of the Local Government (General) Regulation 2005, a Budget Review Statement and revision of the estimates of income and expenditure must be submitted to council within two months of the close of each quarter.

The Regulation requires that the quarterly financial review must include the following:

- A revised estimate for income and expenditure for the year.
- A report as to whether or not such statements indicate that the financial position of the Council is satisfactory and if the position is unsatisfactory, make recommendations for remedial action.

### **Report By Responsible Accounting Officer**

The Quarterly Budget Review Reports are prepared to provide Council and the community with information in relation to Councils financial performance and proposed amendments to its budget and forward estimates. The reports are prepared under accrual accounting principles in accordance with the requirements of the Local Government Act 1993.

The Financial reports included in the Quarterly Budget Review are as follows:

1. Variations
  - a) Variations Proposed
  - b) Introduced During Quarter – By Council Resolution
2. Budget Summary
  - a) By Type (including Available Working Capital)
  - b) By Corporate Goal

### **Variations**

There are potentially two variations reports that may be included in the Quarterly Budget Review during the quarter:

- Variations Proposed
- Council Resolutions

The Variations Proposed report details all of the recommended changes to budget that have been put forward by management at this review for Councils consideration.

The Council Resolutions report is provided as information to the Council and the community to explain the adjustments that have been included in the Approved Budget during the quarter.



## Statement of Financial Performance

The Statement of Financial Performance measures Council's financial performance over the period and shows whether or not Council has earned sufficient revenues to support its activities during that period, and whether or not surpluses have been created to fund additional or replacement assets to service community needs.

The statements show where Council's money comes from (Revenue) and how that revenue is consumed (Expenses) in providing the ordinary activities and services of the Council. Expenses are not the same as cash expenditure or spending, in that it only measures the consumption of resources (cash and other assets).

The purchase of an asset for example is not a consumption of a resource; it is merely a transformation of an existing resource (cash) to another resource (asset), which in turn provides benefit for future periods. In the case of an asset that has a limited life such as a vehicle, the asset is consumed over its life by the organisation to provide services, and this consumption of an asset is reported as an expense in the Statement of Financial Performance as depreciation.

Similarly an expense is recognised under accrual accounting when an event has occurred that commits the organisation to a future expenditure. An example of this is accrual of employee entitlements such as annual and long service leave. If an employee works for 12 months and has accrued 4 weeks annual leave, and 1.3 weeks long service leave the expense included in the Statement of Financial Performance is the full cost of employment including the unpaid portion. This represents the amount of resource consumed in dollar terms, even though payment may not be required for many years.

Other significant differences between the accrual concepts of revenue/expenses and cash or funds concepts include:

- All revenue is recognised when controlled by Council (usually when funds are received or committed) not when expended.\*
- Loan Funds received are not revenue.
- Transfers from reserves to fund expenditure are not revenue.
- Loan principal repayments are not an expense.
- Transfers to reserves are not an expense.
- Payments made on termination for employee entitlements are not an expense, as they were already expensed in the year accrued.

## **Statement of Funding Result Reconciliation**

The Funding Statement provides information about the source of cash and “cash like” funds, and how they have been (or are budgeted to be) applied in the Management Plan.

The “source” of funds includes the surplus or deficit (a negative source) from ordinary activities of Council as expressed in the Statement of Financial Performance. In other words all of the ordinary activities of Council including collection of rates and other general income and provision of services are netted off and the remainder is available to provide a source of funds for other expenditure such as asset acquisition, loan repayments and transfer to reserve for future expenditure programs.

Some of the transactions that have been “netted off” in the Statement of Financial Performance to assess the true costs incurred during the period are non cash transactions. These include expenses such as depreciation, the increase in unpaid employee leave entitlements, and the increase in other provisions to cover future events such as insurance and Workers Compensation provisions. As the cash has not been physically spent for these purposes during the period it remains available to apply for other purposes. For this reason non-cash transactions are added back to the Surplus / (deficit) from operations to reflect the full cash available to be applied from those operations.

Other sources of cash funds reported in this report that are not included in the Statement of Financial Performance include any loan funds received and transfers from either internal or external reserves.

The report also discloses how the cash was then; applied to provide additional assets of Council, to reduce long term liabilities such as loans, or set aside for future periods through transfers to reserves.

The net result of this report provides the reader with the net movement in available funds, which is effectively the “bottom line” in Council’s budget process.

## **Budget Summary**

The budget summary reports provides the 2005/06 estimates of income expenditure by accounting category and by Council Corporate Goals, for each individual fund

## **Unrestricted Working Capital**

The Unrestricted Working Capital report provides details of the underlying cash position of each fund.

Unrestricted Working Capital is the level of cash available, and needed, by Council to continue to operate until receipts from rate payments are collected to fund the new financial years’ budget.

Item	In/Ex	Description	Current Vote	Change to Vote	Comments
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**1. Proposed Variations**

**General Fund**

1	Ex	Agenda 21	0	44,280	Funded from Agenda 21 reserve
1	Ex	Hybrid Car Trial	0	7,500	Funded from Agenda 21 reserve
1	Ex	Revolving Energy Fund projects	0	37,239	Funded from REF reserve
1	In	Environment Funding from Reserves	0	(89,019)	Development revenue down 30%
2	Ex	Art Gallery Salaries	224,524	46,503	Impact of new penalty rates
3	Ex	Tweed River Regional Museum	294,413	93,563	Architects & consultants

Item	In/Ex	Description	Current Vote	Change to Vote	Comments
3	In	Museum Asset Management Reserve	0	(93,563)	Funding for above
4	Ex	Floodplain management officer	32,082	17,000	Extension of employment
4	Ex	Laboratory charges	16,400	(8,500)	Funding for above
4	Ex	Tweed River Management Plan	1,606,081	(8,500)	Funding for above
5	Ex	Air sea rescue building	4,700	20,400	Major maintenance works
5	Ex	Civic buildings asset management	49,200	(20,400)	Funding for above
6	Ex	Kingscliff swimming pool	11,600	30,000	Major maintenance works
6	In	Swimming pools asset management reserve	(25,100)	(30,000)	Funding for above
7	Ex	Non-Domestic Waste expenses	1,182,978	110,829	Various variations. Major item is new fee for dumping Council's own waste
8	In	Non-Domestic Waste income	(1,285,300)	155,525	Various variations. Major item is reduction of Stott's Ck dumping fees
9	Ex	Non-Domestic Waste Provisions	102,322	377,940	Increase provisions for future expenses
9	In	NDWM Provisions Loan Funding	0	(377,940)	Loan Funding for above
10	Ex	Public Halls	149,797	(75,000)	Reduce halls program
11	Ex	Public Toilets	240,938	(200,000)	Reduce toilets program
11	In	Public Toilets Loan Funding	(240,938)	200,000	Reduce loan funding for above
12	In	Cemetrey Income	(255,000)	(15,000)	Reflects actual income
13	Ex	Env Health Legal Costs	40,000	(25,000)	Reflects actual costs
14	Ex	Recreation Admin salaries	368,465	26,143	Correct budget omission HGP/OT
15	Ex	Street lighting charges	706,000	103,000	Expected actual costs for year
15	Ex	Works Programs		(103,000)	Deferred to fund above
16	Ex	Bus shelter maintenance	19,000	11,000	Major repair work Tweed City shelters
17	In	Road Construction Loan Funding	(603,332)	(200,000)	Increase loan funding for roads
18	Ex	Saleyards Expenses	15,800	(5,000)	Reflects actual costs
19	Ex	Monitoring of Tugun bypass consent compliance	0	10,000	As requested in Notice of Motion
19	Ex	Design expenses	29,800	(10,000)	Funding for above
20	Ex	Recreation s94 projects	1,065,500	(1,065,500)	Delayed works
20	In	Transfers from s94 funds	(1,065,500)	1,065,500	Funding for above

**TWEED SHIRE COUNCIL MEETING HELD TUESDAY 2 MAY 2006**

21	Ex	Field Staff Training costs	240,000	80,000	Expenditure of oncost credits
21	Ex	Field Staff Training oncosts	(240,000)	(80,000)	Adjust oncost credits to match actual
22	Ex	Traineeships & apprenticeships costs	0	80,000	Expenditure of incentive payments
22	In	Traineeships incentive grants	0	(80,000)	Actual payments received
23	In	s94 Administration Income	(143,239)	(30,000)	Actual payments received

**Water Fund**

24	Ex	Various capital works		(2,544,000)	Delayed works or cost variations
25	Ex	Various operating expenses		(231,000)	Cost variations
26	Ex	Transfers to Asset replacement reserve		(82,500)	Funding adjustment for above
27	In	Transfers from Asset Replacement Reserve		702,250	Funding adjustment for above
28	In	Transfers from Capital Contributions Reserve		2,155,250	Funding adjustment for above

Item	In/Ex	Description	Current Vote	Change to Vote	Comments
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**Sewer Fund**

29	Ex	Various capital works		(5,657,000)	Delayed works or cost variations
30	Ex	Various operating expenses		123,000	Cost variations
31	Ex	Transfers to Asset replacement reserve		(560,000)	Funding adjustment for above
32	In	Transfers from Asset Replacement Reserve		3,046,000	Funding adjustment for above
33	In	Transfers from Capital Contributions Reserve		3,048,000	Funding adjustment for above
				0	

**2. Variations Arising from Council Resolutions**

34	Ex	Feasibility/Master Plan study for Arkinstall Park regional sports complex	0	60,000	Minute P7 28/2/2006
34	In	Funding from Plan 26 for above	0	(60,000)	Minute P7 28/2/2006
35	Ex	Tweed River Estuary Management Plan	1,000,000	(250,000)	Minute O12 28/2/2006
35	In	Tweed River Plan funding	(250,000)	250,000	Minute O12 28/2/2006
36	Ex	Cycleway Seabreeze to Pottsville	0	150,000	Minute O10 22/3/2006
36	In	Plan 22 Cycleways	0	(75,000)	Minute O10 22/3/2006
36	In	RTA contribution	0	(75,000)	Minute O10 22/3/2006
37	Ex	Zone 6a open space purchase	0	400,000	12/4/2006
37	In	Loan funds	0	(400,000)	12/4/2006
				0	

**Summary of Revotes by Type**

2005/06 Variations	0
Council Resolutions	0
	0

**Summary of Revotes - by Category**

<u>Expenses</u>	
Operating	(146,106)
Capital	(8,686,337)
Loan Repayments	0
Transfers to Reserves	(264,560)
	(9,097,003)
<u>Income</u>	
Operating	310,525
Capital Grants & Conts	(75,000)
Loan Funds	(777,940)
Recoupments	6,103,750
Transfers from Reserves	3,535,668
Asset Sales	0
	9,097,003
Net	<u>0</u>

**Summary of Revotes - by Corporate Goal**

Community	215,500
Economy	(5,000)
Environment	(21,500)
Infrastructure	(189,000)
Governance	<u>0</u>
	<u>0</u>

**Financial Summary**

	General Fund		Water Fund		Sewer Fund	
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Original Budget</u>	<u>Revised Budget Dec</u>	<u>Original Budget</u>	<u>Revised Budget</u>
<b>Statement of Financial Performance</b>						
<b>Operating Expenses</b>						
Materials & Contracts	19,665,792	25,957,153	1,934,370	2,233,870	2,118,304	2,318,259
Employee Costs	23,183,153	23,243,472	1,575,705	1,633,705	2,948,151	2,951,151
Interest Charges	2,121,258	2,121,258	1,243	1,243	567,643	567,643
Depreciation	14,915,068	14,915,068	5,009,398	5,009,398	4,061,989	4,061,989
Other Operating Expenses	5,708,434	5,857,072	892,677	892,677	1,182,912	1,182,457
	<b>65,593,705</b>	<b>72,094,023</b>	<b>9,413,393</b>	<b>9,770,893</b>	<b>10,878,999</b>	<b>11,081,499</b>
<b>Operating Revenue</b>						
Rates & Annual Charges	31,988,189	31,988,189	2,084,369	2,084,369	11,907,173	11,907,173
User Charges & Fees	9,899,685	9,443,172	7,127,500	7,127,500	1,190,000	1,190,000
Interest	1,001,000	1,251,000	120,000	120,000	100,000	100,000
Other Operating Revenue	378,000	423,000	50,000	50,000	5,000	5,000
Grants	11,125,619	13,388,651	400,000	400,000	370,000	370,000
Contributions & Donations	1,745,700	1,843,509	0	0	0	0
	<b>56,138,193</b>	<b>58,337,521</b>	<b>9,781,869</b>	<b>9,781,869</b>	<b>13,572,173</b>	<b>13,572,173</b>
Surplus/(Deficit) before Capital Amounts	<b>(9,455,512)</b>	<b>(13,756,502)</b>	<b>368,476</b>	<b>10,976</b>	<b>2,693,174</b>	<b>2,490,674</b>
Grants & Contributions (Capital amounts)	9,105,145	12,047,019	4,975,000	4,912,375	3,514,000	3,514,000
Surplus/(Deficit) after Capital Amounts	<b>(350,367)</b>	<b>(1,709,483)</b>	<b>5,343,476</b>	<b>4,923,351</b>	<b>6,207,174</b>	<b>6,004,674</b>
<b>Funding Result Reconciliation</b>						
<i>Add Back non-funded items:</i>						
Depreciation	14,915,068	14,915,068	5,009,398	5,009,398	4,061,989	4,061,989
Internal Transfers	5,187,383	5,187,383	(2,798,354)	(2,798,354)	(2,389,034)	(2,389,034)
	<b>19,752,084</b>	<b>18,392,968</b>	<b>7,554,520</b>	<b>7,134,395</b>	<b>7,880,129</b>	<b>7,677,629</b>
Transfers from Externally Restricted Cash	4,151,238	5,730,250	10,844,700	10,761,466	14,867,400	10,400,610
Transfers from Internally Restricted Cash	846,653	5,963,422	8,310,760	8,938,603	11,168,428	5,587,810
Proceeds from sale of assets	1,416,000	1,931,000	0	0	0	0
Loan Funds Utilised	5,476,325	9,578,769	0	0	0	0
Repayments from Deferred Debtors						
	<b>31,642,300</b>	<b>41,596,409</b>	<b>26,709,980</b>	<b>26,834,464</b>	<b>33,915,957</b>	<b>23,666,049</b>
	General Fund	Water Fund	Sewer Fund			
	<u>Original Budget</u>	<u>Revised Budget</u>	-	-	<u>Original Budget</u>	<u>Revised Budget</u>

*Funds were applied to:*

Purchase and construction of assets	(20,226,851)	(29,632,188)	(20,345,460)	(20,199,444)	(26,232,828)	(16,675,420)
Repayment of principal on loans	(3,195,447)	(3,195,447)	(8,798)	(8,798)	(370,429)	(370,429)
Transfers to Externally Restricted Cash	(6,818,000)	(6,818,000)	(4,900,000)	(4,900,000)	(3,500,000)	(2,940,000)
Transfers to Internally Restricted Cash	(1,402,002)	(1,950,774)	(1,455,722)	(1,726,222)	(3,812,700)	(3,680,200)

<b>Increase/(Decrease) in Available Working Capital</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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Available Working Capital Previous Financial Year	2,182,000	2,182,000	2,796,000	2,796,000	2,130,000	2,130,000
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<b>Available Working Capital as at 31 March 2006</b>	<b>2,182,000</b>	<b>2,182,000</b>	<b>2,796,000</b>	<b>2,796,000</b>	<b>2,130,000</b>	<b>2,130,000</b>
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### Summary by Corporate Goals

Surplus/(Deficit)						
Community	(11,277,085)	(11,314,894)	0	0	0	0
Economy	(1,268,933)	(1,290,933)	0	0	0	0
Environment	(5,774,424)	(6,712,596)	0	0	0	0
Infrastructure	(13,558,330)	(13,872,263)	0	0	0	0
Governance	31,878,772	33,190,686	0	0	0	0
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### General Fund

Based on current projections the General Fund is expected to remain as a “balanced budget”. Furthermore, any approval for funding of additional programs has been offset by a reduction in an alternative program.

### Water Fund

The Water Fund remains in a sound financial position with sufficient reserves to meet any unexpected costs. The Water fund is expected to remain as a balanced budget.

### Sewer Fund

The Sewer Fund remains in a sound financial position with sufficient reserves to meet any unexpected costs. The Sewer fund is expected to remain as a balanced budget.

**Statutory Statement – Local Government (General) Regulations 2005  
(Sections 202 & 203) by “Responsible Accounting Officer”**

**202 Responsible accounting officer to maintain system for budgetary control**

*The responsible accounting officer of a council must:*

*(a) establish and maintain a system of budgetary control that will enable the council’s actual income and expenditure to be monitored each month and to be compared with the estimate of the council’s income and expenditure, and  
(b) if any instance arises where the actual income or expenditure of the council is materially different from its estimated income or expenditure, report the instance to the next meeting of the council.*

**203 Budget review statements and revision of estimates**

*(1) Not later than 2 months after the end of each quarter, the responsible accounting officer of a council must prepare and submit to the council a budget review statement that shows, by reference to the estimate of income and expenditure set out in the management plan that the council has adopted for the relevant year, a revised estimate of the income and expenditure for that year.*

*(2) A budget review statement must include or be accompanied by:*

*(a) a report as to whether or not the responsible accounting officer believes that the statement indicates that the financial position of the council is satisfactory, having regard to the original estimate of income and expenditure, and*

*(b) if that position is unsatisfactory, recommendations for remedial action.*

*(3) A budget review statement must also include any information required by the Code to be included in such a statement.*

Statutory Statement

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



**M A Chorlton**

“Responsible Accounting Officer”

Chief Financial Officer

Tweed Shire Council



**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

As discussed in the report.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

Nil.

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**02 [GC-OC] Goods and Services Tax Certificate**

**ORIGIN:**

**Financial Services**

**SUMMARY OF REPORT:**

Council is required to make a declaration for a Goods and Services Tax Certificate in relation to payment of Voluntary GST from 1 July 2005 to 30 April 2006.

**RECOMMENDATION:**

**That Council certify that:**

- 1. Voluntary GST has been paid by Tweed Shire Council for the period 1 July 2005 to 30 April 2006;**
- 2. Adequate management arrangements and internal controls were in place to enable the Council to adequately account for its GST liabilities and recoup all GST input tax credits eligible to be claimed; and**
- 3. No GST non-compliance events by the Council were identified by or raised with the Australian Taxation Office.**

**REPORT:**

Department of Local Government Circular 01/45 previously required Councils to have an independent GST review undertaken and a GST Audit Review prepared by an Auditor and lodged with the Department each year.

Councils are required to supply a certificate of confirmation to the Department in place of the Audit Review Report. It is no longer mandatory for Councils to have their Auditors undertake a review of the GST systems.

By 8 June each year the Commonwealth seeks from members of the GST Administration Subcommittee (GSTAS) advice on voluntary GST payments by local Government bodies.

The timing of this request is to allow the Commonwealth Commissioner of Taxation to make a determination concerning the amount of GST collected in the financial year in question. Information sought by the Commonwealth is simply instances of where voluntary payments should have been, but were not paid by local government bodies.

Accordingly, local governing bodies are requested to provide the Department of Local Government with this advice before 1 June each year. The Department will then provide the advice to NSW Treasury for confirmation with the Commonwealth Commissioner of Taxation.

Tweed Shire Council's responsibilities extend to developing and maintaining internal controls, which should ensure compliance and reduce the risk of cash flow issues and under/over payment of GST.

The certificate includes the following certification:

To assist compliance with Section 114 of the Commonwealth Constitution, Council certify that:

- Voluntary GST has been paid by Tweed Shire Council for the period 1 July 2005 to 30 April 2006;
- Adequate management arrangements and internal controls were in place to enable the Council to adequately account for its GST liabilities and recoup all GST input tax credits eligible to be claimed; and
- No GST non-compliance events by the Council were identified by or raised with the Australian Taxation Office.

COUNCIL OF/COUNCIL OF THE CITY OF .....

**GOODS AND SERVICES TAX CERTIFICATE**

**Payment of Voluntary GST 1 July 2005 to 30 April 2006**

To assist compliance with Section 114 of the Commonwealth Constitution, we certify that:

- Voluntary GST has been paid by (name of Council) for the period 1 July 2005 to 30 April 2006.
- Adequate management arrangements and internal controls were in place to enable the Council to adequately account for its GST liabilities and recoup all GST input tax credits eligible to be claimed.
- No GST non-compliance events by the Council were identified by or raised with the Australian Taxation Office.

Signed in accordance with a resolution of Council made on .....

**ADMINISTRATOR**  
Mr G Payne

**ADMINISTRATOR**  
Mr M Boyd

**ACTING GENERAL  
MANAGER**  
Mr M Rayner

**RESPONSIBLE  
ACCOUNTING OFFICER**  
Mr M Chorlton

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "non confidential" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

Nil.

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**O3 [GC-OC] In Kind Register - January to March 2006**

**ORIGIN:**

**Financial Services**

**SUMMARY OF REPORT:**

Details of "In Kind" and real donations for the period January to March 2006 are reproduced in this report for Council's information.

**RECOMMENDATION:**

**That this report be received and noted.**

**REPORT:**

Council maintains a Register of "In Kind" and real donations. Details of these donations for the period July to December 2005 are reproduced as follows:-

**Financial Assistance**

<b>Amount</b>	<b>Recipient</b>	<b>Donated Item</b>	<b>Date</b>
\$300.00	Tweed Valley Wildlife Carers	Donation - TSC Staff Training - Snake Awareness	06-Jan-06
\$25,000.00	Tweed Shire Family Day Care	Donation - Budget Allocation	11-Jan-06
\$1,000.00	International Riverfoundation	Budget Allocation - Kenya Mentoring Project	18-Jan-06
\$23,100.00	Tweed Rescue Squad	Donation - Budget Allocation	25-Jan-06
\$2,200.00	Tweed Shire Senior Citizens Week Committee	Donation - Budget Allocation	27-Jan-06
\$50,000.00	Police Citizens Youth Club	Donation - Council Resolution 17th August 2005	16-Feb-06
\$250.00	Murwillumbah Community Centre Inc	Donation - Harmony Day	21-Feb-06
\$3,500.00	Tweed Valley Banana Festival & Harvest Week	1st Round Donation 2005/2006 - Additional Contribution	09-Mar-06
\$1,500.00	Lions Club Cabarita Beach/Pottsville	2nd Round Donation 2005/2006	15-Mar-06
\$2,500.00	Murwillumbah Festival of Performing Arts	2nd Round Donation 2005/2006	15-Mar-06
\$1,500.00	Emergency Services Day on the Park	2nd Round Donation 2005/2006	15-Mar-06
\$1,500.00	Cabarita Beach SLSC Incorporated	2nd Round Donation 2005/2006	15-Mar-06
\$4,000.00	Tyalgum Festival Committee	2nd Round Donation 2005/2006	15-Mar-06
\$2,000.00	Camp Quality Northern NSW	2nd Round Donation 2005/2006	15-Mar-06
\$1,500.00	Blind Citizens Australia - Tweed Valley	2nd Round Donation 2005/2006	15-Mar-06
\$1,000.00	Len Mason & The Melodears	2nd Round Donation 2005/2006	15-Mar-06
\$1,000.00	Tweed Australian South Sea Islander Committee	2nd Round Donation 2005/2006	15-Mar-06
\$600.00	Tweed Combined Country Halls Association	2nd Round Donation 2005/2006	15-Mar-06
\$2,000.00	Tweed Valley Mental Health Carers Network	2nd Round Donation 2005/2006	15-Mar-06



\$2,000.00	Twin Towns Friends Association	2nd Round Donation 2005/2006	15-Mar-06
\$2,000.00	Vison Australia - Royal Blind Society	2nd Round Donation 2005/2006	15-Mar-06
\$40.00	RSL Sub-Branch Murwillumbah	Donation in place of Anzac Day Wreath	16-Mar-06
\$100.00	St Joseph's Primary School	Donation - TSC Centenary Celebrations - Best Dressed Child	16-Mar-06
\$200.00	ST Johns Ambulance Kingscliff	Donation - TSC Centenary Celebrations	16-Mar-06
\$1,129.95	Murwillumbah Netball Assoc	Contribution to Hire Cost Chemical Toilets - Stae of Origin 9/04/06	23-Mar-06
\$726.42	Pottsville Dune Care Inc	Donation - DA06/0089 as per Council Resolution 22/03/06	30-Mar-06
<b>\$130,646.37</b>			

**Goods and/or Materials**

Amount	Recipient	Donated Item	Date
\$32.00	Australian Citizens	4 Trees	05-Jan-06
\$40.00	Australian Citizens	5 Trees	16-Jan-06
\$8.00	Australian Citizen	1 Tree	24-Jan-06
\$24.00	Australian Citizens	3 Trees	February-06
\$96.00	Tweed Heads Public School	20 Mixed Plants	13-Mar-06
<b>\$200.00</b>			

**Provision of Labour and/or Plant & Equipment**

Amount	Recipient	Donated Item	Date
\$468.66	Christmas Street Decorations - Murwillumbah	Labour and Plant	06-Jan-06
\$1,315.12	Life Education Van Moval	Labour and Plant	Feb/March06
<b>\$1,783.78</b>			

**Rates**

Amount	Recipient	Donated Item	Date
\$857.80	Legacy Club Coolangatta/Tweed Heads	Council Rates - Legacy House	23-Feb-06
\$24.96	Trustees Literary Institute Tyalgum	Council Water Usage	23-Feb-06
\$19.10	Burringbar School of Arts	Council Water Usage	23-Feb-06
\$29.22	Bilambil Literary Society	Council Water Usage	23-Feb-06
\$1,041.86	Twin Towns Youth Club	Council Water Usage	23-Feb-06
\$1,834.30	Legacy Club Coolangatta/Tweed Heads	Council Rates - Legacy Lodge	23-Feb-06
<b>\$3,807.24</b>			

**Tweed Link Advertising**

Amount	Recipient	Donated Item	Date
\$189.00	Various Community Notices	Advertising	31-Jan-06
\$87.75	Various Community Notices	Advertising	07-Feb-06
\$94.50	Various Community Notices	Advertising	14-Feb-06
\$67.50	Various Community Notices	Advertising	21-Feb-06
\$162.00	Various Community Notices	Advertising	28-Feb-06
\$67.50	Various Community Notices	Advertising	07-Mar-06
\$81.00	Various Community Notices	Advertising	14-Mar-06
\$67.50	Various Community Notices	Advertising	21-Mar-06
\$202.50	Various Community Notices	Advertising	28-Mar-06
<b>\$1,019.25</b>			

**Room Hire**

Amount	Recipient	Donated Item	Date
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	08-Feb-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	13-Feb-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	15-Feb-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	20-Feb-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	22-Feb-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	01-Mar-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	06-Mar-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	08-Mar-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	13-Mar-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	15-Mar-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	21-Mar-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	22-Mar-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	27-Mar-06
\$44.90	Murwillumbah Theatre Company	Room Hire - Murwillumbah Civic Centre	28-Mar-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	16-Jan-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	19-Jan-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	23-Jan-06

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**TWEED SHIRE COUNCIL MEETING HELD TUESDAY 2 MAY 2006**

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\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	26-Jan-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	30-Jan-06
\$44.90	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	01-Feb-06
\$43.90	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	02-Feb-06
\$44.90	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	08-Feb-06
\$43.50	Twin Towns Garden Club	Room Hire - Tweed Heads Civic Centre	13-Feb-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	13-Feb-06
\$44.90	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	15-Feb-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	16-Feb-06
\$81.50	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	19-Feb-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	20-Feb-06
\$44.90	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	22-Feb-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	23-Feb-06
\$81.50	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	26-Feb-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	27-Feb-06
\$44.90	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	1-Mar-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	2-Mar-06
\$116.80	Rotary Muna	Room Hire - Tweed Heads Civic Centre	3-Mar-06
\$192.00	Rotary Muna	Room Hire - Tweed Heads Civic Centre	4-Mar-06
\$44.90	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	5-Mar-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	6-Mar-06
\$44.90	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	8-Mar-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	9-Mar-06
\$53.50	Twin Towns Garden Club	Room Hire - Tweed Heads Civic Centre	13-Mar-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	13-Mar-06

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\$44.90	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	15-Mar-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	16-Mar-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	20-Mar-06
\$44.90	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	22-Mar-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	23-Mar-06
\$44.90	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	26-Mar-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	27-Mar-06
\$44.90	Northern Rivers Symphony Orchestra	Room Hire - Tweed Heads Civic Centre	29-Mar-06
\$43.40	Tweed Theatre Company	Room Hire - Tweed Heads Civic Centre	30-Mar-06
\$59.70	South Sea Islanders Meeting	Room Hire - Tweed Heads Meeting Room	11-Feb-06
\$59.70	Tweed Heads Hospital Ladies Aux	Room Hire - Tweed Heads Meeting Room	6-Mar-06
\$59.70	South Sea Islanders Meeting	Room Hire - Tweed Heads Meeting Room	11-Mar-06
<b>\$2,738.90</b>			

**\$140,195.54 Total Donations 3rd Quarter**

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil.

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**O4 [GC-OC] Corporate Quarterly Report - January to March 2006**

**ORIGIN:**

**Corporate Performance**

**SUMMARY OF REPORT:**

The Management Plan is the strategic mechanism in the Local Government Act within which planning, policy making and management may take place.

The Corporate Quarterly Report for the period 1 January to 31 March 2006 is presented for Council's information.

**RECOMMENDATION:**

**That the report be received and noted.**

**REPORT:**

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

The Management Plan is the strategic mechanism in the Local Government Act within which planning, policy making and management may take place.

The Quarterly Corporate Report is still being progressively redeveloped to provide progress feedback on designated priorities within the principle activity categories as specified in the 2005-2008 Management Plan. These Quarterly Reports will be combined at the conclusion of the financial year and included in the annual report to the Department of Local Government, Council and the community.

**CORPORATE QUARTERLY PERFORMANCE REPORT – 1 JANUARY 2006 TO 31 MARCH 2006**

The following report details the progress for the period January to March 2006 on activities identified to be undertaken during 2005-2006 in the 2005-2008 Management Plan. These actions assist Council to work towards its vision of "a premier area in which to live, work and visit".

## Recreation Program

**Vision:** *“To provide quality open space and a range of recreation facilities, which satisfies the needs of the community in a safe, cost effective and efficient manner”*

### Recreation Program principal activities

2005 – 2006 Projects & Initiatives	Performance Indicators	Sept 05	Dec 05	Mar 06	June 06	Supporting notes
Draft Regional Recreation Facilities Plan	% Completed	60%	90%	100%		Plan adopted by Council 7/2/2006
Review Community Land Plans of Management	% Completed	10%	50%	70%		Draft sports fields plan of management adopted. Generic plan of management for community land postponed until 06/07 to be completed in parallel with proposed open space strategy
Commence Landscape Infrastructure Planning Process for Coastal Zone (as identified in the Coastal Plan of Management)	% Completed	5%	5%	20%		Consultants appointed for furniture design. Locality plans for Cabarita (including foreshore) commenced. Foreshore landscape plan for Kingscliff commenced
Provide adequate resources to maintain open space in urban releases	% Completed	80%	80%	100%		Identified additional resources required for additional open space and included in 06/07
Implement sports fields capital works program	% Of sports field upgrades completed from program	10%	10%	20%		Quotes received & priorities determined. Some funds from capital works program redirected to sports fields maintenance
Commence parks upgrades as allocated in Contribution Plans 1 & 5	% Of parks upgraded as per CP1 & CP5	5%	15%	50%		Consultants and design process commenced
Continue implementation of Tweed Coast Bitou Strategy	Area Controlled	100 ha sprayed	0 ha sprayed	0 ha sprayed		Funding applied for the continued program as opportunities arise
Continue development of Regional Botanic Gardens as per Master Plan	% Completed	0%	0%	0%		Awaiting future documentation & plans from consultants

**Health & Community Services Program**

**Vision:** *“To identify community needs and provide services and options that enhances quality of life and wellbeing”*

**Health & Community Program principal activities**

2005 – 2006 Projects & Initiatives	Performance	Sept 05	Dec 05	Mar 06	June 06	Supporting notes
Murwillumbah pool and multi-level car park concept and design finalised	% Of work completed	0%	5%	15%		
Preliminary plan for Murwillumbah Community Centre (subject to funding)	% Of work completed	5%	6%	7%		
Construction of Tweed Respite Centre	% Completed	5%	6%	6%		
Commence Murwillumbah & Tweed museums strategies	% Of work completed	5%	7%	7%		
Murwillumbah Civic Centre office accommodation extensions	% Of construction completed.	15%	15%	20%		
Continued upgrade of public toilets	Number of amenities upgraded	0%	0%	5%		
Develop heritage package	% Completed	25%	25%	25%		Draft package resolved by council
Increase recycling bin space 50 / 50 split in domestic waste bins	% Completed	95%	99%	99%		Small number of bins still require conversion
Provide a recycling service to multi unit dwellings	% Completed	100%	100%	100%		Completed
Implement voluntary green waste collection service	% Completed	100%	100%	100%		Completed
Commercial waste recycling education program	% Completed	0%	5%	5%		Waste audits to be carried out on 5 biggest waste produces in the Shire
Implement pre-sort disposal area at Stotts Creek	% Completed	100%	100%	100%		Project completed
Continuation of the 5 <sup>th</sup> City of the Arts project (subject to grant)	No of projects undertaken	10	10	10		Project is 95% completed
Implementation of the “Quality of Life Program” to maintain service levels for the community	% Of program implemented	0%	0%	0%		No funding received to commenced the program
Integrated Human Services Delivery Plan (subject to NSW State Govt. approval)	% Completed	0%	0%	0%		Premiers Dept. abandoned the project as it will be integrated into the Far North Coast



**TWEED SHIRE COUNCIL MEETING HELD TUESDAY 2 MAY 2006**

<b>2005 – 2006 Projects &amp; Initiatives</b>	<b>Performance</b>	<b>Sept 05</b>	<b>Dec 05</b>	<b>Mar 06</b>	<b>June 06</b>	<b>Supporting notes</b>
						Strategy
Crime Prevention Strategy	% Completed	70%	70%	70%		Draft prepared
Public Transport Plan	% Completed	40%	40%	40%		Draft prepared
Re-development of Art Gallery	% Completed	0%	20%	70%		Works initiated Nov 2005 for completion end May 2006
Enhanced exhibition program including local and national artists	No of exhibitions held	10	9	18		
Expanded workshop programmes	No of workshops	36	32	52		Program to be suspended April 2006 as a result of stage 2 of the Gallery works
Increased entrepreneurial activities and opportunities by the Gallery	Increase in economic activity	Art sales doubled	Increasing interest in art sales	Increased interest in Foyer Hire		Sales of art from exhibitions, support artists

**Economic Action Plan**

**Vision:** *“To promote a strong economy and diverse employment opportunities”*

**Economic Development Program principal activities**

2005 – 2006 Projects & Initiatives	Performance Indicator	Sept 05	Dec 05	Mar 06	June 06	
<b>Business Undertakings</b>  Facilitate and implement Reserve Trust resolutions in relation to caravan park maintenance and development	Implementation of resolutions.	15%	40%	55%		Notification of success in Public Reserve Management Fund loan application received late August 2005, and funds not received until 12 September means we are +/- 10 weeks behind schedule. Am working on accelerating program but now have Christmas interfering with optimum implementation path
Review of TEDC performance quarterly	Comparison of plan to actual	25%	50%	50%		Third quarter performance report to be presented to Council 2 May
TACTIC quarterly review of performance standards	Comparison of plan to actual	25%	25%	25%		Awaiting performance reports for December & March quarters
Participation rates to visitors information centres	% Change in participation rates	0	9% decrease	6% decrease		
TACTIC tourism promotion strategies.	Promotion \$	0	0	0		Limited funds in budget for promotions
TACTIC –Taste of the Tweed project (subject to grant of \$65,000)	% Completed	0	10%	15%		Council contribution of \$35,000 paid. 2006 part of project to be conducted in September
Tourism Industry Development Strategy	% Completed	15%	20%	40%		Negotiations with TACTIC and Administrators underway
Development & implementation of the Economic Development Strategy	% Completed	80%	80%	90%		Draft Economic Development Strategy exhibited. Revisions underway. Negotiations underway with Administrators
Complete Retail Development Strategy	% Completed	75%	100%	100%		Adopted as council policy
Industrial Land Working Group (subject to funding)	Land Available	0%	0%	0%		Option no longer pursued. Classified as not included in the 7-year plan

**Environment Action Plan**

**Vision**        *“To conserve biodiversity and natural beauty utilising ecologically sustainable development”*

**Natural and Built Environment Program principal activities**

2005 – 2006 Projects & Initiatives	Performance Indicator	Sept 05	Dec 05	Mar 06	June 06	Supporting notes
<b>Built Environment Framework</b>						
Land Use Structure Plan & Urban Design Framework	% Completed	0%	0%	0%		Not yet commenced
Develop Residential Development Strategy	% Completed	0%	0%	0%		Not yet commenced
Implement and adopt Tweed Local Environmental Plan Review Program	% Completed	25%	25%	75%		Ongoing
Complete Kingscliff Local Plan	% Completed	20%	20%	25%		Community participation program commenced
Rural Villages Development Strategy	% Completed	0%	0%	0%		Revised strategy to be developed
Pottsville Locality Plan	% Completed	20%	20%	20%		Issues being reviewed
Kings Forest Planning Framework	% Completed	25%	25%	50%		Environmental peer reviewed completed awaiting Ministers decision
State of the Shire Report	% Completed	40%	40%	40%		Draft completed, community comment still under way
Rural Land Use Study	% Completed	0%	0%	0%		Not yet commenced
Tweed Heads Planning Framework	% Complete	20%	20%	30%		Draft LEP exhibited review of Master Plan being undertaken by consultants
Uki Development Control Plan	% Completed	90%	90%	100%		Draft DCP exhibited. Submission reviewed Council report prepared
Review administrative processes associated with applications	% Completed	10%	10%	30%		Timetable for review being prepared
Review assessment processes for applications	% Completed	10%	10%	30%		Timetable for review being prepared
Customer Service Survey Design	% Completed	0%	0%	0%		Other priorities has not enabled commencement
Customer Service Survey Results	% Completed	0%	0%	0%		

**TWEED SHIRE COUNCIL MEETING HELD TUESDAY 2 MAY 2006**

<b>2005 – 2006 Projects &amp; Initiatives</b>	<b>Performance Indicator</b>	<b>Sept 05</b>	<b>Dec 05</b>	<b>Mar 06</b>	<b>June 06</b>	<b>Supporting notes</b>
<b>Natural Environment Water Unit Activities</b>						
Lakes Drive boat ramp and jetty upgrade	% Completed	100%	100%	100%		Project completed
Pontoons on Terranora Creek jetty	% Completed	0%	10%	15%		Awaiting approvals, tenders called
Tweed River Estuary Program	% Budget Expended	10%	13%	30%		State Government Funding (\$500,000) confirmed
Mooball Creek erosion work & rehabilitation	% Completed	0%	50%	60%		Additional works underway
Canoe Launch trail signs	% Completed	100%	100%	100%		Completed however, signs have been vandalised
Jack Julius Park, Kingscliff. Bank erosion rehabilitation	% Completed	10%	100%	100%		Project completed
Implementation of Coastline Management Plan	% Budget Expended	0%	10%	15%		Contracts awarded for Seawall EIS, landscape design project commenced

**Infrastructure Action Plan**

**Vision:** *“To provide infrastructure of a high standard that supports community wellbeing, economic growth and environmental quality.”*

**Infrastructure Planning Program principal activities**

2005 – 2006 Projects & Initiatives	Performance Indicators	Sept 05	Dec 05	Mar 06	June 06	Supporting notes
Infrastructure Planning & Development						
Interim Amended DCP5 Plan to adopt levels from new flood study only	% Completed to adoption by Council	10%	50%	95%		Some delay due to requirement to incorporate all DCP's into one document
Prepare Flood Plain Risk Management Study & Plans	% Completed to adoption by Council	2%	10%	20%		
Final Amended DCP5 Plan & Tweed LEP (follows completion of Flood Plain Risk Management Study & Plan)	% Completed to adoption by Council	1%	10%	15%		
Full review Tweed Road Contribution Plan	% Completed to adoption by Council	50%	55%	75%		
Review Tweed Development Program	% Completed to adoption by Council	2%	5%	5%		
Amend specifications for water supply, sewer, storm water & integrated water cycle management to current national recommended best practice guidelines	% Completed to adoption by Council	30%	40%	70%		
Infrastructure Coordination Committee	No of decisions resolved	0	1	1		Committee commenced. Criteria for prioritisation in preparation of s94 planning ongoing
Construct East Murwillumbah & Dorothy Street Levee	% Completed	0%	10%	50%		Contract awarded. Construction started mid January 2006

## Roads & Transport Program

**Vision:** *“To provide a transport and infrastructure system that allows safe, convenient and comfortable pedestrian and vehicular traffic movement to, from and within the Tweed Shire”*

### Roads and Transport Program principal activities

2005 – 2006 Projects & Initiatives	Performance Indicators	Sept 05	Dec 05	Mar 06	June 06	Supporting notes
Complete Works Program	All approved works to be completed under budget	20%	40%	50%		Current year projects commenced & expenditure as approx 50% of total budget
Review forward works program	Revised Programme completed (Feb 2006)	0%	0%	10%		Review commenced
Complete Tweed Heads depot upgrade	New building completed	2%	8%	10%		Development application & construction certificate application submitted

## Water and Sewerage Program

**Vision:** *“To provide a high quality and reliable water and sewerage service that meets community expectations and assists economic development.”*

### Water & Sewerage Program principal activities

2005 – 2006 Projects & Initiatives	Performance Indicators	Sept 05	Dec 05	Mar 06	June 06	Supporting notes
Kingscliff Sewerage Treatment Plant (\$40M)	% Complete	0%	0%	5%		Earthworks commenced on-site
Bray Park Water Treatment Plant (\$30M)	% Complete	0%	0%	2%		Detailed design ongoing
Capital Works Program 05/06 (\$67M)	% Of budget expended	15%	30%	43%		Based on revised budget of \$47 M
Integrated water cycle plan	% Completed	30%	40%	40%		Final draft of strategy prepared
Revised water and sewer strategic business plan	% Complete	0%	5%	10%		Consultants engaged. Commenced drafting of activity management plans
Department of Energy Utilities and Sustainability (DUES) Water and Sewer Best Practice Guidelines	% Completed June 2008	20%	20%	20%		Completed long-term financial plan. Developer services plan & residential water supply & sewerage pricing.

**Governance Action Plan**

**Vision:** *“To ensure sound corporate governance through effective strategic financial planning, budget control, statutory compliance and organisation management”*

**Governance Program principal activities**

2005 – 2006 Improvements & Initiatives	Performance Indicators	Sept 05	Dec 05	Mar 06	June 06	Supporting notes
<b>Risk Management</b>						
OMS Procedures Review	% Of procedures reviewed	17%	20%	80%		90 SOP's have been reviewed and revised
Implementation of OMS Audit Systems	Number of audits per quarter	1	0	0		Audit training completed 21/9/05. Overall target is 10 audits
Improve State Cover OHS Systems evaluation against 2004 benchmarks	80% compliance	71%	71%	71%		OMS working group is working through safety works external audit
Purchases made with documented risk assessment	100% compliance for major purchases	100%	100%	100%		OMS working group reviewing OHS purchasing & contracts administration guidelines
Accident/Incidents reported & investigated	% Completed within 24 hours	87%	81%	71%		55 reported, 16 outside the 24 hour indicator
Reduction in Workers compensation costs	\$2,500 per capita	\$2,500	\$2,500	\$2,500		
Quarterly review of key performance indicators by Executive Management Team	Number of corrective actions made	100%	100%	100%		
OHS management meetings with EMT	Monthly meetings held	100%	100%	100%		Regular meetings held with EMT
OHS issues communicated with staff	% Of issues communicated	100%	100%	100%		Toolbox talk format endorsed by OHS committee & EMT
<b>Finance Unit</b>						
Implementation of international financial reporting standards	Completed in accordance with program	100%	100%	100%		Compliance with AASB1 – Note 1 of Annual Financial Statements
Ensure compliance with Local Government Financial Management Regulation in relation to receipting, banking and cash control	100% compliance.	100%	100%	100%		
Maintain good financial controls to ensure the ongoing strong financial position of Council	Ongoing	100%	100%	100%		
Implement Asset Management Software & Generic Asset Management Plans	Operating efficiency & user satisfaction	15%	15%	15%		Expressions of interest to be called in the last quarter of 2005/06

2005 – 2006 Improvements & Initiatives	Performance Indicators	Sept 05	Dec 05	Mar 06	June 06	Supporting notes
Review & amend system design of Finance One System.	100% operating time maintained	100%	100%	100%		Ongoing
Review of Long-term Financial Plan (6-monthly)	Provisions of resources to achieve required work outputs	100%	100%	100%		
<b>Revenue Unit</b>						
Monitor and reduce debts incurred by Council	Monthly reports comparing collection % to previous years	Ongoing	Ongoing	Ongoing		Ongoing monitoring or debts
Encourage payments via Direct Debit Policy	Number of direct debits increased in period	116	+2%	+2%		Ongoing
Review and amend systems design of Proclaim One System	100% operating time maintained	100%	98%	98%		No downtime during quarter
	Review of procedures in Proclaim One	20%	30%	40%		Partially completed property nucleus
Timely issue of account, rates, debtors and water	Rates in accordance with <i>Local Govt. Act 1993</i> (NSW)	100%	100%	100		Completed
	Debtors within 14 days	100%	100%	100		Debtors current to end of March
	Water within 3 weeks of completion of water read	100%	100%	100		December billing run completed
Revenue policies implementation and review	Number of policies implemented & reviewed	5	+4	+8		Debt recovery, hardship, Tweed office cashiering, rate, water and property transfer processing, revaluation process, sundry debtors run, Murwillumbah cashiering
<b>Human Resource (HR) Unit</b>						
Strategic Plan Human Resources	Strategic plan developed and implemented	100%	100%	100%		Project completed
Equal Employment Opportunity Management Plan	EEO sub-committee functional EEO officers elected	100%	100%	100%		Project completed Officers to receive training in order to deliver Bullying & Harassment training to staff in conjunction with HR officers
		3	3	3		
Industrial relations	Management advice to ensure and maintain knowledge and understanding of award and legislative requirements	Ongoing	Ongoing	Ongoing		
HR policies and procedures	All policies reviewed All associated procedures reviewed	4 from 9	5 from 9	6 from 9		Remainder by June 2006, pending Work Choices legislation implementation



2005 – 2006 Improvements & Initiatives	Performance Indicators	Sept 05	Dec 05	Mar 06	June 06	Supporting notes
Performance development and review	Performance appraisal documentation review,	100%	100%	100%		Project completed
	Adjustment and implementation of performance recognition framework	100%	100%	100%		Project completed
	Occupational progression tables – competency formulation	5%	20%	20%		HR Steering Committee priority project, 12 month timeframe
	Salary structure review	Ongoing	Ongoing	Ongoing		Ongoing
	Succession planning and career pathways	Ongoing	Ongoing	Ongoing		Ongoing
Council training plan	Implemented training programs	100%	100%	100%		Training targets met per quarter
Corporate policies	Staff trained	100%	100%	100%		Project completed
HR policies	Staff trained	100%	100%	100%		Staff trained per quarter as policies are adopted
Implement Dataworks record system to HR	Conversion of files to Dataworks	0%	0%	0%		Project business plan adopted by IT Steering Committee. Awaiting arrival of suitable scanner
<b>Information Systems</b>						
Murwillumbah office extensions; network cabling installation	50% complete by 1 January 2006. Amended target June 2006	0%	0%	10%		Server room to be constructed in June 2006
Murwillumbah office – telecommunication infrastructure upgrade	Complete business case. Prepare request for tender document.  Release request for tender document. Evaluate responses (Jan 2006)	0%	0%	50%		Business case completed by 12/11/05.  Awaiting funding before tendering evaluation can commence
Records management centralised storage facility	Identify suitable location. Construct facility. Install compactus	100%	100%	100%		Suitable location identified to be completed in April 2006 Permanent facility to be incorporated into proposed building extensions
New GIS implementation	Review, investigate, implement	10%	30%	70%		GIS system to be implemented by June 2006
Regulatory business system upgrade Proclaim One version 9.05 and E-Proclaim	Plan, review, investigate, implement	N/A	N/A	10%		Schedule for completion March - April 2006

2005 – 2006 Improvements & Initiatives	Performance Indicators	Sept 05	Dec 05	Mar 06	June 06	Supporting notes
<b>Corporate Performance</b>						
All correspondence replied to within 14 days	% Of correspondence replied to within 14 days	95%	97%	97%		
Complaint Handling	Number of complaints received	N/A	7	15		
	Resolved in accordance with the Complaints Handling Policy	N/A	5	12		
	Customer work requests outstanding %	N/A	0	4%		
Staff training on policies	Number of policies trained		6	1		Complaints Handling
Carry out internal audits per year in accordance with Management Plan	4 per quarter	9	4	4		
	% Of recommendations implemented	95%	55%	50%		
Film Applications	% Of applications approved within 5 working days	100%	100%	100%		
Policy & Planning	Number of policies reviewed	3	3	1		Customer service charter
Corporate Performance Monitoring	Number of activities investigated	2	2	2		
Implementation of Council resolutions	% Of resolutions implemented	95%	95%	95%		
Governance Health Check List	% Of segments reviewed	100%	100%	100%		

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

To view any **"non confidential"** attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).

Nil.

**O5 [GC-OC] Tweed & Coolangatta Tourism Inc (TACTIC) Monthly Performance Reports - December 2005 - February 2006**

**ORIGIN:**

**Corporate Performance**

**SUMMARY OF REPORT:**

Tweed and Coolangatta Tourism Inc (TACTIC) monthly performance reports for December 2005, January 2006 and February 2006 are provided in accordance with the Agreement criteria.

**RECOMMENDATION:**

**That this report be received and noted.**

## REPORT:

The Agreement between Council and TACTIC requires the organisation to report on a monthly basis its performance in accordance with a number of specific requirements.

The following details were presented to TACTIC Board meetings held from December 2005 to February 2006:

### DECEMBER 2005:

#### 1. General

- Hosted Felicia Mariani (Director of Marketing) and Jan Ross (Manager, Domestic Marketing) from Tourism NSW
- Hosted Tourism NSW Regional Directors from Hong Kong, Singapore, London, New Zealand and Tokyo as well as Manager of International Marketing
- First meeting of Strategic Review has been held. Next meeting to be held prior to Christmas with presentations from industry stakeholderes
- Meeting of Gateway VIC group resolved to transfer funds from NRT to TSC with a view to leveraging funds to build new VIC in Jack Evans Boat Harbour. Kingscliff VIC given approval to go ahead
- Attended Tweed Agriculture Workshop
- Working with Tweed Coast operators to get signage to resorts. Had successful outcome from TSC, trying to set up meeting with Neville Newell re signage from expressway
- Working with representative of Tweed Taxis to find a solution to taxi issues
- Attending meeting NRT Task Force 7<sup>th</sup> December
- Still awaiting response from DSRD on application for \$25,000 expected by mid November

#### 2. Financial Results

##### a. October 2005

- **Gross Profit - \$31,173**
- **Expenditure - \$32,170**
- **Profit / Loss – (\$997)**
  
- **Budgeted Profit / Loss - \$768**
- **Variance from Budget - (\$1,765)**

##### Reasons for Variance

##### Revenue

- \$636 over Membership – good result
- \$961 under Retail Sales – write downs
- \$1,797 under Commissions – very slow

##### Expenditure

- \$990 over Network Nights - timing

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**b. Year to Date (end October)**

- Gross Profit \$209,172
- Expenditure \$137,286
- Profit / Loss \$71,886
- Budgeted Profit/Loss \$35,663
- Variance from Budget \$36,223

**c. Cash at Bank @ 31<sup>st</sup> October 2005**

- \$161,292 (Cash in Bank \$6,285, Term Deposit \$154,457, Cash in Hand \$550)
- includes \$34,973 Taste the Tweed Funding TSC

**3. Reservations & Sales**

**Visitor Numbers to Visitor Information Centres**

**October-05**

WHRC					Tweed Heads				
	2005	%	2004	Variance		2005	%	2004	Variance
<b>Total Visitors</b>	2292		2372	-3.37%	<b>Total Visitors</b>	1883		2026	-7.06%
<b>Type of Enquiry</b>					<b>Type of Enquiry</b>				
Tourism	701	61.71%	835	-16.05%	Tourism	664	58.40%	753	-11.82%
National Parks	115	10.12%	140	-17.86%	National Parks	26	2.29%	18	44.44%
Street Directions	132	11.62%	63	109.52%	Street Directions	182	16.01%	172	5.81%
Bus Timetables	9	0.79%	7	28.57%	Bus Timetables	142	12.49%	113	25.66%
Other	82	7.22%	76	7.89%	Other	87	7.65%	116	-25.00%
Retail	97	8.54%	16	506.25%	Retail	36	3.17%	0	#DIV/0!
<b>TOTAL</b>	<b>1136</b>		<b>1137</b>	<b>-0.09%</b>	<b>TOTAL</b>	<b>1137</b>		<b>1172</b>	<b>-2.99%</b>

Uki				
	2005	%	2004	Variance
<b>Total Visitors</b>			128	-100.00%
<b>Type of Enquiry</b>				
Tourism	11	0.97%	34	-67.65%
National Parks	2	0.18%	1	100.00%
Street Directions	13	1.14%	15	-13.33%
Bus Timetables	0	0.00%	0	#DIV/0!
Other	5	0.44%	4	25.00%
Retail		0.00%	0	#DIV/0!
<b>TOTAL</b>	<b>31</b>		<b>54</b>	<b>-42.59%</b>

**Highlights**

- Very slight decreases only to visitor numbers for both Murwillumbah and Tweed.
- Uki numbers have not been recorded accurately this month – only 5 days were tracked during October.
- The VIC shop front in Uki has been leased to a new tenant who will take over the role of the VIC. After this month, the running of the VIC should be back on track.

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**Year to Date**

2005 - 2006

	2005/06	2004/05	Variance	2005/06	2004/05	Variance	2005/06	2004/05	Variance
	<b>WHRC</b>			<b>Tweed Heads</b>			<b>Uki</b>		
Sept Qtr	8033	8362	-3.93%	6422	7003	-8.30%	732	405	80.74%
Dec Qtr	2292	2372	-3.37%	1883	2026	-7.06%	31	54	-42.59%
Mar Qtr									
Jun Qtr									
<b>Total</b>	<b>10325</b>	<b>10734</b>	<b>-3.81%</b>	<b>8305</b>	<b>9029</b>	<b>-8.02%</b>	<b>763</b>	<b>459</b>	<b>66.23%</b>

**Highlights**

- The international market revealed highest visitation to Murwillumbah was by European market, whereas in Tweed Heads it was again the New Zealand market.
- New South Wales had the highest visitation to Tweed in the domestic market, with New Zealand the most frequent international visitor.

**b. Retail Sales**

<b>Murwillumbah</b>	<b>Oct-05</b>	<b>Oct-04</b>	<b>Tweed Heads</b>	<b>Oct-05</b>	<b>Oct-04</b>
Number of Sales	556	492	Number of Sales	84	83
Average \$ per Sale	\$9.16	\$8.86	Average \$ per Sale	\$3.98	\$5.02
Average \$ per visitor	\$2.26	\$1.84	Average \$ per visitor	\$0.10	\$0.10

**Highlights**

- Murwillumbah retail sales totalled \$5,184, with sales predominantly produce and books.
- Wholesale sales totalled \$485.
- Total retail sales for Tweed VIC were \$335,
- Total sales for the month \$ 6,004, a good result however less than the budgeted figure of \$6,965

**a. Reservations**

- Commissions earned in October were \$3332, well below the budgeted figure of \$5,129
- Budget figure high as was factored on last year's result where bookings for the LGA Conference were predominant during September, October, and November, which contributed over \$2,000 in revenue.

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**b. Reservations System**

	<b>No. Bookings</b>	<b>No. Nights</b>	<b>Total Value</b>	<b>Av. Stay (Nights)</b>	<b>Av. Value Per Bkg</b>	<b>Avg value per night</b>
July	6	7	\$930	1.16	\$155	\$133
August	15	30	\$3,949	2.00	\$263	\$132
September	10	15	\$1,419	1.5	\$142	\$95
October	8	16	\$2,100	2	\$263	\$131
November						
December						
January						
February						
March						
April						
May						
June						
<b>Totals</b>	<b>39</b>	<b>68</b>	<b>\$8,398</b>	<b>1.74</b>	<b>\$215</b>	<b>\$124</b>

**Highlights**

- Still working towards improvement use of CRS

**c. Group Bookings**

<b>Group/Event Booking</b>	<b>Dates:</b>	<b>No bookings</b>	<b>Room Nights Bked</b>	<b>Total \$ Value To Date</b>	<b>Comment:</b>
Wedding Milner/Heida	8th October 2005				
Registered Clubs Association	7-13 October 2005	4	18	\$2,224.00	
Wintersun 2006	2-12 June 2006	3	12	\$1,620.00	
Sthn Cross University Conference	2-6 July 2006	0	0	\$0.00	
104 Signal Squadron Reunion	6-8 October 2006	3	8	\$1,260.00	
3RAR 1957-1959 Reunion	Sep-07				
<b>Total To Date:</b>			<b>38</b>	<b>\$5,104.00</b>	

**Highlights**

- No major conference or group bookings in the near future.

**d. Famil/Events**

- Network Night – Saltbar, Outrigger. 12 staff & volunteers in attendance.

**4. Marketing and Membership Report**

**a. Renewals for 2005-2006**

- Current non-renewal rate 32 of 171
- Possible renewals still come (new owners) - 7
- Total Non-renewal rate for 2005 – 18.71%

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

- Total non-renewal rate for 2004 - 25%
- Total non-renewal rate for 2003 – 27%

I would like to thank all TACTIC staff and volunteers for the team effort in supporting and servicing members to contribute to the reduced attrition rate.

**b. New members to be ratified**

- **Service**            **1**  
    Madura Tea
- **TACTIC**            **1**  
    Three Figs
- **Corporate**        **1**  
    Classic Holidays

**c. Current Financial Members**

	<b>November 2005</b>	<b>October 2004</b>	<b>October 2003</b>
Service	<b>38</b>	33	35
TACTIC	<b>104</b>	110	130
Reciprocal	<b>3</b>	3	4
Corporate	<b>9</b>	6	6
Corporate Affiliates	<b>27</b>	<b>9</b>	<b>9</b>
<b>TOTAL</b>	<b>181</b>	<b>168</b>	<b>184</b>

**d. Public Relations**

- Two days spent on comprehensive familiarisation tour. Day 1 on Tweed Coast and Day 2 on Tweed Valley.
- A strategy has been developed and a media kit currently being compiled. The kit will initially be distributed to Tourism NSW and Tourism Australia VJP and International Media relations coordinators.

**e. Tracking**

**Website**

<b>Month</b>	<b>Visits</b>
July	6458 up 23.8%
Aug	8787 up 21%
Sep	8497 up 6% from previous year

**1800 Number**

<b>Month</b>	<b>Calls</b>	<b>from previous year</b>
July	571	down 15%
Aug	813	up 17.65%
Sep	650	down 6%
Oct	600	down 20%

Disappointing drop in enquiries. The largest decline in call origin is from Queensland country area.



**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**f. Marketing Activities**

- An expression of interest has been made to attend Oz Talk in New Zealand and at the Sunday Mail Travel Expo in Brisbane both in April 2006.
- VIC advertising has been booked to appear in a travel insert in the Tamworth Country Leader and associated rural papers and in the official NSW Road Atlas sponsored by NRMA.
- The Tweed Coolangatta Visitor Guide is currently being prepared for printing and delivery by end of January.

**g. Network Night**

The evening was well received with 69 attendees including the federal and state members of parliament. A number of follow-up requests have been received for copies of the presentation and/or discussion of the key points.

**h. Annual General Meeting**

- Tweed River Art Gallery venue is confirmed for Thursday 1<sup>st</sup> December.
- There have been 2 nominations received for two vacancies: Mr Rob Smith of Twin Towns Services Club and Mr Michael Saville of Peppers Salt Resort & Spa.
- 60 Attendees to date - Max Boyd has confirmed his attendance with apologies from Justine Elliot and Reg Norvill.

**Terry Watson**  
**28<sup>th</sup> November 2005**

JANUARY 2006

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**1. General**

- Tourism New South Wales Board visiting Tweed on 8<sup>th</sup> February, talking to Administrators, TACTIC Board and Tweed Coast operators
- Enquiry from Tourism NSW to do pre ATE follow up with UK Wholesalers
- Strategic Review happening. Outcome looks OK
- Meeting of Gateway VIC group resolved to transfer funds from NRT to TSC with a view to leveraging funds to build new VIC in Jack Evans Boat Harbour. Kingscliff VIC given approval to go ahead
- Taste the Tweed funding now secured (\$60,000 in total), looking to get underway over coming weeks
- NRT Task Force well underway with preliminary outcomes looking at significant change
- After much tooting / froing we have managed to get former Tweed Tourism Association wound up to make name available. Once this is finalised, we are able to apply for name. Because of hold up in getting former Association wound up, we need to re-pass resolution, therefore a Members Network Night, probably April, will need to be dedicated as an EGM to enable us to operate as Tweed Tourism from July 1<sup>st</sup>
- Meeting with Neville Newell and the Ray Group re signage for the Tweed Coast off the highway. Followed up with TNSW and providing letter of support for Neville to take to meeting with RTA Minister
- Meeting with Promedia ('New Tweed Coast' PR co) before Christmas has resulted in meetings to be held with SALT and Domain Resorts re involvement in Taste the Tweed Food Writers Festival.

**2. Financial Results**

**a. December 2005**

- **Gross Profit - \$34,368**
- **Expenditure - \$31,129**
- **Profit / Loss - (\$3,239)**
  
- **Budgeted Profit / Loss - (\$1,468)**
  
- **Variance from Budget - \$4,707**

**Reasons for Variance**

**Revenue**

- \$1,546 over Co-operative Marketing
- (\$777) under Network Nights
- (\$1,008) under Retail Sales

**Expenditure**

- (\$557) under Human Resources - Annual leave liability reduced
- (\$3,094) under Marketing

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**b. Year to Date (end October)**

- Gross Profit \$275,644
- Expenditure \$214,423
- Profit / Loss \$61,221
- Budgeted Profit/Loss - \$35,590
- Variance from Budget - \$25,631
- Actual Profit without Taste the Tweed funding – \$26,221
- Variance from (inc TTT funding) Budgeted Profit / Loss - (\$9,769)

**c. Cash at Bank @ 31<sup>st</sup> December 2005**

- \$99,942.34 (Cash in Bank \$18,892, Term Deposit \$80,499, Cash in Hand \$550)
- includes \$34,973 Taste the Tweed Funding TSC

**3. Reservations & Sales**

**Visitor Numbers to Visitor Information Centres**

**December-05**

WHRC					Tweed Heads				
	2005	%	2004	Variance		2005	%	2004	Variance
<b>Total Visitors</b>	1972		2095	-5.87%	<b>Total Visitors</b>	1635		1596	2.44%
<b>Type of Enquiry</b>					<b>Type of Enquiry</b>				
Tourism	591	52.02%	626	-5.59%	Tourism	564	49.65%	525	7.43%
National Parks	116	10.21%	117	-0.85%	National Parks	17	1.50%	16	6.25%
Street Directions	87	7.66%	100	-13.00%	Street Directions	127	11.18%	145	-12.41%
Bus Timetables	26	2.29%	16	62.50%	Bus Timetables	133	11.71%	109	22.02%
Other	95	8.36%	96	-1.04%	Other	82	7.22%	174	-52.87%
Retail	113	9.95%	37	205.41%	Retail	59	5.19%	0	#DIV/0!
<b>TOTAL</b>	<b>1028</b>		<b>992</b>	<b>3.63%</b>	<b>TOTAL</b>	<b>982</b>		<b>969</b>	<b>1.34%</b>

Uki				
	2005	%	2004	Variance
<b>Total Visitors</b>	66		62	6.45%
<b>Type of Enquiry</b>				
Tourism	21	1.85%	27	-22.22%
National Parks	10	0.88%	4	150.00%
Street Directions	11	0.97%	13	-15.38%
Bus Timetables	0	0.00%	0	#DIV/0!
Other	1	0.09%	4	-75.00%
Retail	0	0.00%	0	#DIV/0!
<b>TOTAL</b>	<b>43</b>		<b>48</b>	<b>-10.42%</b>

**Highlights**

- Slight decreases in visitors to Murwillumbah, however numbers for Tweed this month were same as last year.
- Uki visitor survey was only monitored from the 12<sup>th</sup> to the 24<sup>th</sup> December therefore comparison to last year is inaccurate. Visitor numbers do appear to be increasing.

**Year to Date**

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

2005 - 2006

	2005/06	2004/05	Variance	2005/06	2004/05	Variance	2005/06	2004/05	Variance
	WHRC			Tweed Heads			Uki		
Sept Qtr	8033	8362	-3.93%	6422	7003	-8.30%	732	405	80.74%
Dec Qtr	6193	6753	-8.29%	5153	5446	-5.38%	181	276	-34.42%
Mar Qtr									
Jun Qtr									
<b>Total</b>	<b>14226</b>	<b>15115</b>	<b>-5.88%</b>	<b>11575</b>	<b>12449</b>	<b>-7.02%</b>	<b>913</b>	<b>681</b>	<b>34.07%</b>

**Highlights**

- Overall the trend continues with declining visitor numbers for both Murwillumbah and Tweed for this quarter.
- Uki records for the quarter have been inaccurately recorded.
- Highest visitation to Murwillumbah for International Visitors was by European market, whereas in Tweed Heads it was again the New Zealand market.
- Queensland had the highest visitation to both centres in the domestic market, with NSW visitors also very prominent.
- Visitors of local origin accounted for approximately 30% of domestic visitors for both the Murwillumbah and Tweed centres.

**a. Retail Sales**

Murwillumbah	Dec-05	Dec-04	Tweed Heads	Dec-05	Dec-04
Number of Sales	423	427	Number of Sales	82	92
Average \$ per Sale	\$12.45	\$12.57	Average \$ per Sale	\$5.67	\$5.20
Average \$ per visitor	\$2.67	\$2.56	Average \$ per visitor	\$0.14	\$0.30

**Highlights**

- Murwillumbah retail sales totalled \$5 267, an increase of \$1138.00 from last months sales.
- Wholesale sales totalled \$36. Most wholesale clients were contacted prior to December and stocked up for the holiday period.
- Total retail sales for Tweed VIC were \$465.00,
- Total sales for the month \$5,768, \$1000 less than the budgeted figure of \$6,776.

**a. Reservations**

1. Commissions earned in December were \$ 3,196, closer this month to budget of \$3,604.

**b. Reservations System**

	No. Bookings	No. Nights	Total Value	Av. Stay (Nights)	Av. Value Per Bkg	Avg value per night
July	6	7	\$930	1.16	\$155	\$133
August	15	30	\$3,949	2.00	\$263	\$132
September	10	15	\$1,419	1.5	\$142	\$95
October	7	14	\$1,860	2	\$266	\$133
November	11	17	\$3,101	1.55	\$282	\$182
December	4	7	\$1,115	1.75	\$279	\$159
January						
February						
March						
April						
May						
June						
<b>Totals</b>	<b>53</b>	<b>90</b>	<b>\$12,374</b>	<b>1.70</b>	<b>\$233</b>	<b>\$137</b>

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**Highlights**

- Many properties this month were closed out in the CRS due to limited availability, and a fear of overbooking by not keeping availability updated.
- The process can become very slow when availability is kept on request. Many clients would like an answer asap, especially at this time of year, not wanting to wait for the operators to respond to the email request. Phone calls to check availability has been the preferred method of reservation during the peak holiday season.
- Availability email to be forwarded from both centres Thursday requesting information on members who have availability for the coming weekend.

Group/Event Booking	Dates:	No bookings	Room Nights Bked	Total \$ Value To Date	Comment:
Sala PHD Leadership Conference	3-5 Feb 2006	3	5	\$1,080.00	Twin Towns
Wintersun 2006	2-12 June 2006	5	24	\$2,940.00	
Sthn Cross University Conference	2- 6 July 2006	0	0	\$0.00	
104 Signal Squadron Reunion	6-8 October 2006	3	8	\$1,260.00	
3RAR 1957-1959 Reunion	Sep-07				
<b>Total To Date:</b>			37	\$5,280.00	

**c. Group Bookings**

**Highlights**

2. Have had a few enquiries recently for the SALA PHD Leadership conference as accommodation is becoming difficult to secure for that weekend.

**d. Famil/Events**

Successful Christmas Party, which was kindly donated by the staff of Homestead Holiday Park in December. Many thanks to Pat, Jasmine and their families for their generosity. Approximately 40 staff, volunteers and some partners attended. Many thanks also to Santa who interrupted his busy schedule at that time of year to visit and entertain the troops.

**4. Marketing and Membership Report**

**1. New members to be ratified**

- Corporate      1

Ray Group Hospitality Services – upgrade from TACTIC Membership

**2. Current Financial Members**

	December 2005	Decemer 2004	December 2003
Service	38	33	35
TACTIC	104	121	133

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

Reciprocal	<b>3</b>	3	4
Corporate	<b>10</b>	6	6
Corporate Affiliates	<b>27</b>	<b>10</b>	<b>9</b>
<b>TOTAL</b>	<b>182</b>	<b>173</b>	<b>187</b>

**3. Pro-rata Membership Rates**

The following pro-rata rates are recommended for membership for the remainder of the financial year.

<b>Membership</b>	<b>1<sup>st</sup> Jan(half price)</b>	<b>15<sup>th</sup> March (1/3<sup>rd</sup>)</b>
<b>Corporate</b>	\$340.00	\$200.00
<b>TACTIC</b>	\$160.00	\$100.00
<b>Service</b>	\$70.00	\$50.00

**4. Public Relations**

- Media Kit has now been distributed and interest already received from TNSW to host journalists post ATE in June 2006.

**5. Tracking**

**Website**

<b>Month</b>	<b>Visits</b>
• October	8,330 down 3%
• November	8,013 down 6%

- Search Engine: 90% of all searches in Nov & Oct were done via google.com

For the first time since tracking began (2yrs) our website visits have dropped compared to the same month in previous year. Overall we are on track for a 25% increase for the year.

- Members Section has now been completed and the password entry will be operational by middle of January. The distribution of the passwords and commencement of the forum will be ready by end of the school holidays.

**1800 Number**

<b>Month</b>	<b>Calls</b>	<b>from previous year</b>
October	600	down 20%
November	532	down 15%

An estimated overall decrease of 4%-5% is expected for the year.

**6. Marketing Activities**

- Due to a vacancy in their scheduling the Great South East producers gave us, free of charge, a week of promotion in the Brisbane market via Channel 7 (30 sec tv) and Radio 4KQ with a total of 58 radio & TV spots including prime time placement. A

**Tweed & Coolangatta Tourism Inc  
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generic destination piece has been put together focussing on ease of access and activities (markets, food etc) and referring to the 1800 number. This will be aired in early January 2006.

- Preparation is commencing for the black product brochure that is due for renewal early next year.

**7. Annual General Meeting**

- Attendance of 65 people at the AGM is less than previous years, however they represented 33 members compared to the 2004 AGM of 75 people representing 34 members. The catering was on a cost recovery basis with TACTIC paying for entertainment, gifts and some prizes.
- Council has rejected our request to waive the venue hire fee for the Art Gallery. We are currently pursuing this.

**Terry Watson  
19<sup>th</sup> January 2006**

**FEBRUARY 2006**

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**1. General**

- Strategic Review Report being voted on 12<sup>th</sup> April 2006
- Taste the Tweed briefs have been sent to Consultants for selection in first week April
- Taste the Tweed Food Writers Festival in planning stages, sponsorship secured from Tweed Coast operators
- NRT Task Force wrapping up
- Attended meeting of New Tweed Coast Marketing group
- Attending LGSA Tourism Conference 28<sup>th</sup> – 31<sup>st</sup> March
- Attend Oz Talk in NZ 5<sup>th</sup> – 8<sup>th</sup> April
- Convened first meeting of 'Tweed Tourism Marketing Group' arising from Strategic Review

**2. Financial Results**

**a. January 2006**

- **Gross Profit - \$31,083**
- **Expenditure - \$31,669**
- **Profit / Loss – (\$586)**
  
- **Budgeted Profit / Loss - (\$2,339)**
  
- **Variance from Budget - \$1,753**

**Reasons for Variance**

**Revenue**

- (\$2,000) under Co-operative Marketing
- (\$1,436) under Retail Sales
- (\$1,813) under Travel Commissions

**Expenditure**

- (\$617) under COGS
- (\$874) Administration
- (\$3,070) under Human Resources - Annual leave liability reduced
- (\$1,155) under Marketing
- (\$617) under WHRC – timing electricity

**b. February 2006**

- **Gross Profit - \$63,323**
- **Expenditure - \$34,169**
- **Profit / Loss – \$29,154**



**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

- **Budgeted Profit / Loss - (\$1,116)**
- **Variance from Budget - \$30,270**

**Reasons for Variance**

**Revenue**

- \$22,550 over Co-operative Marketing
- \$695 over Membership
- (\$1,600) under Network Nights
- (\$534) under Retail Sales
- \$10,000 over Sundry Revenue – DSRD Taste the Tweed
- (\$808) under Travel Commissions

**Expenditure**

- \$30,360 over COGS
- \$1,018 over Human Resources – training new staff
- (\$2,200) under Network Night - timing
- \$1,492 over WHRC – timing electricity

**c. Year to Date (end February)**

- **Gross Profit - \$370,051**
- **Expenditure - \$280,086**
- **Profit / Loss - \$89,965**
- **Budgeted Profit/Loss - \$32,135**
- **Variance from Budget - \$57,830**
- **Actual Profit without Taste the Tweed funding – \$41,965**
- **Variance from (inc TTT funding) Budgeted Profit / Loss - \$9,830**

**d. Cash at Bank @ 28<sup>th</sup> February 2006**

- \$123,218 (Cash in Bank \$11,162, Term Deposit \$111,506, Cash in Hand \$550)
- includes \$44,973 Taste the Tweed Funding TSC and Dept State & Regional Development

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**3. Reservations & Sales**

**a. Visitor Numbers to Visitor Information Centres**

Uki				
	2006	%	2005	Variance
<b>Total Visitors</b>	155		120	29.17%
<b>Type of Enquiry</b>				
Tourism	39	3.14%	25	56.00%
National Parks	25	2.01%	0	# DIV/0!
Street Directions	20	1.61%	23	-13.04%
Bus Timetables	1	0.08%	2	-50.00%
Other	9	0.72%	6	50.00%
Retail				
<b>TOTAL</b>	<b>94</b>		<b>56</b>	<b>67.86%</b>

**February-06**

WHRC					Tweed Heads				
	2006	%	2005	Variance		2006	%	2005	Variance
<b>Total Visitors</b>	1927		1826	5.53%	<b>Total Visitors</b>	1476		1577	-6.40%
<b>Type of Enquiry</b>					<b>Type of Enquiry</b>				
Tourism	625	50.24%	608	2.80%	Tourism	548	44.05%	604	-9.27%
National Parks	69	5.55%	134	-48.51%	National Parks	9	0.72%	21	-57.14%
Street Directions	79	6.35%	89	-11.24%	Street Directions	136	10.93%	130	4.62%
Bus Timetables	15	1.21%	13	15.38%	Bus Timetables	135	10.85%	104	29.81%
Other	87	6.99%	85	2.35%	Other	53	4.26%	78	-32.05%
Retail	29	2.33%	36	-19.44%	Retail	53	4.26%	42	26.19%
<b>TOTAL</b>	<b>904</b>		<b>965</b>	<b>-6.32%</b>	<b>TOTAL</b>	<b>934</b>		<b>979</b>	<b>-4.60%</b>

**Highlights**

- Slight increase for total visitors to WHRC – first time this financial year. Tweed however again maintained a decrease in total visitor numbers.
- Uki visitor numbers showed a steady increase – could be the result of more efficient recording of visitor numbers during February.

**Year to Date**

**2005 - 2006**

	2005/06	2004/05	Variance	2005/06	2004/05	Variance	2005/06	2004/05	Variance
	WHRC			Tweed Heads			Uki		
<b>Sept Qtr</b>	8033	8362	-3.93%	6422	7003	-8.30%	732	405	80.74%
<b>Dec Qtr</b>	6193	6753	-8.29%	5153	5446	-5.38%	181	276	-34.42%
<b>Mar Qtr</b>	4551	5033	-9.58%	3493	3572	-2.21%	263	227	15.86%
<b>Jun Qtr</b>									
<b>Total</b>	<b>18777</b>	<b>20148</b>	<b>-6.80%</b>	<b>15068</b>	<b>16021</b>	<b>-5.95%</b>	<b>1176</b>	<b>908</b>	<b>29.52%</b>

**Highlights**

- Year to date both major centres indicate decreases in visitor numbers
- Visitors from Canada and North America have increased considerably over the past month.
- Domestically, Queensland and NSW ranked highest in both centres.

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**b. Retail Sales**

<b>Murwillumbah</b>	<b>Feb-06</b>	<b>Feb-05</b>	<b>Tweed Heads</b>	<b>Feb-06</b>	<b>Feb-05</b>
Number of Sales	375	411	Number of Sales	71	75
Average \$ per Sale	\$9.92	\$9.64	Average \$ per Sale	\$5.22	\$5.06
Average \$ per visitor	\$1.93	\$2.07	Average \$ per visitor	\$0.25	\$0.04

**Highlights**

- Murwillumbah retail sales totalled \$3,720
- Wholesale sales totalled \$ 423
- Total retail sales for Tweed VIC were \$ 371
- Total sales for the month \$ 4,514, again below the budget of \$5,048 and fewer sales than for the same period last year.

**a. Reservations**

1. Commissions earned in February were \$ 3,248, slight increase in revenue from the previous month of \$3,170 and only \$ 808 less than budget
2. Commissions from tour bookings generated at the Tweed VIC are strong, whereas accommodation bookings for both centres are performing poorly.

**b. Reservations System**

	<b>No. Bookings</b>	<b>No. Nights</b>	<b>Total Value</b>	<b>Av. Stay (Nights)</b>	<b>Av. Value Per Bkg</b>	<b>Avg value per night</b>
July	6	7	\$930	1.16	\$155	\$133
August	15	30	\$3,949	2.00	\$263	\$132
September	10	15	\$1,419	1.5	\$142	\$95
October	7	14	\$1,860	2	\$266	\$133
November	11	17	\$3,101	1.55	\$282	\$182
December	4	7	\$1,115	1.75	\$279	\$159
January	2	2	\$220	1	\$110	\$110
February	3	16	\$1,469	5.33	\$490	\$92
March						
April						
May						
June						
<b>Totals</b>	<b>58</b>	<b>108</b>	<b>\$14,063</b>	<b>1.86</b>	<b>\$242</b>	<b>\$130</b>

**Highlights**

- Still finding property operators are reluctant to have rooms available for freesale through the CRS.
- Several operators who were using the CRS have changed owners/managers and a slow to respond to using the CRS for their property.
- Have secured information, rates and an allocation of rooms for Outrigger @ Salt to be included on our website.

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**c. Group Bookings**

Group/Event Booking	Dates:	No bookings	Room Nights Bked	Total \$ Value To Date	Comment:
Sala PHD Leadership Conference	3-5 Feb 2006	4	7	\$1,460.00	Twin Towns
Wintersun 2006	2-12 June 2006	9	43	\$5,910.00	
Sthn Cross University Conference	2- 6 July 2006	0	0	\$0.00	
Speed on Tweed	15-17 Sept	3	8	\$1,260.00	
104 Signal Squadron Reunion	6-8 October 2006	5	10	\$2,450.00	
3RAR 1957-1959 Reunion	Sep-07				
Total To Date:			68	\$11,080.00	

**Highlights**

- Starting to pick up a few reservations for the 104 Signal Squadron in October 2006.
- Providing information for another reunion, approximately 600 delegates to be held at Club Banora in the 2<sup>nd</sup> half of 2007.

**d. Famil/Events**

- Curious Art Gallery, Chinderah, Peppers Salt Resort & Spa and Casuarina Beach Resort – 14 staff and volunteers attended.

**Tweed & Coolangatta Tourism Inc  
Tweed Shire Council Report**

**4. Marketing and Membership Report**

**1. New members to be ratified**

**Service 6**

- Sheepskin Hut
- Chantilly Lace
- Divinity Weddings, Byron Bay
- Candlemakers Workshop
- Annies Country Garden Café & Nursery
- Jimbo's Seafood on the Wharf

**TACTIC 2**

- Marine Boutique Accommodation
- Tweed Coast Tours & Charters

**Corporate 1**

- Upgrade from TACTIC membership for Tweed Coast Holiday Park (7 Affiliates)

**2. Current Financial Members**

	<b>February 2006</b>	<b>February 2005</b>	<b>February 2004</b>
Service	<b>44</b>	35	35
TACTIC	<b>105</b>	127	133
Reciprocal	<b>4</b>	3	4
Corporate	<b>11</b>	6	6
Corporate Affiliates	<b>34</b>	11	9
<b>TOTAL</b>	<b>198</b>	<b>173</b>	<b>187</b>

**3. Marketing Committee**

The first Tweed Tourism Marketing Group Meeting was held in early March. Representation on the committee include: Gold Coast Airport, Clubs, Tweed Coast Resorts, Tweed Valley B&B operator, Caravan Parks and TEDCO. To ensure broad cross-industry representation was maintained it was resolved that a tour operator should be asked to join the committee.

**Recommendation**

At this meeting it was identified that Marketing Research was required and a unanimous vote carried that a recommendation be put to TACTIC Board that a 3 stage research project be pursued.

**4. Public Relations**

- Consultant has now made contact with PR agencies representing New Tweed Coast operators and will be liaising closely with them.
- Famil held over the weekend by QWeekend – Courier Mail Magazine at Casuarina Beach – Family Holiday

**Tweed & Coolangatta Tourism Inc  
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- Families to come include:
  - QWeekend – Crystal Creek Rainforest Retreat
  - Brisbane News – Food/Travel focus
  - Sunshine Coast Daily – 2 famils: one for the coast and one for the valley
  - Sunshine Coast Daily – Food Editor

**5. Trade Shows**

**5-9 April OzTalk, NZ**

TACTIC has confirmed Twin Towns Services Club to share the booth (and costs) and New Tweed Coast will also be participating. Terry Watson will be attending.

**7-9 April Sunday Mail Escape Expo, Brisbane**

A few participant vacancies remain for this key consumer show in Brisbane. Robyn Rae attending.

**6. Taste the Tweed Food Writers Festival**

The committee has decided to confine the inaugural festival to a single day event held on Friday 8<sup>th</sup> September. Some sponsorship and commitment of venue support has been received.

**7. Tracking**

**7.1 Website**

Month	Visits
Dec	8380 down
Jan	9963 up
Feb	9344 up

- After the last few months of last year being in decline we are seeing an upward movement in visits to the website.

**7.2 1800 Number**

Month	Calls	from previous year
Jan	617	down from 688
Feb	451	down from 556

**8. Network Night**

- The next Network Night is on Tuesday 21<sup>st</sup> March at Peppers Salt Resort & Spa
- Venue Hire for AGM is under dispute

Terry Watson  
20<sup>th</sup> March 2006

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).

Nil.

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**O6 [GC-OC] Tweed Economic Development Corporation (TEDC) Quarterly Performance Report - January to March 2006**

**ORIGIN:**

**Corporate Performance**

**SUMMARY OF REPORT:**

In accordance with the Performance Agreement with Council, the Tweed Economic Development Corporation is required to report quarterly to Council.

The Chief Executive Officer's report for the period January to March 2006 is detailed overleaf.

**RECOMMENDATION:**

**That this report be received and noted.**

## REPORT:

In accordance with the terms of agreement between Tweed Shire Council and the Tweed Economic Development Corporation, following is the Chief Executive Officer's report on the activities of the Tweed Economic Development Corporation for the period January to March 2006.

### CHIEF EXECUTIVE OFFICER'S QUARTERLY REPORT:

#### 1. Economic Model Update

- The TEDC is now in the process of updating the Economic Model with the 2004/05 statistics. On completion of the Tweed update TEDC will commence regional updates.
- TEDC has completed a consultancy to Hassalls Engineering on an Economic Impact Analysis on the economic assessment of alternative routes for the proposed Highway Bypass of Ballina and Byron.

This project was carried out by TEDC on a cost recovery basis.

- TEDC has also conducted an Economic Impact Assessment on the Kings Forrest Proposal.
- TEDC has also submitted quotes to several other parties requesting economic analysis on various projects proposed in the Tweed and Northern Rivers.

#### 2. Gold Coast Tweed Aviation Transport and Distribution Hub Project

- Project launched February 22<sup>nd</sup> 2006.
- The project has received extensive advertising and media exposure including a feature in the Acumen magazine – circulation 33,000 with 7,000 sent direct mail to all corporate offices in Australia.
- The project also featured in Q-Business Press Publication and Magazine. (see attached Media Coverage and Mail Out lists).
- The TEDC, in partnership with Gold Coast City Council and State Development Queensland, are developing a website for TweedGold which will be linked to each of the stakeholder websites.

The TweedGold website will also form part of the joint TEDC, GCCC and TSC Regulation Reduction Incentives project.

- The TweedGold brochure with supporting correspondence was forwarded by direct mail to an expansive list of government agencies, ministers and representatives.

**3. Tweed Slipway Project**

- A tender for redevelopment of the Slipway has been accepted and a contract signed with JD & MG Pty Ltd (Constructions).
- Construction will commence immediately subject to various licences to be provided by Tweed Shire Council.
- The proposed completion date for this project is June 19<sup>th</sup> 2006.

**4. Gold Coast/Northern Rivers/TEDC Marine Supply Chain Project**

- The objective of this project is to identify savings and improve competitiveness for boat manufacturers and their related suppliers and customers, through efficiencies in purchases within the marine manufacturing industry.
- An announcement on the funding of this project is imminent.

**5. Gold Coast Tweed Regulation Reduction Incentive Project**

- \$570,000 project launched by Federal Minister Fran Bailey on February 24<sup>th</sup> 2006.

This is a joint project involving Gold Coast City Council, Tweed Shire Council and TEDC.

The project will address business regulatory and compliance constraints in the cross-border region with the view to minimising licensing requirements and costs.

**6. Draft Far North Coast Regional Strategy**

- TEDC has forwarded a submission to the Minister for Planning, Mr Frank Sartor, highlighting some areas of concern with the draft strategy and offering some constructive comment.

**7. Joint TEDC/TSC Strategy Plan Review**

- The TEDC has begun the annual review of the Joint Strategy.

**8. Tweed Heads CBD Masterplan Project**

- The TEDC continues to be involved with implementation of the Masterplan as a member of the CBD Project Facilitation Team.

**9. TEDC Website**

**TEDC MONTHLY WEBSITE STATISTICS : JANUARY – MARCH 2006**

<b>Month</b>	<b>No of Visitors</b>	<b>No of Repeat Visitors</b>	<b>No of Page Views</b>	<b>No of Hits</b>
Jan	2771	2399	2832	15460
Feb	2661	2243	2625	15243
Mar	3462	2761	3568	18844

**10. E-Bulletin**

- TEDC continues to produce regular monthly e-bulletins.

**11. Shortage of Building and Construction Skilled Trades People**

- TEDC is working with representatives from TAFE, the housing construction industry and the tweed boat manufacturing industry to assist with the establishment of training facilities to service the construction and marine manufacturing industry in the Tweed.

**12. Industry Assistance**

- TEDC continues to assist and provide relevant information to businesses and investors wishing to relocate to and/or expand existing businesses in the Tweed.

TweedGold Media Coverage

Title	Publication	Date
ABC Coast FM - Gold Coast	12 05 News	24-Feb-06
ABC Coast FM - Gold Coast	6 30 News	22-Feb-06
ABC North Coast NSW	6 30 News	22-Feb-06
Radio 97 (Murwillumbah)	7 30 News	23-Feb-06
Radio 97 (Murwillumbah)	7 30 News	23-Feb-06
ABC Coast FM - Gold Coast	7 30 News	23-Feb-06
ABC North Coast NSW	7 30 News	22-Feb-06
ABC Coast FM - Gold Coast	7 30 News	22-Feb-06
ABC Coast FM - Gold Coast	8 30 News	22-Feb-06
Sleeping Giants Awaken	Daily News	25-Feb-06
Editorial	Daily News	
Gold Push	Daily News	25-Feb-06
Gold Rush	Daily News	23-Feb-06
Tea Party for Madura	Daily News	25-Feb-06
We're Waiting to Hit Gold	Daily News	21-Feb-06
A Great Day for Gold Coast Unity	Gold Coast Bulletin	24-Feb-06
Plea to Ignore State Border	Gold Coast Bulletin	24-Feb-06
Nine Gold Coast TV Coverage	Local News	22-Feb-06
NBN TV Coverage	Local News	22-Feb-06
Ten Gold Coast TV Coverage	News	22-Feb-06
TV Coverage	News	22-Feb-06
Prime TV Coverage	News	22-Feb-06
GC Leads the Way for Cutting Costs for Small Business	Qbusiness Magazine	Mar-06
Margaret May MP Launches Great Opportunity for Border Business	Qbusiness Press	Mar-06
Regulation Reduction for Local Businesses	Qbusiness Press	Mar-06
TweedGold in Brief	Tweed Mail	24-Feb-06
Business Goes Borderless	Tweed Sun	2-Mar-06

Sent on the 6 March 2006 to

**TweedGold Marketing Material Mail Out**

<b>Name</b>	<b>Position/Title</b>	<b>Organisation</b>
Anna Bligh	Deputy Premier, Treasurer and Minister for State Development, Trade and Innovation	Old Labor Party
Barry McNamara	President	Southern Gold Coast Chamber of Commerce
Cameron MacMillan	Senior Trade Commissioner	Austrade
Dale Dixon	Chief Executive Officer	Gold Coast City Council
David Campbell	Federal Member, Minister of Regional Development & Minister for Small Business	Australian Labor Party
Des Ireland		Kingscliff & District Business Corporation Chamber of Commerce
Fiona Nash	Senator	NSW Nationals
Fran Bailey	Minister for Small Business and Tourism	Liberal Party of Australia
Frank Sartor	NSW Minister for Planning	Australian Labor Party
Garry Payne	Administrator	Tweed Shire Council
Genevieve Slattery	Executive Officer	Tweed Shire Council
Idwal Richards		Kingscliff & Tweed Coast Business Association
J Elliott	Member for Richmond	Australian Labor Party
John Murray	President	Tweed Heads Chamber of Commerce & Industry
Katrina Luckie	Executive Officer	Northern Rivers Regional Development Board
Lucy Turnbull	Administrator	Tweed Shire Council
M Rayer	Acting General Manager	Tweed Shire Council
Mark Valle	Deputy Prime Minister Australia, Minister for Trade, Leader	Nationals
Max Boyd	Administrator	Tweed Shire Council
Neville Newell	Member for Tweed	Australian Labor Party
Peter Debnam	Leader of the Opposition, Shadow Treasurer,	Liberal Party of Australia
Phil Youngblut	President	Murwillumbah District business Chamber
Ron Clarke	Mayor	Gold Coast City Council
TEDC Directors		Nationals
Thomas George	Nationals Whip	Old State Development Centre Gold Coast
Tracie Gilmore	Director	NSW Dept of State & Regional Development
Trevor Wilson		Nationals
Warren Truss	Minister for Transport and Regional Services	

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil.

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**07 [EO-OC] Naming of Public Bridge, Cudgera Creek Road, Cudgera Creek**

**ORIGIN:**

**Design**

**FILE NO: GS5/1 Pt 4**

**SUMMARY OF REPORT:**

Council at its meeting of 7 February 2006, resolved to publicise its intention to name the newly upgraded bridge over Cudgera Creek as "*Murnane Bridge*" and allowed one month for objections to the proposal.

No Objections were received.

**RECOMMENDATION:**

**That:-**

- 1. Council adopts the name of "*Murnane Bridge*", being the newly upgraded bridge over Cudgera Creek; and**
- 2. The naming of the public bridge be gazetted under the provisions of the Roads (General) Regulation, 1994 and the Roads Act, 1993.**

**REPORT:**

As per Summary of Report.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil.

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**08 [EO-OC] Application to Close & Purchase Section of Crown Road Reserve - Clothiers Creek**

**ORIGIN:**

**Design**

**FILE NO: GR3/12/1**

**SUMMARY OF REPORT:**

Council has received a notice of application to close a section of Crown Road reserve adjacent to Lot 4 in DP231719, from Department of Lands. An investigation of the Crown road reserve has been conducted and it is noted that this road forms an intricate network of Crown road reserves enabling access to further private properties. Closing this section of road reserve would sever this current network.

**RECOMMENDATION:**

**That Council does not approve the closure of the section of Road reserve at Clothiers Creek which adjoins Lot 4 in DP 231719.**

**REPORT:**

Council has received a notice of application to close a section of Crown Road reserve adjacent to Lot 4 in DP 231719, from Department of Lands. An investigation of the Crown road reserve has been conducted and it is noted that this road forms an intricate network of Crown road reserves enabling access to further private properties. Closing this section of road reserve would sever this network.

In accordance with Councils Policy on Road Closure and Private purchase, the closure of this section of Crown road reserve is not eligible for closure on the following basis:-

1. Roads capable of providing physical access to other roads, public and private properties, public and Crown Reserves, public Utility installations, railways and the like.
2. Roads that could potentially be developed for vehicle, cycle, pedestrian or equestrian use as the Shire grows.



**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil.

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**09 [EO-OC] Application to Close & Purchase Section of Crown Road Reserve - Carool**

**ORIGIN:**

**Design**

**FILE NO: GR3/12/4**

**SUMMARY OF REPORT:**

Council has received a notice of application to close a section of Crown Road reserve within Lot 2 in DP 580036 and west of Lot 1 in DP 580036, from Department of Lands. An investigation of the Crown road reserves has been completed. Currently the road reserve links Cougal Road and Urliup Road but due to severe topographical constraints it would not be possible to construct a formed road connection.

However it has been noted that part of the road reserve at the southern end can provide further access to lots 2 in DP 735658 and Lot 1 in DP 580036 and it would not therefore be feasible to close this particular section of road.

**RECOMMENDATION:**

**That:-**

- 1. Council approves the closure of the Crown road reserve only that is wholly within lot 2 in DP 580036.**
- 2. The applicants bear all the survey and legal costs and purchases the subject land as determined in value by the State Valuation Office;**
- 3. The titles of the closed roads be consolidated with the adjacent land;**
- 4. Easements be created over public authority reticulation services, if any**
- 5. Council does not approve the closure of the southern section of the Crown Road reserve, which adjoins Lot 2 in DP 735658 and Lot 1 in DP 580036; and**
- 6. All necessary documentation be executed under Common Seal of Council.**

**REPORT:**

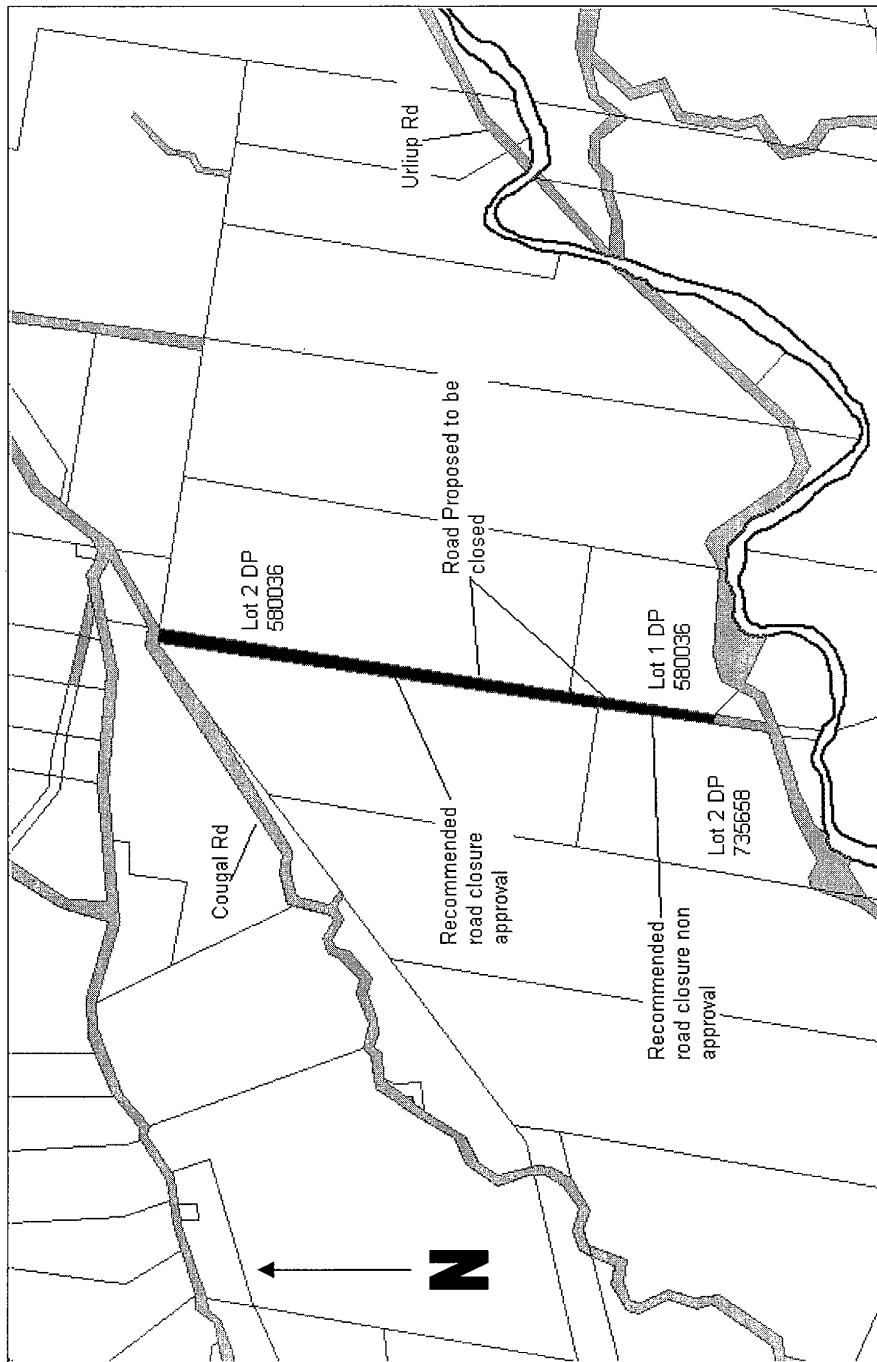
Council has received a notice of application to close a section of Crown Road reserve within Lot 2 in DP 580036 and west of Lot 1 in DP 580036, from Department of Lands. An investigation of the Crown road reserves has been completed. Currently the road reserve links Cougal Road and Urliup Road but due to severe topographical constraints it would not be possible to construct a formed road connection.

However it has been noted that part of the road reserve at the southern end can provide further access to lots 2 in DP 735658 and Lot 1 in DP 580036 and it would not therefore be feasible to close this particular section of road.

In accordance with Councils Policy on Road Closure and Private purchase, the closure of this section of Crown road reserve is not eligible for closure on the following basis;

1. Roads capable of providing physical access to other roads, public and private properties, public and Crown Reserves, public Utility installations, railways and the like.
2. Roads that could potentially be developed for vehicle, cycle, pedestrian or equestrian use as the Shire grows.





**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil.

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**010 [EO-OC] Applications to Close & Purchase Section of Crown Road Reserves located at Dulguigan and Kunghur Creek**

**ORIGIN:**

**Design**

**FILE NO: GR3/12/4 & GR3/12/14**

**SUMMARY OF REPORT:**

Council has received a notice of application to close 2 separate sections of Crown Road reserve within the Tweed Shire, from Department of Lands. An investigation of both Crown road reserves has been completed.

The first Crown road reserve is wholly within Lot 6 in DP 833156, located between Boyds Lane and Bethongabel Court, Dulguigan. The road reserve does not currently form a connection between the two roads and is not a foreseeable future connection between them. The Crown road reserve and Bethongabel Court currently dissect Lot 6, it would therefore be considered appropriate upon closure and purchase of the Crown road reserve that a plan of consolidation be registered following transfer of the closed road.

The second Crown road reserve is located between Lot 2 in DP 719091 and Lot 7 in DP 755710 and runs off Kunghur Creek Road, Kunghur Creek. The Crown road reserve is unformed and does not connect with any other network of Crown or Council road reserves. It would be considered appropriate upon closure and purchase of the Crown road reserve that a plan of consolidation be registered following transfer of the closed road.

**RECOMMENDATION:**

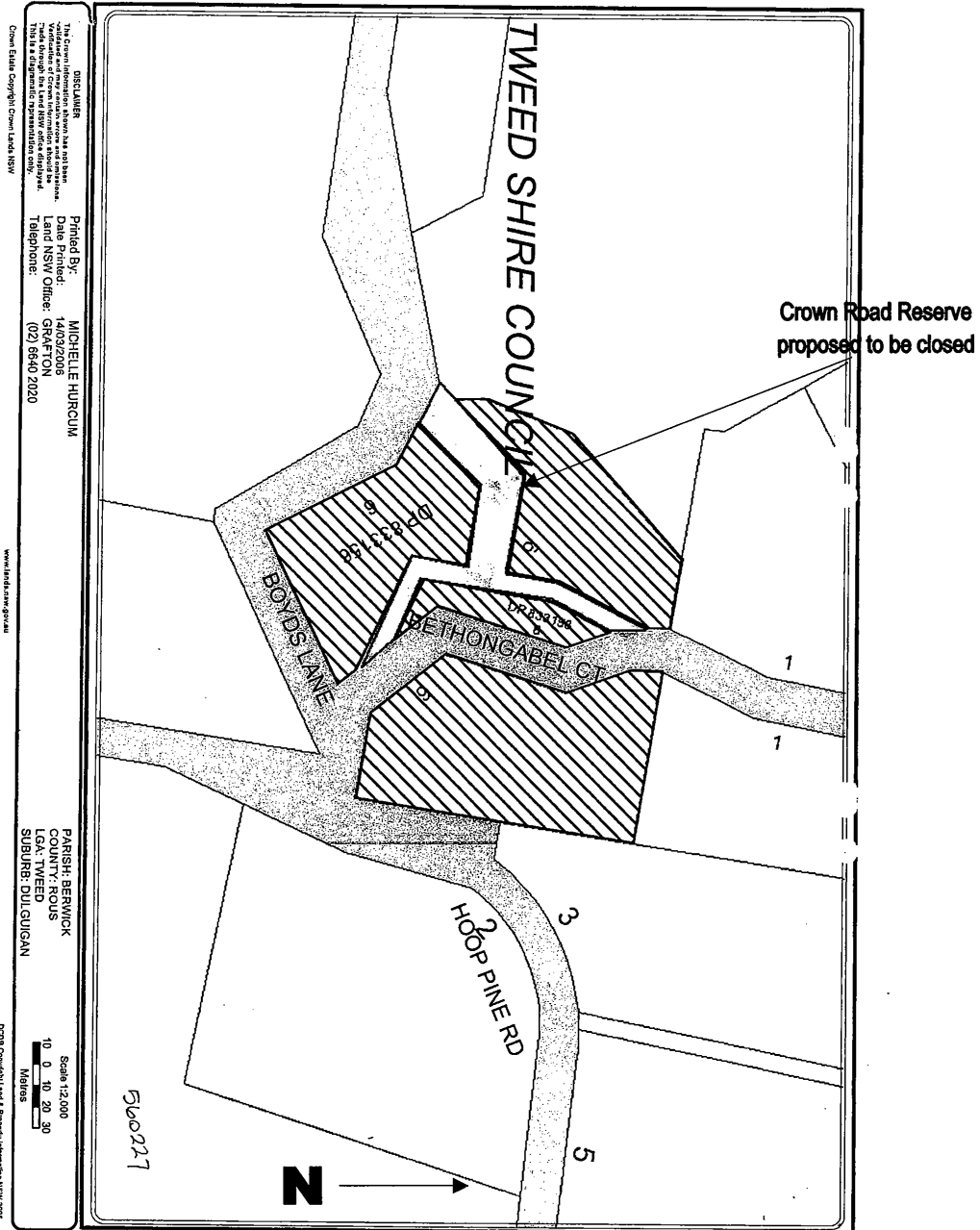
**That:-**

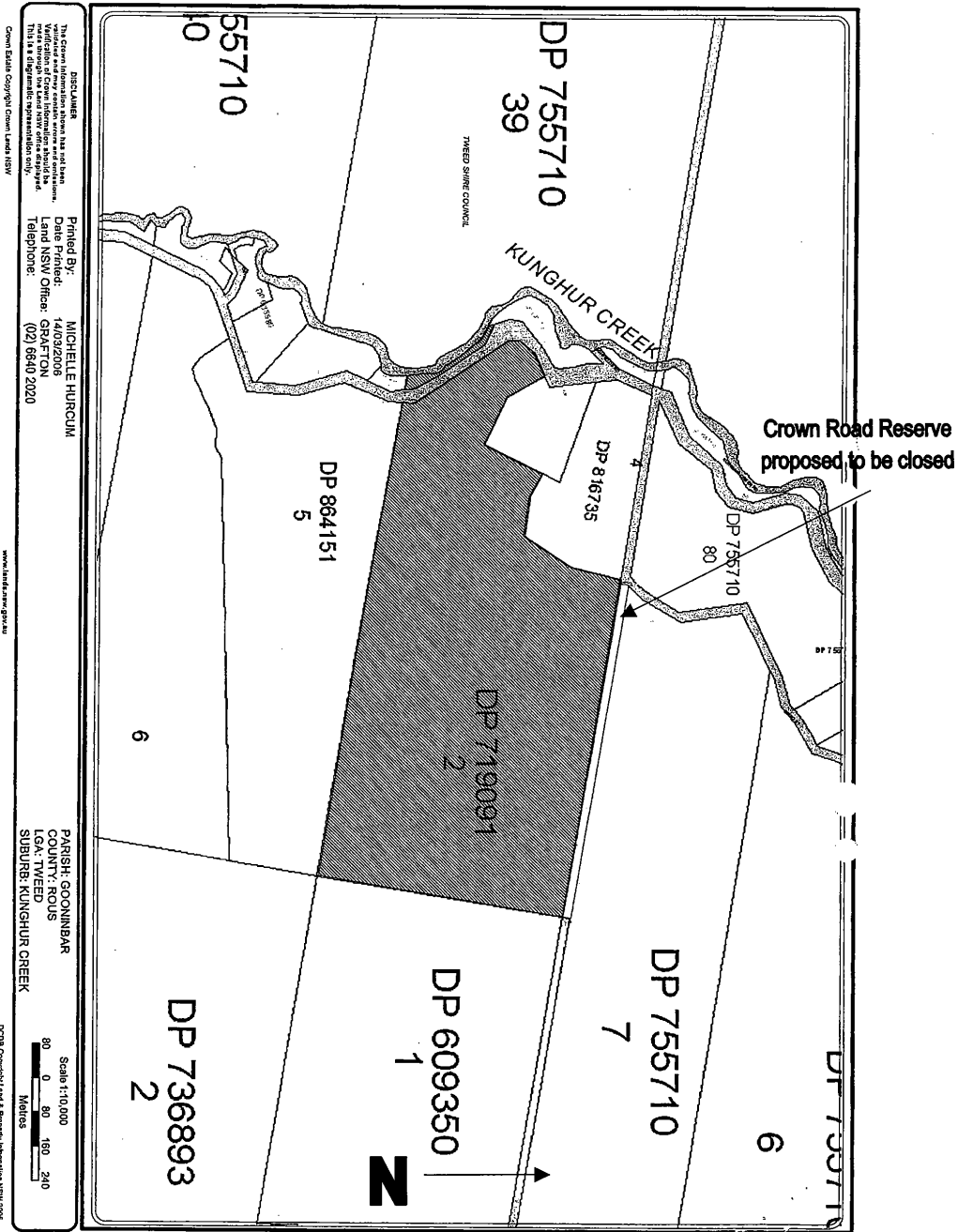
- 1. Council approve the closure of the Crown road reserve at Dulguigan.**
- 2. Council approve the closure of the Crown road reserve at Kunghur Creek.**
- 3. The applicants bear all the survey and legal costs and purchases the subject land as determined in value by the State Valuation Office;**
- 4. The titles of the closed roads be consolidated with the adjacent land;**

5. Easements be created over public authority reticulation services, if any; and
6. All necessary documentation be executed under the Common Seal of Council.

**REPORT:**

As per Summary of Report.





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 COUNTY: ROUS  
 LOCAL GOVERNMENT AREA:  
 SUBURB: KUNGHUR CREEK

Scale 1:10,000  
 0 80 160 240  
 METRES  
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**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil.

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**011 [EO-OC] Closure of Temporary Road - Comprised in Lot 900 DP 1062853  
- Casuarina Way, Kingscliff**

**ORIGIN:**

**Design**

**FILE NO: DA02/1422**

**SUMMARY OF REPORT:**

Consent condition 32(i) for the SALT development, incorporating the Outrigger resort, with residential and tourist precincts, required the construction and dedication of a temporary link for Casuarina Way along the northern boundary of the land subject of the development consent. The temporary road was to be closed when a road through Lot 490 (to the north of the SALT development) was constructed and dedicated.

The road through Lot 490 has been constructed and the gazettal to dedicate the constructed road occurred concurrently with the gazettal to close the temporary road on 7 April, 2006.

It was always intended to transfer the closed temporary road back to the developer, and it is now necessary to resolve to sign all necessary documentation to enable the transfer to occur.

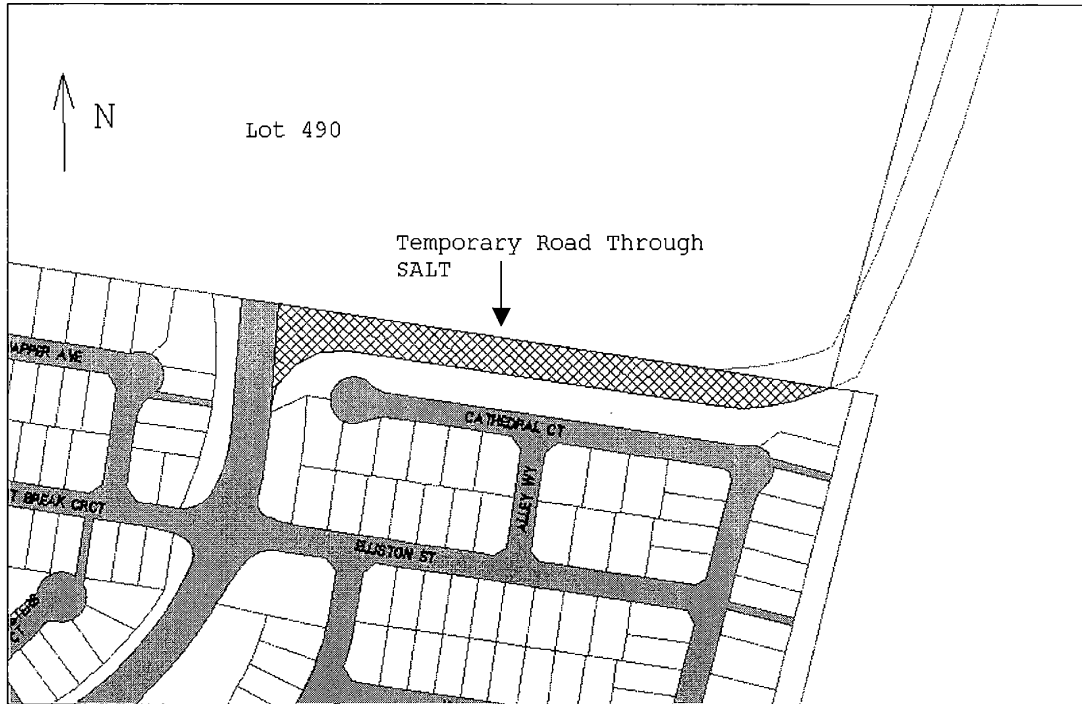
**RECOMMENDATION:**

**That:-**

- 1. Council approves the transfer of temporary road, being Lot 900 in DP 1062853, pursuant to consent condition 32(i) of DA02/1422 back to the developer; and**
- 2. All necessary documentation is executed under the Common Seal of Council.**

**REPORT:**

As per Summary of Report. The plan below shows Lot 900 being the temporary road that was closed by gazettal on 7 April, 2006:-



**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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Nil.

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**012 [EO-OC] Release of Restriction on Use over Lot 3 in DP 847641 - Kyogle Road, Dum Dum**

**ORIGIN:**

**Design**

**FILE NO: GS4/93/109; S93/0109.01**

**SUMMARY OF REPORT:**

A section 93 amendment was sought in relation to an approved subdivision in Kyogle Road, Dum Dum whereby one of the amendments sought was to re-locate a building envelope created within Lot 3 when DP 847641 was registered. The relocation of the building envelope is to be achieved by the release of the existing Restriction on Use and the creation of a replacement Restriction.

Consent condition number 12 of the section 93 approval provides for the release of the existing Restriction and the creation of a replacement Restriction to be created nominating an alternative building envelope with Council having the authority to vary, release or modify the Restriction.

The applicant has provided a Deed of Variation of Restriction on Use, together with a Section 88B Instrument that comply with the consent condition.

It is now necessary to approve entering into the Deed and signing the s88B Instrument under Common Seal.

**RECOMMENDATION:**

**That:-**

- 1. Council approves entering a Deed of Variation of Restriction on Use to release the Restriction on Use burdening Lot 3 created in DP 847641 and to create a replacement Restriction on Use burdening Lot 3;**
- 2. All necessary documentation be executed under the Common Seal of Council.**



FOR SIGNATURES, SEALS AND CERTIFICATES SEE SIGNATURES FORM

1. UNLAWFUL USE OF LAND IN THIS DISTRICT IS PROHIBITED.

STATIONERY CERTIFICATE

I, the undersigned, do hereby certify that the above is a true and correct copy of the original as shown to me.

Date: \_\_\_\_\_

Deponent: \_\_\_\_\_

Department of Lands Approval

1. Unlawful Use of Land in this District is Prohibited.

2. Any use of land in this District which is not a permitted use of land under the provisions of the Tweed Shire Development Control Plan 1995 is prohibited.

Submission Certificate

I, the undersigned, do hereby certify that the above is a true and correct copy of the original as shown to me.

Date: \_\_\_\_\_

Deponent: \_\_\_\_\_

REVERSE SIDE OF THIS DOCUMENT CONTAINS A STATEMENT OF INTENTION TO APPLY FOR A DEVELOPMENT APPLICATION FOR THE PROPOSED PROJECT

Project: \_\_\_\_\_

Date of submission: \_\_\_\_\_

Office Use Only

Registered Title System: \_\_\_\_\_

Purpose: \_\_\_\_\_

Ref. Map: \_\_\_\_\_

Leaf File: \_\_\_\_\_

PLAN OF RESTRICTION ON USE WITHIN LOT 1 IN DP/91/941

LANDS are in respect of the following:

L.C.A. TWEED

Shire/Locality: DUM DUM

Parish: DUMBLE

County: ROUS

REFERENCE MARKS

A 1870 R.F. 1:50,000 1:50,000 1:50,000 1:50,000 1:50,000

B 1870 R.F. 1:50,000 1:50,000 1:50,000 1:50,000 1:50,000

C 1870 R.F. 1:50,000 1:50,000 1:50,000 1:50,000 1:50,000

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E 1870 R.F. 1:50,000 1:50,000 1:50,000 1:50,000 1:50,000

F 1870 R.F. 1:50,000 1:50,000 1:50,000 1:50,000 1:50,000

PARCEL FOR USE ONLY for purposes of restriction on use in accordance with section 223 of the Land Use Restriction Act 1995.

Restriction on Use: \_\_\_\_\_

Parcel to be used for: \_\_\_\_\_

Parcel to be used for: \_\_\_\_\_

RESTRICTION ON USE

(A) RESTRICTION ON USE

(B) RESTRICTION ON USE

(C) RIGHT OF CARRIAGEWAY 10 METER WIDE & VARIABLE

(D) RESTRICTION ON USE

OFFICE USE ONLY

DP 610298

DP 91/941

DP 882836

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil.

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**013 [EO-OC] Release of Easement for Water Supply Over Existing Pipeline and Creation of Easement for Water Supply Variable Width at Lot 71 DP 819194, Loders Road, Duranbah**

**ORIGIN:**

**Design**

**FILE NO: D95/0176.02 & PF3090/162 Pt3**

**SUMMARY OF REPORT:**

An extractive industry (sand quarry) operating at Lot 71 DP 819194, Loders Road, Duranbah was approved by Council in 1995 and has continued to operate since that time.

Prior to the operation of the sand quarry Council had constructed a 600mm water main pipeline within Lot 71. The pipeline services the Tweed Coast and an easement was subsequently created to protect the pipeline.

There had been concerns within Council regarding the impact of the sand extraction adjacent to the pipeline, particularly following an instance of pipe failure, due to the encroachment of the sand mining operation onto the land surrounding and supporting the pipeline.

When a section 96 application was lodged by the landowner for the expansion of the sand quarrying operation it was viewed as an opportunity to increase the measures of protection for the pipeline.

A consent condition included in the s96 approval required the release of the existing easement over the pipeline and the creation of a broader easement to protect the pipeline from quarrying operations encroaching onto the "zone of influence affecting the pipeline".

Below is the relevant consent condition included in the s96 approval issued in October 2004:

*"An easement shall be created over the water main of sufficient width to encompass the entire zone of influence affecting the pipeline. The terms of the easement shall include the following:-*

- *All truck or vehicle movements shall be excluded from the easement except at nominated transverse crossing points*
- *No filling or excavation shall occur within the easement*
- *No quarry operations shall occur within the easement*

*The easement shall be created within six months of the issue of the amended development consent."*

A plan creating the easement and accompanying section 88B instrument have been provided to Council to sign off as the benefiting authority for the Easement. The documentation satisfies the consent requirement and it is now necessary to resolve to sign all necessary documentation under the Common Seal of Council.

**RECOMMENDATION:**

**That:-**

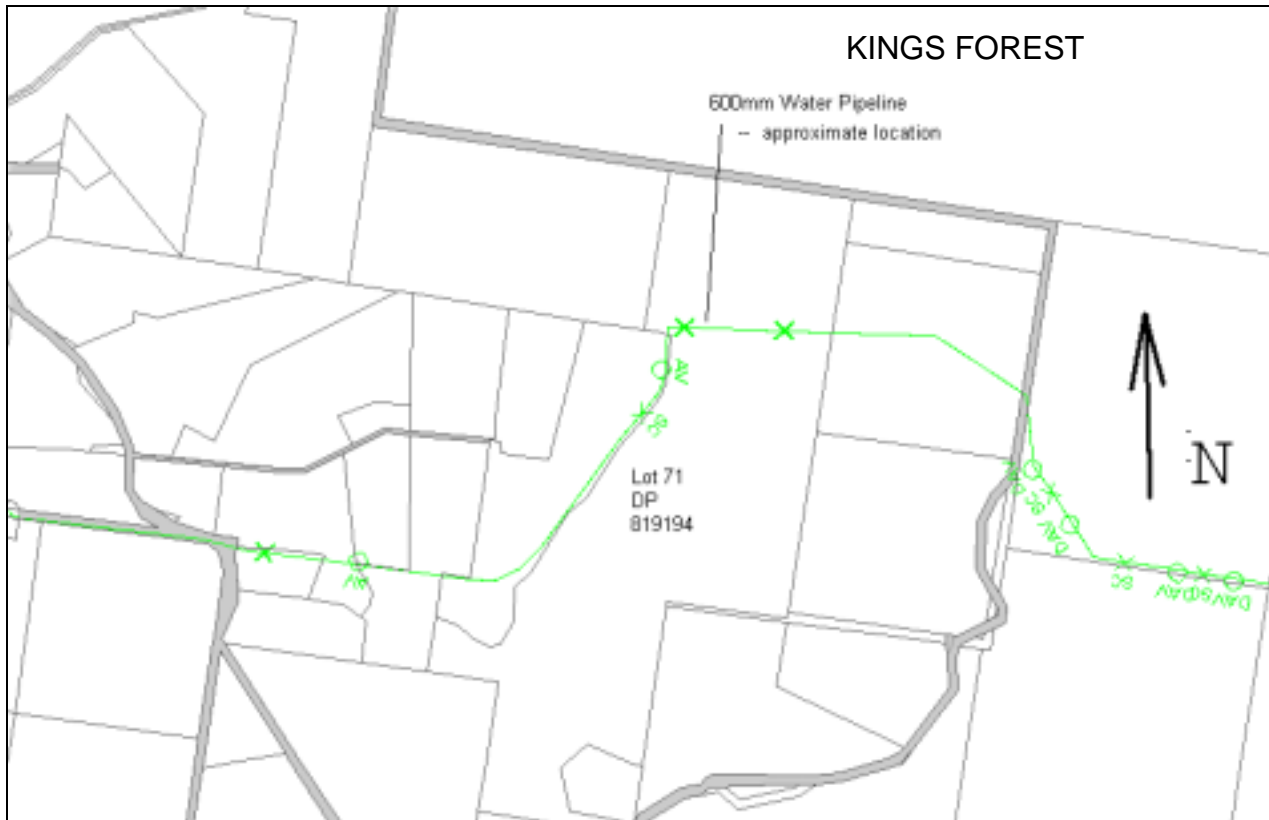
- 1. Council approves the release of Easement for Water Supply Over Existing Pipeline burdening Lot 71 in DP 819194 created by Transfer Z828918;**
- 2. Council approves the creation of an Easement for Water Supply Variable Width benefiting Council and burdening Lot 71 in DP 819194; and**
- 3. All necessary documentation be executed under the Common Seal of Council.**



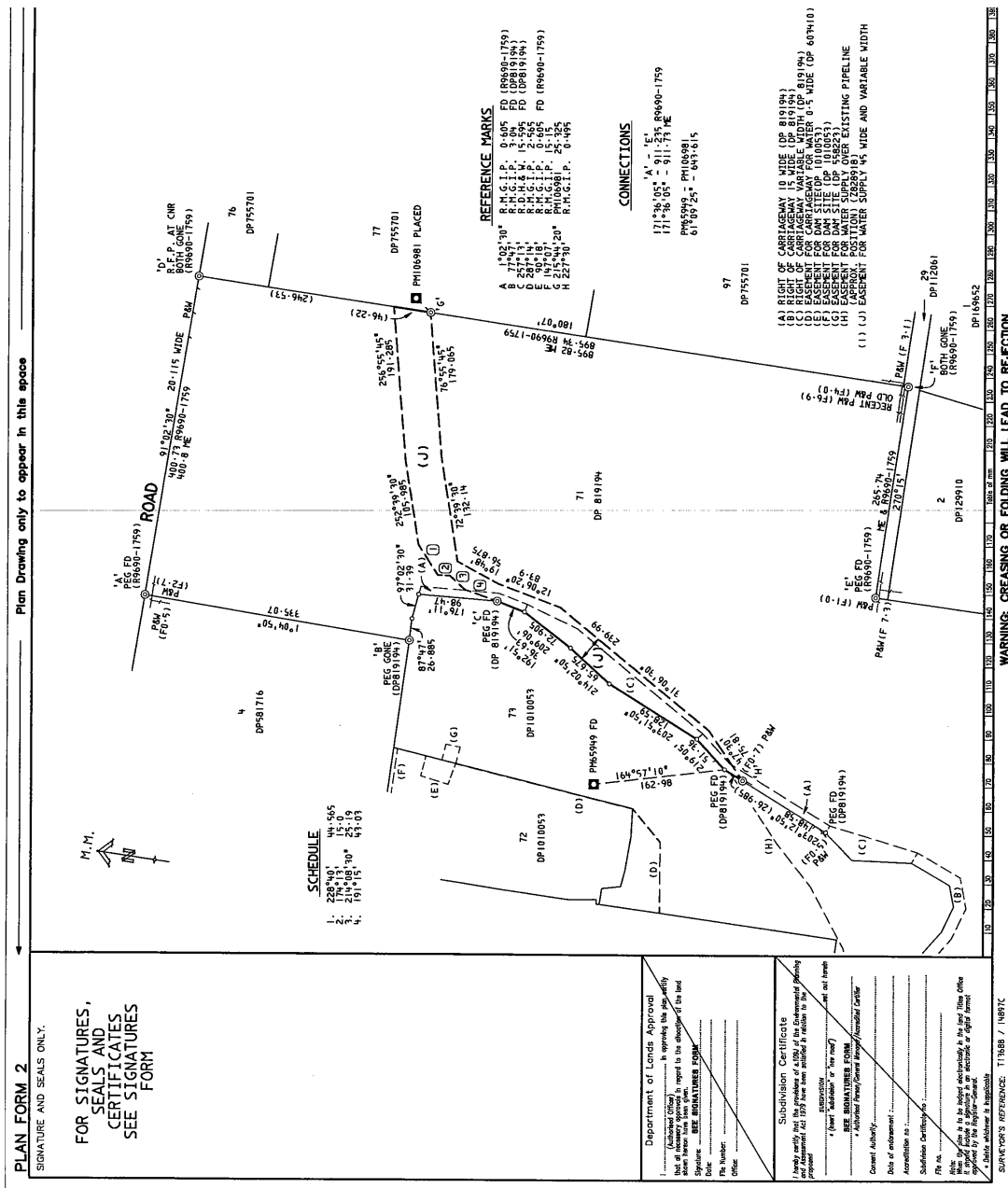
**REPORT:**

As per Summary of Report.

Below is a plan showing the location of the pipeline within Lot 71:-



Following is a copy of the plan creating the Easement for Water Supply 45 Wide and Variable:-



**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil.

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**014 [EO-OC] Water Supply and Sewerage Program Status Report**

**ORIGIN:**

**Water**

**FILE NO: Nil.**

**SUMMARY OF REPORT:**

There are significant capital works projects planned in the Water and Sewerage Funds over the next few years and a number of strategic studies are also due for completion and Council consideration. The Water and Sewerage Funds have a planned expenditure of around \$1.5b over the next 30 years and are a major component of Council's activities. The strategic planning of water and sewerage facilities is interdependent on strategic land use planning and population growth and changes in public requirements for levels of service.

This is a status report to inform Council of the main areas in water and sewerage.

**RECOMMENDATION:**

**That Council receives and notes this report.**

**REPORT:**

**Introduction**

This report provides a status of significant issues and projects within Tweed Shire Council's Water Supply and Sewerage Program.

**Capital Works Program**

Council currently has "in hand" over \$100 million Dollars in Water Supply and Sewerage Capital Works to support growth and asset replacement programs. Actual expenditure on the Capital Works program for Water Supply and Sewerage has increased progressively from \$7.4million in 2002 to the estimate of \$32 million in the current financial year. The need for this 4 fold increase in expenditure was recognized in 2002. In early 2003 the Director of Engineering Services prepared a strategy report to the General Manager detailing the need to increase expenditure and the methodology and resource requirements to achieve the desired outcome. These recommendations included a mixture of additional internal and day labour resources and external contracting of design and construction works. The following is a list of the major projects undertaken and or commenced in the last 3 years and their value and status.

<b>Project</b>	<b>Status</b>	<b>Constructor</b>	<b>Value</b>
<b>Water</b>			
Water Pump Station No. 3a Chinderah	Complete	Contractor	\$1,450,000
Reservoirs West Pottsville, No. 1 and 2 , 2 x 5 Megalitres	Complete	Council	\$2,450,000
Reservoir Clear Water No. 4 Bray Park Water Treatment Plant, 5 Megalitres	Complete	Council	\$1,535,000
Various Water Main Replacements and Upgrades 2003/05	Complete	Council	\$6,620,000
Byangum Road and Myrtle St Trunk Water Main Replacement and Upgrade	Complete	Council	\$1,278,000
Terranora Road Trunk Main upgrade	Complete	Council	\$1,011,000
Condong to Tumbulgum Trunk Water Main Upgrade	Complete	Council	\$6,200,000
Clear Water Trunk Main, WTP to CWT No4 to WPS 2 to Existing Connection	Construction 95 % Complete	Council	\$1,150,000
Water Pump Station No. 2a Bray Park	Construction 95% complete	Contractor	\$3,600,000

Tweed Coast Trunk Water Main Upgrade & Extension	Construction 95% complete	Council	\$4,900,000
Reservoir Hospital Hill Murwillumbah, 12.5 Megalitres	Construction 95% complete	Contractor	\$2,200,000
Reservoir Duranbah No.2 , 7.5 Megalitres	Construction 50% complete	Council	\$1,760,000
Bray Park Weir Refurbishment	Construction 40% complete	Contractor	\$1,700,000
Kennedy Drive Trunk Water Main Upgrade	Construction 25% complete	Council	\$1,870,000
Reservoir Walmsleys No.2 , 5 Megalitres	Detailed Design complete	Council	\$1,500,000
Bray Park Water Treatment Plant Augmentation and Process Upgrade	Detail Design 75% Complete	Contractor	\$49,000,000 (\$2,823,000 to date)
<b>Sewer</b>			
Hastings Point Sewage Treatment Plant Upgrade	Complete	Contractor	\$3,722,000
Various Sewer Gravity Main and Pump Station Replacements, Upgrades and Extensions	Complete	Council/Contractor	\$2,485,000
Various Sewer Rising Main Replacements and Upgrades 2003/05	Complete	Council	\$3,263,000
Sewer Rising Main Pottsville to Hastings Pt Upgrade	Construction 99% Complete	Council	\$1,050,000
Kingscliff Sewerage Rising Main Diversions and Pump Station Upgrades	Construction 60% Complete	Council	\$6,010,000
Kennedy Drive Sewer Rising Main	Construction 50% complete	Council	\$3,800,000
Kingscliff Sewage Treatment Plant New Facility	Construction 5% Complete	Contractor	\$39,000,000
Murwillumbah Sewage Treatment Plant Tertiary Filtration facility and Effluent Mains for Cogeneration Plant	Detail Design 50% complete	Contractor/Council	\$4,600,000

### ***Integrated Water Cycle Management (IWCM)***

The draft IWCM Context and Strategy Report was presented to the Administrators at a Council meeting on the 12 April 2006. Integrated Water Cycle Management is the integrated management of the water supply, sewerage and stormwater services within a whole of catchment strategic framework and provides a long term focus on the integrated delivery of these services. The preparation of a IWCP is a requirement under DEUS Best Practice Guidelines.

The Strategy recognises that there are major challenges for Tweed Shire Council in managing growth in a water cycle context within the catchment and they include:-

- *The ability of existing surface water sources to adequately service future populations.*
- *The impacts of urban stormwater and effluent on the Lower Tweed Estuary.*
- *The impacts of agricultural runoff on the Upper Tweed River and Bray Park Weir.*

In addressing these challenges the Strategy presents 26 key actions which include:-

- *Explore demand substitution options such as effluent and stormwater reuse. In particular prepare an Effluent Reuse Opportunities Report. (Shire wide Recycled Water Reuse Opportunities report completed Feb 2006)*
- *Review Bulk water supply augmentation options including Clarrie Hall Dam raising and construction of Byrrill Creek Dam.*
- *Implement investigation and planning for dual reticulation and/or decentralised sewerage systems for future development areas, such as Cobaki and Kings Forest.*
- *Ongoing review and development of Stormwater Management Plans.*
- *Ongoing implementation of WSUD and ESD principles for new developments, including education of developers and the community and ongoing strengthening of local planning requirements.*
- *Continued implementation of DEUS Best Practice Guidelines with a focus on IWCM outcomes.*
- *Continue to identify and assess critical areas where on-site sewage disposal is ineffective and implement appropriate solutions.*
- *Identify and monitor catchment 'hot spots' areas that adversely impact on water quality in the Upper Tweed River.*
- *Support ongoing catchment management initiatives, including planning controls, education, vegetation restoration (by assisting land care groups and individual landholders) and engage with the CMA.*

The IWCM Context and Strategy Report has been placed on public exhibition and Council is awaiting comments from interested persons and groups. Notwithstanding this there are a number of actions and sub actions that have commenced due to their importance and urgency. They include the determination of Bulk Water Supply Augmentation Options, a Shire Wide Recycled Water Reuse Strategy and the continuation of compliance with DEUS Best Practice Guidelines. Council officers have also had preliminary discussions with relevant developers in relation to the promotion of IWCM and WSUD on major developments.



### ***Water Supply System Yield***

A key action from the IWCM is a review of the Bulk Water Supply Augmentation Options. A critical step in this process is the determination of the Yield from Councils water supply system. The Yield of the system is the quantity of water that can be extracted from the River on an annual Basis. The current adopted Yield determined in the early 1980's is 27,500 Megalitres per Annum. Council has engaged the services of Sunwater to review the existing system Yield and determine the yield for various supply augmentation options including the raising of Clarrie Hall dam and the construction of Byrrill Creek dam. This work is close to completion and it is expected that the Yield for the existing system will be significantly reduced. This reduction is primarily due to the following factors

1. the 2002/03 drought which is now the worst on record
2. the current modeling software uses a daily model as opposed to a monthly model which was previously used
3. inclusion of buffer storage to decrease the likelihood of failure and allow time for implementation of contingency plans during sustained periods of drought
4. an allowance for environmental flows in a Water Sharing Plan required under the Water Act 2000.

The State Government has recently released the draft rules for Water Sharing Plans under which all catchments in the North Coast will operate. The draft rule for the Tweed is based on a cease to pump at the 95 percentile flow. This will restrict access to low flows from the water supply and therefore reduce the system yield. It will however provide more water for the environment in particular the upper estuary of the Tweed River.

Sunwater are undertaking assessments to determine the yield and optimal solution for Augmentation of Councils Bulk Water Supply. This assessment will provide guidance on the optimal size of the storages and when they would be required to meet growth. A draft report has been received by Council Officers and it is envisaged that a final report be submitted in early June.

### ***Alternative Supply Options and Demand Management***

A more detailed study is proposed to investigate alternative water sources. The two major alternatives are groundwater and desalination. DEUS has prepared a draft report on the viability and effectiveness of desalination on the North Coast which will form the basis of Council's consideration for this form of water supply.

Demand management will require a detailed study which will consider consumption reduction strategies, leak management and demand substitution, such as effluent re-use. It is proposed to commence both of the above action within 2006/2007 financial year.

### ***Financial Planning***

In 2005 Council adopted a Long Term Financial Plan (LTFP) and corresponding Developer Services Plan (DSP) (Section 64 Headworks Charges) for the Tweed Water Supply and Sewerage Systems. Both of these Plans have been prepared in accordance the Best Practice Guidelines from the Department of Energy, Utilities and Sustainability and require a complex assessment of past and future financial obligations.

An integral part of the LTFP is the 30-year Capital Works Program, which is attached for information. This Program was prepared in 2002 and forms the basis on which the Developer Service Plan is determined. Since its preparation there have been two major impacts on the LTFP and DSP namely the increase in construction costs of capital works, including significant costs for higher levels of treatment and reduction in DSP income due to slower than expected growth. A recent short term analysis of the cash flows for both funds has been undertaken and based on current trends it is estimated that both Funds will require significant loan funds to meet the capital works program. Attached is a 10 year cash flow analysis which includes the major capital works items that impact the program. It is noted that there is a difference between the Adopted 30 year plan (prepared 2002) and the current 10 year cash flow, which is due in part to the reasons stated above as well as changes in strategy. Both the Water and Sewer Funds will require borrowings in the order of \$29 Million and \$13 Million respectively over the next 5 years and accordingly the General Manager has written to the Department of Local Government requesting the relevant approval. **See attached DW1355431.**

It is noted that, due to its nature, the cash flows determined by the Long term Financial Plan are susceptible to changes in population growth rates. The model is based on a predetermined growth rate, and any changes to this, whether they are greater than or less than will have an impact on cash flows. The growth rate was selected following extensive analysis of major growth scenarios and available data from Council and Government bodies including Census.

It is also worth noting that the level of service expected by the community and government agencies is ever increasing. Sewerage Treatment Plants are required to treat to a higher level and remove more nutrients. The Kingscliff Sewage Treatment Plant will cater for 25000 persons and will include Tertiary Filtration and cost a total of \$39 million. Banora Point Sewage Treatment Plant completed in 1995 will cater for 62,500 persons and provides Biological Nutrient removal and Secondary treatment and was completed for a cost of \$18 million. Whilst inflation and construction costs are a major contributor, cost increases due to the higher level of treatment are also significant.

Under DEUS Best Practice Guidelines the DSP can only be revised every 5 years unless there are mitigating circumstances that necessitate a review. In the 20 April 2005 report to Council on the LTFP and DSP it was noted that the Development Servicing Plans be reviewed in August 2007 for implementation in July 2008 to take advantage of new census data, outcomes from the IWCM strategy and the progress of significant developments. It is still proposed to undertake a review at this time as proposed in this report.

***Activity Management Plans***

One of the DEUS Best Practice requirements is the preparation of Strategic Business Plans for the Water Supply and Sewerage Systems that Council Operates. In 1997 Council prepared and adopted Business Plans for both Program areas, which were in accordance with the then State Government requirements.

Following an assessment of the current Best Practice guidelines and the available systems, methodologies and approaches it was determine to proceed with the preparation of Activity Management Plans. Activity Management Plans are a system developed by MWH, which are the Water Units In-House consultant for the provision of Engineering Services. There will be two(2) Activity Management Plans one for Water Supply and the other for Sewerage and each will have a focus on Customers Expectations and the Service that Council provides.

Attached to this report is a simple diagram that indicates where the Activity Management Plans sit in relation to Councils Management Plan (Council Operations Plan), along with the key attributes of the Plan.

There are a numerous plans and strategies required for the ongoing management of the Water Supply and Sewerage Systems namely, Asset management Plans, Integrated Water Cycle Plan, Capital Works Program, Developer Services Plans etc. It is proposed that all of these will be integrated through the Activity Management Plans to provide a more seamless approach and understanding of the Services provided.

It is proposed to prepare the first version of the Activity Management Plans to a level that will satisfy the DEUS Best Practice Guidelines for a Strategic Business Plan by June 2006. A preliminary draft has been received by Council officers is currently being reviewed.

WATER FUND 30 YEAR FINANCIAL PLAN (\$'000)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	
<b>EXPENDITURE</b>																																
Operating Expenditure	6,304	6,769	7,023	7,328	8,139	8,438	8,886	9,228	9,548	9,879	10,220	10,572	10,934	11,307	11,681	12,086	12,482	13,374	14,846	15,460	15,823	16,199	16,587	16,988	17,409	17,862	18,331	18,820	19,323	19,841	381,705	
Capital Works	9,253	23,694	26,501	21,620	6,570	12,612	9,378	5,226	7,717	5,971	12,078	9,588	5,991	4,937	5,685	14,237	28,792	34,949	12,310	5,273	6,439	5,608	5,081	5,956	6,133	6,314	6,498	9,084	6,874	7,066	328,333	
Asset Replacement	1,976	7,769	10,134	6,697	3,261	5,345	4,242	3,207	3,461	4,646	4,164	3,217	3,334	3,453	3,575	3,700	3,827	4,257	4,363	4,593	4,666	4,792	4,940	5,091	5,245	5,401	5,546	5,401	5,401	5,559	136,728	
Other	6,838	14,798	15,237	12,766	2,619	5,911	2,687	1,258	3,781	1,737	6,634	4,402	1,927	731	1,334	9,738	24,141	30,145	7,049	152	1,166	160	374	168	171	175	179	183	187	191	166,809	
Loan Repayments	440	1,128	1,129	1,968	790	1,357	1,362	725	749	773	797	822	847	872	898	924	950	977	1,004	1,031	1,058	1,086	1,114	1,142	1,170	1,199	1,228	1,257	1,286	1,316	33,797	
Loan Repayment adjustment	560	17	9		216	230	310	344	366	381	417	444	473	505	538	573	611	934	1,658	1,927	2,054	2,190	2,335	2,489	1,876	2,000	1,903	1,979	2,110	2,248	31,710	
TOTAL EXPENDITURE	16,117	30,460	33,532	28,948	15,004	21,253	18,530	15,741	17,564	16,161	22,621	20,296	17,274	16,660	17,753	26,715	41,931	48,930	28,206	21,924	23,501	23,994	24,006	24,334	24,564	25,239	25,814	26,503	27,235	27,986	730,025	
<b>REVENUES</b>																																
Operating Income	10,241	11,192	11,244	11,832	12,759	13,128	13,544	14,063	14,494	15,098	15,341	15,706	16,260	16,888	17,583	17,961	18,290	18,716	19,248	19,715	20,239	20,742	21,412	22,108	22,809	23,542	24,117	24,960	25,442	26,009	514,504	
Grants for capital purpose	13	50	17	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	660	
Developer Charges	3,810	3,884	4,081	4,490	4,890	5,258	5,542	5,914	6,149	6,426	6,746	7,112	7,425	7,786	8,195	8,652	9,159	9,718	10,332	10,903	11,531	12,224	12,984	13,816	14,721	15,702	16,761	17,902	19,128	20,453	166,952	
Borrowings																																1,089
<b>TOTAL INCOME</b>	14,063	15,126	15,341	16,362	17,682	18,419	19,359	20,280	21,275	22,453	23,820	25,411	27,111	29,036	31,212	33,679	36,478	39,666	43,312	47,481	52,226	57,605	63,774	70,859	79,006	88,378	99,083	111,309	125,292	141,510	159,585	
Transfer to/from Reserves	(2,054)	(15,354)	(18,191)	(4,463)	1,984	(789)	159	2,149	901	2,723	(3,028)	(4,044)	3,007	4,289	3,809	(4,409)	(7,934)	(51)	1,855	1,608	625	1,505	1,148	4,560	5,059	5,144	5,285	2,948	5,285	2,948	8,185	
<b>RESERVE BALANCE</b>	41,060	25,706	7,515	8,490	5,036	4,246	4,406	6,555	7,456	10,251	7,223	6,819	8,826	14,125	17,934	13,526	5,591	5,540	6,705	8,313	9,938	10,444	11,592	16,152	21,210	26,354	31,639	34,588	42,646	50,831		
Balance of Loans	26	9	0	8,490	8,274	10,551	10,783	10,440	10,073	9,682	9,265	8,822	8,348	7,844	7,306	6,732	17,190	42,285	46,894	44,366	42,912	40,722	38,387	35,898	34,022	32,021	30,118	28,139	26,029	23,780		

WATER FUND 30 YEAR CAPITAL WORKS PROGRAM (\$'000)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total		
<b>Programs</b>																																	
Back Flow Replacement	5	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49
Consumer Services New	252	350	362	375	388	400	414	427	440	454	468	482	496	510	525	539	554	569	584	599	613	628	643	657	672	687	702	717	731	746	761	776	16,039
Consumer Services Replace	185	244	255	266	277	289	301	313	326	339	352	366	380	394	409	424	440	455	471	486	504	521	539	557	575	593	612	631	651	671	691	711	12,832
Hydrant Replacement	25	21	22	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	1,091
Water Replacement	220	250	261	273	284	296	309	321	334	347	361	375	389	404	419	435	450	466	483	500	517	534	552	570	589	608	627	647	667	687	707	13,178	
Valve Replacement	13	12	12	13	13	14	14	15	15	16	17	17	18	19	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	613	
Equipment Purchases	162	378	315	171	178	185	192	200	207	215	223	231	239	248	256	265	274	283	292	302	311	321	331	341	352	362	373	383	394	406	8,363		
Capital Management	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
Construction	35	300	120	240	240	4,800																										9,612	
Dam or other water source	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	6,000	
Bray Park Wier	902	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	4	
Water Treatment Plants	56	218	50	51	53	55	56	58	60	62	64	66	67	69	71	73	75	77	79	81	83	85	87	89	91	93	95	97	99	101	4		
Water Treatment Upgrade	185	650																														2,362	
Bray Park WTP Aug to 100ML	120	4,090	16,000	16,000	2,000																											38,210	
Bray Park WTP Aug to 150ML																																960	
Chillingham Water Supply	810	2,082	1,084	511	1,218	1,375	232	1,319	247	654	512	289	277	285	283	301	309	317	325	333	341	350	358	366	375	383	392	401	409	418	2,400		
WPS 9 North Tumbulgum	115	4,090	1,185	15				800			1,440												300									6,400	
Reservoirs	1,145	643	391	394				104	107	110	1,074	717	120	124	127	131	134	138	141	145	149	152	156	160	163	167	171	175	178	182	1,455		
Duranbah Reservoirs	100	1,500																														3,400	
Hospital Hill 3 Reservoir	745	1,095	140																													1,830	
Koala Beach Reservoir																																2,540	
Murrumbidgee Reservoir																																1,440	
North Tumbulgum Reservoir	1,300	400									1,200																					1,200	
Waimalay Rd Reservoir	650																																

SEWER FUND 30 YEAR FINANCIAL PLAN (\$'000)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	
<b>EXPENDITURE</b>																																
Operating Expenditure	8,460	9,089	9,289	9,886	10,254	10,954	11,415	11,930	12,470	12,884	13,313	13,759	14,233	14,745	15,275	15,823	16,387	16,969	17,569	18,187	18,823	19,478	20,152	20,800	21,515	22,262	23,043	23,850	24,685	25,547	482,824	
Capital Works	7,183	18,607	34,258	27,407	15,921	9,364	12,058	12,035	9,489	7,091	3,870	4,118	13,673	10,786	4,426	5,266	8,958	4,581	5,186	4,832	10,359	5,088	17,949	14,948	5,480	5,612	5,746	9,481	6,017	310,619		
Asset Replacement	3,111	9,699	9,522	9,299	7,350	6,310	7,122	7,044	2,937	3,359	3,151	3,223	3,322	4,741	4,722	3,624	3,728	4,282	3,938	4,044	4,152	4,261	4,371	4,487	4,594	4,707	4,820	4,935	5,050	5,166	151,463	
Growth Related	2,847	8,336	21,751	14,431	3,517	2,664	4,712	4,722	1,747	3,572	553	723	10,174	5,865	5,876	607	1,338	4,470	431	923	455	5,866	478	12,826	10,103	515	527	540	552	565	131,876	
Other	1,225	572	2,985	5,677	5,064	199	264	270	4,805	160	166	171	177	183	188	194	200	206	213	219	225	232	238	245	251	258	265	272	279	286	27,280	
Loan Repayments	2,426	362	413	457	568	745	828	938	1,065	1,136	1,211	1,130	608	601	643	728	776	827	882	940	1,002	1,068	1,139	1,215	1,293	1,374	1,458	1,544	1,632	1,721	23,221	
<b>TOTAL EXPENDITURE</b>	<b>18,069</b>	<b>28,049</b>	<b>43,919</b>	<b>37,516</b>	<b>26,687</b>	<b>20,974</b>	<b>24,226</b>	<b>24,751</b>	<b>22,829</b>	<b>20,880</b>	<b>18,123</b>	<b>28,377</b>	<b>25,965</b>	<b>26,511</b>	<b>20,715</b>	<b>22,139</b>	<b>26,432</b>	<b>22,675</b>	<b>23,918</b>	<b>24,221</b>	<b>30,426</b>	<b>25,851</b>	<b>39,385</b>	<b>36,966</b>	<b>27,998</b>	<b>28,559</b>	<b>29,707</b>	<b>34,166</b>	<b>31,564</b>	<b>810,630</b>		
Operating Income	15,651	16,714	16,988	16,756	16,825	17,058	17,671	18,188	17,776	18,332	18,839	19,586	20,464	20,805	21,313	21,780	22,582	23,408	23,983	24,833	25,647	26,549	27,084	27,616	27,815	28,077	28,875	29,873	30,507	31,040	675,146	
Grants for Capital Purpose	653	5	2,460	470	60	60	60	60	2,100	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Developer Charges	3,045	3,088	3,882	3,911	3,911	3,911	3,911	3,911	4,077	4,112	4,130	4,179	4,184	4,218	4,244	4,268	4,278	4,291	4,190	4,196	4,219	4,237	4,252	4,264	4,280	4,281	4,299	4,313	3,100	3,100	120,244	
Borrowings	19,359	19,817	20,870	23,823	28,434	22,012	23,924	24,953	23,953	22,444	22,969	23,765	24,648	25,023	25,557	26,028	26,880	27,689	28,183	28,029	29,866	30,785	31,347	31,871	32,095	32,359	33,174	33,986	33,607	34,448	812,488	
<b>TOTAL INCOME</b>	<b>1,291</b>	<b>(6,232)</b>	<b>(23,049)</b>	<b>(13,693)</b>	<b>1,747</b>	<b>1,037</b>	<b>(302)</b>	<b>1,02</b>	<b>1,124</b>	<b>1,565</b>	<b>4,846</b>	<b>5,032</b>	<b>(3,729)</b>	<b>(943)</b>	<b>(954)</b>	<b>5,313</b>	<b>4,722</b>	<b>1,268</b>	<b>5,509</b>	<b>5,111</b>	<b>5,645</b>	<b>380</b>	<b>5,486</b>	<b>(7,571)</b>	<b>(4,871)</b>	<b>4,360</b>	<b>4,316</b>	<b>4,279</b>	<b>(569)</b>	<b>2,683</b>		
Transfer to/(from) Reserves																																
<b>RESERVE BALANCE</b>	<b>45,421</b>	<b>37,189</b>	<b>14,140</b>	<b>447</b>	<b>2,194</b>	<b>3,331</b>	<b>2,929</b>	<b>3,031</b>	<b>4,155</b>	<b>5,719</b>	<b>10,565</b>	<b>15,597</b>	<b>11,888</b>	<b>10,926</b>	<b>9,972</b>	<b>15,285</b>	<b>20,006</b>	<b>21,274</b>	<b>26,783</b>	<b>31,894</b>	<b>37,539</b>	<b>37,899</b>	<b>43,394</b>	<b>38,880</b>	<b>31,008</b>	<b>35,869</b>	<b>39,885</b>	<b>43,964</b>	<b>43,405</b>	<b>45,988</b>		
Balance of Loans	6,075	5,713	5,300	7,999	12,922	13,524	14,869	16,484	15,418	14,282	13,071	11,941	11,303	10,702	10,062	9,380	8,652	7,876	7,049	6,168	5,228	4,226	3,158	2,020	1,085	611	219	0	0	0	0	

SEWER FUND 30 YEAR CAPITAL WORKS PROGRAM (\$'000)

Programs	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	
Equipment Purchases	235	162	356	404	164	175	181	188	194	201	206	215	222	229	236	244	251	259	267	275	283	291	299	308	316	323	333	342	351	360	7,913	
SPS Pump Stations Elec Upgr	167	471	424	297	424	288	285	282	289	296	302	309	317	324	331	338	346	354	362	370	378	386	394	402	410	418	426	434	442	450	9,622	
SPS Pump Stations Replace	66	78	90	102	114	126	138	150	162	174	186	198	210	222	234	246	258	270	282	294	306	318	330	342	354	366	378	390	402	414	3,520	
SPS Mesh Reliance	298	709	215	644	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	1,830	
SPS New Upgrade	980	935	210	449	50	52	54	56	58	60	62	64	66	68	71	73	75	77	80	82	85	87	89	92	95	97	100	102	105	108	3,175	
SPS Telemetry Upgrade	45	47	49	50	52	54	56	58	60	62	64	66	68	71	73	75	77	80	82	85	87	89	92	95	97	100	102	105	108	2,150		
SPS Collect Access Chamber	50	51	53	55	57	59	62	64	66	68	71	73	75	78	80	83	86	88	91	94	96	99	102	105	108	110	113	116	119	122	2,486	
SPS Overflow Bundling	50	51	53	55	57	59	62	64	66	68	71	73	75	78	80	83	86	88	91	94	96	99	102	105	108	110	113	116	119	122	2,486	
SPS Receive Access Chamber	100	588	370	459	313	317	321	326	330	335	339	344	349	354	359	364	369	374	379	384	389	394	399	404	409	414	419	424	429	434	9,325	
SPS Other	475	1,543	589	2,541	55	57	59	60	62	64	66	68	70	72	74	76	78	79	81	83	85	88	90	92	94	96	98	100	102	104	10,183	
Sewer Rising Mains New	605	274	583	283	287	296	305	314	324	333	343	353	363	373	383	393	403	413	424	434	445	455	466	476	487	498	509	519	530	541	12,418	
SRM Replacement	195	420	21	436	22	23	23	24	25	26	26	27	28	29	29	30	31	32	33	33	34	35	36	37	37	38	39	40	41	42	2,092	
SRM Upgrade	2,700	185	10	185	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	3,492	
SRM 2018 Golan Drive	85	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	2,570	
SRM Other	1,275	342	355	368	382	396	410	424	438	452	466	480	494	508	522	536	550	564	578	592	606	620	634	648	662	676	690	704	718	732	16,937	
Gravely Sewer Raining	275	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	4,299	
Gravely Mains Condition Monit	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	4,299	
Gravely Mains Upgrade	650	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	1,914	
Gravely Sewer New	50	115	162	221	280	339	398	457	516	575	634	693	752	811	870	929	988	1,047	1,106	1,165	1,224	1,283	1,342	1,401	1,460	1,519	1,578	1,637	1,696	1,755	5,061	
Gravely Sewer Replacement	1,045	867	854	882	910	939	967	997	1,026	1,055	1,084	1,113	1,142	1,171	1,200	1,229	1,258	1,287	1,316	1,345	1,374	1,403	1,432	1,461	1,490	1,519	1,548	1,577	1,606	1,635	5,678	
Sewerage Treatment Plants	520	280	280	291	302	313	324	335	346	357	368	379	390	401	412	423	434	445	456	467	478	489	500	511	522	533	544	555	566	577	588	6,115
Tweed Hds STP Eff Quality Upgr	1,100	850	792	1,800	2,400	3,000	3,600	4,200	4,800	5,400	6,000	6,600	7,200	7,800	8,400	9,000																

WATER FUND 10 YEAR FORWARD PLAN (\$'000)

Bray Park WTP Option 1

	Revised Budget 2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>EXPENDITURE</b>											
Operating Expenditure		8,410	8,652	8,902	8,958	9,173	9,445	9,726	10,015	10,312	10,619
Interest Expense on New Loans				1,508	1,672	1,626	1,576	1,523	1,467	1,407	1,859
Capital Works	16,769	27,473	35,730	9,941	2,926	3,900	3,793	2,781	12,080	18,079	19,969
Asset Replacement	8,486	9,629	3,996	1,610	2,064	2,078	2,074	3,359	9,895	14,263	
Growth Related	17,147	25,470	3,227	826	1,346	1,228	220	8,234	7,698	5,220	
Other	1,840	631	2,718	490	490	487	487	487	487	487	
New Loan Repayments (Principal)				598	717	763	813	866	922	982	1,251
<b>TOTAL EXPENDITURE</b>	<b>24,743</b>	<b>35,883</b>	<b>44,383</b>	<b>20,948</b>	<b>14,273</b>	<b>15,462</b>	<b>15,627</b>	<b>14,896</b>	<b>24,483</b>	<b>30,780</b>	<b>33,698</b>
<b>REVENUES</b>											
Operating Income		12,289	13,462	13,739	13,657	14,079	14,478	14,869	15,522	16,097	16,573
Interest Income		1,323	344	82	85	168	234	329	499	251	98
Developer Charges		1,627	1,793	1,955	2,287	2,601	2,930	3,263	3,264	3,261	3,247
Grant Income		45	66	2,100							
New Loans			23,203	3,122						7,942	13,841
<b>TOTAL INCOME</b>	<b>12,976</b>	<b>15,284</b>	<b>38,868</b>	<b>20,998</b>	<b>16,028</b>	<b>16,847</b>	<b>17,641</b>	<b>18,461</b>	<b>19,274</b>	<b>27,551</b>	<b>33,769</b>
Surplus/(Deficit)	(11,767)	(20,600)	(5,515)	50	1,755	1,385	2,014	3,566	(5,209)	(3,229)	61
<b>FUND BALANCE (EOY)</b>	<b>27,845</b>	<b>7,245</b>	<b>1,730</b>	<b>1,780</b>	<b>3,535</b>	<b>4,921</b>	<b>6,935</b>	<b>10,500</b>	<b>5,292</b>	<b>2,062</b>	<b>2,124</b>
Total Annual Loan Repayment (Interest & Principal)				2,106	2,389	2,389	2,389	2,389	2,389	2,389	3,110
Balance of New Loans			23,203	25,727	25,011	24,247	23,434	22,568	21,646	28,606	41,196
Debt Service Ratio				15.24%	17.39%	16.77%	16.24%	15.72%	14.91%	14.61%	18.65%

WATER FUND 10 YEAR CAPITAL WORKS PROGRAM (\$'000)

Programs	Revised Budget 2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total 2007 to 2016
Back Flow Replacement	18	20	20	20	20	20	20	20	20	20	20	196
Consumer Services New	369	375	375	375	375	375	375	375	375	375	375	3,745
Consumer Services Replacement	314	266	266	266	266	266	266	266	266	266	266	2,659
Hydrant Replacement	44	23	23	23	23	23	23	23	23	23	23	227
Meter Replacement	280	272	272	272	272	272	272	272	272	272	272	2,722
Valve Replacement	15	12	12	12	12	12	12	12	12	12	12	118
Equipment Purchases	111	21	21	21	21	21	21	21	21	21	21	210
Catchment Management	25	50	100	100	100	100	100	100	100	100	100	950
Depot Facilities	105	1,245										1,245
Clarrie Hall Dam	10	12	7	7	7	7	7	7	7	10,007	10,007	20,075
Clarrie Hall Dam Hydroelectricity	5											
Clarrie Hall Dam Spillway	90	330	480	4,200								6,010
Dam or other water source		2	202	2	2	2						210
Bray Park Weir	1,700											
Mains New	424	310	122	151	50	50	50	50	50	50	50	933
Mains Replacement	870	587	643	583	875	901	928	956	985	1,014	1,045	8,517
Mains Replacement - Byangum Rd	950											
Mains Upgrade	42	40		126		160						326
Reservoirs	983	735	115	115	115	290	115	115	1,075	715	115	3,505
Reservoir - Durambah 2	1,700											
Reservoir - Durambah 3				1,500								1,500
Reservoir - Koala Beach 2			1,800									1,800
Reservoir - Mcallisters 4									1,500			1,500
Reservoir - North Tumbulgam 2											1,500	1,500
Reservoir - Walmsleys Road 2		1,480										1,480
Reservoir - Walmsleys Road 3												1,500
Trunk Main New	80		162		600	520			1,500			1,282
Trunk Main Upgrade	765	845	195	365	35	35	35	35	35	695	35	2,310
Trunk Main Upgrade - Civic Centre To Condong												3,120
Trunk Main Upgrade - Duroby Ck To Marana St												1,200
Trunk Main Upgrade - Kennedy Dr To Ansonia	1,323	440	700							1,200		440
Trunk Main Upgrade - Kennedy Drive Bypass To Boyds Bay Bridge												700
Trunk Main Upgrade - Kings Forest Duplication						1,440						1,440
Trunk Main Upgrade - Lloyd St to Razorback				720								720
Trunk Main Upgrade - North Tumbulgam - River Crossing To WPS 9									1,200			1,200
Trunk Main Upgrade - Tumbulgam - Tweed River Crossing									1,200			1,200
Trunk Main Upgrade - WPS 3B To K'Cliff Res	250	662										662
Trunk Main Upgrade - WPS 9 to WPS 12										1,680		1,680
Water Pump Stations	351	338	946	586	136	836	130	530	380	130	130	4,140
WPS 1 & 1A Kyogle Road	50	150		1,200								1,350
WPS 2 Bray Park	2,750	300										300
WPS 3 Chinderah	1,305											
WPS 9 North Tumbulgam	15		240						1,440			1,680
WTP - Bray Park Aug to 100ML	1,300	17,250	29,000									46,250
WTP - Bray Park Membrane Replacement											6,000	6,000
WTP - Other	476	211	11	18	18	11						289
WTP - Tyalgum Upgrade	50	800										800
<b>Total Annual Capital Exp</b>	<b>16,769</b>	<b>27,473</b>	<b>35,730</b>	<b>9,941</b>	<b>2,926</b>	<b>3,900</b>	<b>3,793</b>	<b>2,781</b>	<b>12,080</b>	<b>18,079</b>	<b>19,969</b>	<b>136,671</b>

SEWER FUND 10 YEAR FORWARD PLAN (\$'000)

	Revised Budget 2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>EXPENDITURE</b>											
Operating Expenditure		11,843	11,735	12,061	12,331	12,675	13,032	13,400	13,779	14,011	13,872
Interest Expense				360	457	691	699	677	654	2,094	2,401
Capital Works	17,711	40,179	19,438	7,005	12,033	6,139	5,084	6,704	30,399	10,562	2,032
Asset Replacement		12,297	7,255	4,627	6,948	5,929	4,132	3,785	30,201	10,209	1,836
Growth Related		22,478	12,158	2,018	320	184	951	2,919	197	354	196
Other		5,404	25	361	4,765	25					
New Loan Repayments				143	194	304	335	357	380	985	1,196
<b>TOTAL EXPENDITURE</b>	<b>28,697</b>	<b>52,023</b>	<b>31,173</b>	<b>19,569</b>	<b>25,016</b>	<b>19,809</b>	<b>19,151</b>	<b>21,138</b>	<b>45,212</b>	<b>27,653</b>	<b>19,501</b>
<b>REVENUES</b>											
Operating Income		15,558	15,879	16,198	16,670	16,910	17,313	17,824	18,890	18,870	19,135
Interest Income		2,008	472	111	115	117	120	168	161	131	133
Grants for capital purpose		568	47	2,370							
Developer Charges		1,540	1,692	1,645	2,130	2,418	2,713	3,007	2,989	2,995	2,970
New Loans		5,546	1,633	3,785	433				22,536	5,704	
<b>TOTAL INCOME</b>	<b>17,964</b>	<b>19,674</b>	<b>23,588</b>	<b>19,634</b>	<b>25,070</b>	<b>19,878</b>	<b>20,146</b>	<b>21,000</b>	<b>44,576</b>	<b>27,699</b>	<b>22,238</b>
Surplus/(Deficit)	(10,733)	(32,349)	(7,584)	65	54	69	996	(139)	(636)	46	2,737
<b>FUND BALANCE (EOY)</b>	<b>42,280</b>	<b>9,931</b>	<b>2,347</b>	<b>2,412</b>	<b>2,466</b>	<b>2,535</b>	<b>3,531</b>	<b>3,392</b>	<b>2,756</b>	<b>2,802</b>	<b>5,540</b>
Total Annual Loan Repayment (Interest & Principal)				503	652	995	1,034	1,034	1,034	3,080	3,597
Balance of New Loans			5,546	7,036	10,627	10,756	10,421	10,064	32,219	36,938	35,741
Debt Service Ratio				3.09%	3.88%	5.84%	5.93%	5.75%	5.43%	16.21%	18.67%

SEWER FUND 10 YEAR CAPITAL WORKS PROGRAM (\$'000)

Programs	Revised Budget 2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total 2007 to 2016
Depot Facilities	180	1,170										1,170
Equipment Purchases	50	100	25	25	25	25						200
Sewer Pump Stations - Other	201	246	346	136	96	96	90	90	90	90	90	1,370
SPS Civil Upgrade	105	865										865
SPS Electrical Upgrade	383	528	195	25	25	25	25	25	25	25	25	923
SPS Electrical Upgrade - SPS 2000 Tweed Heads	1,000											
SPS Gas Tight Lids Replacement	50	20	20	20	20	20	20	20	20	20	20	200
SPS Mechanical Replacement		25	25	25	25	25	25	25	25	25	25	250
SPS Mechanical Upgrade	369	404	397	155	25	25	25	253	50	25	25	1,384
SPS New	833	509	125	210			290	600			160	1,894
Sewer Rising Main - Other	45	10	50	10	10	11	11	11	12	12	12	149
SRM New	1,505	1,325	791	220	52	53	530	656	58	60	61	3,805
SRM New - SRM 4023 Kings Forest Regional		60										60
SRM New - SRM 4034 Cnr Phillip & Ozone Sts		243	800				1,530					1,590
SRM Replacement	100	285	372	296	305	600	600	600	600	600	600	4,857
SRM Upgrade	210	170	200	160	296	21	22	23	23	24	25	963
SRM Upgrade - SRM 2018 Gollan Dr	2,542	552										552
Gravity Sewer New		103	25	45	25	25	25	25	25	25	25	348
Gravity Sewer Relining	521	500	515	530	546	563	580	597	615	633	652	5,732
Gravity Sewer Replacement	300	510	251	212	219	225	232	239	246	253	261	2,648
Gravity Sewer Upgrade	135	52	51	150	25	25	25	25	25	25	25	428
Sewer Treatment Plants - Other	435	640	550	100	100	100	85	85	85	85	85	1,915
STP - Banora Pt	100	125	800									925
STP - Banora Pt Effluent Quality Upgrade	140	500			5,400	4,200						10,100
STP - Banora Pt Outfall Upgrade 125000EP				2,750								2,750
STP - Burringbar					4,740							4,740
STP - Effluent Reuse Scheme		500	1,500	1,500								3,500
STP - Kingscliff	8,149	25,425	13,000									38,425
STP - Mechanical Replacement		100	100	100	100	100	100	100	100	100	100	1,000
STP - Murwillumbah Co-Gen Project	100	4,056		336								4,391
STP - Tweed Heads		800	100				2,400	1,800	28,400	8,400		41,900
<b>Total Annual Capital Exp</b>	<b>17,696</b>	<b>40,179</b>	<b>19,438</b>	<b>7,005</b>	<b>12,033</b>	<b>6,139</b>	<b>5,084</b>	<b>6,704</b>	<b>30,399</b>	<b>10,562</b>	<b>2,032</b>	<b>139,574</b>

LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

UNDER SEPARATE COVER/FURTHER INFORMATION:

To view any "non confidential" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).

- Letter to Department of Local Government (DW 1355431).
- Water & Sewer Activity Management Plans (DW 1381124).
- Water & Sewer Fund 30 Year Financial Plans (DW 1381132).

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**O15 [EC-OC] The Tweed River Art Gallery Opening - Stage 2**

**ORIGIN:**

**Environment & Health Services**

**SUMMARY OF REPORT:**

The Tweed River Art Gallery Foundation at its meeting held Thursday 20 April 2006 resolved to recommend to Tweed Shire Council that acclaimed Australian artist Margaret Olley be invited to open Stage 2 of the gallery. The Foundation also resolved to recommend to Council that Edmund Capon be invited to open the 2006 Archibald Prize exhibition. The Foundation further resolved to recommend to Council that the corridor gallery be named The Max and Marguerite Boyd Gallery in recognition of their contribution to the cultural development of the Tweed Shire.

**RECOMMENDATION:**

**That:-**

- 1. Margaret Olley be invited to open Stage 2 of the Tweed River Art Gallery and that the appropriate letter be forwarded.**
- 2. The corridor gallery of Stage 2 be named "The Max & Marguerite Boyd Gallery".**

**REPORT:**

The Tweed River Art Gallery Foundation has contributed \$850,000 towards the construction of stage 2 of the gallery. The total cost of stage 2 is \$1.203m. The Foundation at its meeting held 20 April 2006 considered the most appropriate timeframe for the public opening of the second stage of the gallery. The Foundation resolved to recommend to Council that the Gallery be opened to coincide with the opening of the 2006 Archibald Prize exhibition, which is planned for the 15 September 2006. As Edmund Capon has been invited to officially open the Archibald Prize Exhibition, it was considered timely and appropriate that acclaimed Australian artist, Margaret Olley, be invited to officially open Stage 2. Margaret Olley was a one time resident of Murwillumbah (Born 1923 in Lismore. Family moves to Tully and later Murwillumbah residing in the area during the end of the 1920s- Philip Bacon Gallery).

The Foundation also resolved to recommend to Council that the newly created corridor gallery in stage 2 (currently designated the Access Gallery) be named The Max and Marguerite Gallery in recognition of the contribution that Max and Marguerite Boyd have made to the cultural vitality of the Shire and in particular for their long term support in the development of the Tweed River Art Gallery.

The cost of the gala opening will be shared between the Gallery and the Foundation. The Gallery has budgeted \$1,500 for the opening of the 2006 Archibald Prize exhibition, the balance as determined by the Foundation and the Gallery will be met by the Foundation.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

Nil.

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**016 [EC-OC] Membership of Council's Community Cultural Development Advisory Committee**

**ORIGIN:**

**Environment & Health**

**SUMMARY OF REPORT:**

Council is advised that Bill Bainbridge, a representative of the Shire's three Historical Societies, has tendered his resignation from the Community Cultural Development Advisory Committee.

The Societies have nominated local historian and member of the Tweed Heads Historical Society, Robert Longhurst to take his place.

**RECOMMENDATION:**

**That Council endorses the membership of Robert Longhurst on the Community Cultural Development Advisory Committee and conveys its appreciation to Mr Bainbridge for his valuable service.**

**REPORT:**

Council is advised that Bill Bainbridge, a representative of the Shire's three Historical Societies, has tendered his resignation from the Community Cultural Development Advisory Committee. Bill has been a longstanding committee member and his involvement and input over the years has been significant.

The Societies have nominated local historian and member of the Tweed Heads Historical Society, Robert Longhurst to take his place.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

1. Letter from Mr Bill Bainbridge and Committee's Support for Mr Robert Longhurst (DW 1367217)
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**017 [EC-OC] Off Leash Dog Exercise Area - South Kingscliff Beach**

**ORIGIN:**

**Environment & Health Services**

**SUMMARY OF REPORT:**

The draft Coastal Management Plan recommended the removal of the South Kingscliff off leash dog exercise area. However, community submissions provided strong support for maintaining an off leash area in this location and in conforming with the current coastal off leash areas and ensuring consistency in the locality of off leash areas, the area at South Kingscliff was altered to exclude the beach area adjacent to the Salt subdivision, South Kingscliff. The current location of the off leash area extends from the northern boundary of the Salt subdivision to the mouth of the Cudgen Creek, an area of approximately 1.7km. This effectively reduced the previous off leash area by approximately 300m. Council has received a submission requesting a review of this area back to its original extent.

**RECOMMENDATION:**

**That the off leash area at South Kingscliff Beach be maintained as it currently exists.**

**REPORT:**

The draft Coastal Management Plan recommended the removal of the South Kingscliff off leash dog exercise area. However, community submissions provided strong support for maintaining an off leash area in this location and in conforming with the current coastal off leash areas and ensuring consistency in the locality of off leashed areas, the area at South Kingscliff was altered to exclude the beach area adjacent to the Salt subdivision, South Kingscliff. The current location of the off leash area extends from the northern boundary of the Salt subdivision to the mouth of the Cudgen Creek, an area of approximately 1.7km. This effectively reduced the previous off leash area by approximately 300m. Maps are provided as an attachment to this report.

A resident addressed the issue of extending the off leash area an additional 300m at a Community Access Meeting and followed up the request in writing. A copy of this correspondence is attached. As the request was not consistent with the provisions of off leash areas on the Tweed Coast, due to the requested area extending along the beach front of a residential subdivision, letters were forwarded to all residents who would be residing behind the requested extension. This would enable Council to assess potential conflict over the beach usage and to determine the feasibility of the proposal.

In total 104 letters were sent out and 24 replies were received, comprising 15 letters against and 9 for the requested extension to the off leash area. The main concerns listed against the proposal were associated with the safety of children who may walk directly into the off leash area from the residential subdivision

Not locating the off leash exercise area adjacent to residential subdivisions is consistent with Councils provision of off leash exercise areas along the Tweed Coast and provides a medium for the variety of beach uses in such locations. The provision of the off leash areas within the Shire are specifically for the recreational needs of dogs and there are no specific requirements associated with distance or area required. A stretch of beach 1.7km long is sufficient for providing the service without the potential for conflict over beach usage. If a person requires to utilise a longer stretch of beach for their dog, the off leash area at north Kingscliff, a short drive from South Kingscliff, provides a stretch of 2.8km of beach.

Council has an ongoing duty to consider the use of the Shires beaches and as coastal populations increase so does the potential for conflict over beach usage. The proponent has argued that the consultation should have been wider. However, it was considered that Council should be foremost concerned with the views of the nearby residents and being consistent with other off leash areas.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

1. Map depicting the current and proposed boundaries (DW 1370760)
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## COUNCIL MATTERS

### SCHEDULE OF OUTSTANDING RESOLUTIONS

#### Schedule of Outstanding Resolutions

#### FOR COUNCILLOR'S INFORMATION:

1 JUNE 2005

#### REPORTS FROM THE DIRECTOR ENGINEERING & OPERATIONS

26 [EO] Letitia Road - Access to Tweed River Sand Bypass System

#### 417 COUNCIL DECISION:

Administrator Boyd  
Administrator Turnbull

That staff organises a round table discussion with interested parties to discuss the stabilisation trial of the unsealed pavement of Letitia Road.

**Current Status:** Facilitators report has been received and considered by the Executive Management Team with a further review being conducted by the Manager Works.

---

14 DECEMBER 2005

#### RECOMMENDATIONS OF THE PLANNING COMMITTEE

#### 589 COUNCIL DECISION:

Administrator Boyd  
Administrator Turnbull

**RESOLVED** that Council adopts the recommendations of the Planning Committee Meeting held on 30 November 2005 as follows:-

- 1 ***[PD] Development Application DA05/0924 - Use of Existing Premises as a Bulk Store at Lot 21 Sec 4 DP2379, No. 56 Recreation Street, Tweed Heads***

**RECOMMENDED** that this item be deferred pending the provision of appropriate legal advice in relation to the zoning for this application.

**Current Status:** Legal advice being obtained.

---

## QUESTION TIME

### 594 [QT] Building Entitlements

#### Administrator Boyd

Asked could Council staff bring forward a report on the number, size and location of those small lots which have lost building entitlements and could the staff provide an appropriate course of action which Council could consider taking to allow a residence to be constructed on these lots.

The Acting General Manager advised that staff would investigate and advise Council.

**Current Status:** The Department of Planning has advised that it will not support spot rezoning.

---

22 MARCH 2006

## PLANNING COMMITTEE

### ORDERS OF THE DAY

#### [NOM] Volunteer Marine Rescue Point Danger

**RESOLVED** that in view of the essential community services that has been provided by Volunteer Marine Rescue Point Danger for over 40 years, the long standing needs of this organisation, viz:

1. A site on which to establish a safe, secure storage and launch facility for its rescue vessels in Jack Evans Boatharbour; and
2. A long-term occupancy for its base operations, which have for many years been conducted in the Durambah Beach building

be the subject of a report to Council's meeting on 12 April 2006.

**Current Status:** Awaiting finalisation of the plans for the Tweed Heads Master Plan.

---

12 APRIL 2006

**OPERATIONS COMMITTEE**

**1. O16 [EC-OC] Tweed Surf Life Saving Strategy 2020**

**O 76 COMMITTEE DECISION:**  
**Administrator Turnbull**  
**Administrator Boyd**

**RECOMMENDED** that Council:

.... (1, 2, 3) ....

4. Council officers to report to Council on the per unit cost for a single lifeguard patrol service.

**Current Status:** Report to be prepared.

---

**ORDERS OF THE DAY**

**1 [NOM] Tugun Bypass Project**

**74 COUNCIL DECISION:**  
**Administrator Boyd**  
**Administrator Payne**

**RESOLVED** that Council requests Ecograph to provide a report on the impacts on the existing native vegetation adjacent to the proposed C4 Tugun Bypass Project based upon the work done by Ecograph in the development of the Tweed Shire Vegetation Management Plan.

**Current Status:** Report being sought.

---

**2 [NOM] C4 Tugun Bypass Project Conditions**

**75 COUNCIL DECISION:**  
**Administrator Boyd**  
**Administrator Payne**

**RESOLVED** that Council officers provide a response to the questions listed below in relation to the Minister for Planning's conditions of approval for the C4 Tugun Bypass Project as it is considered that the impact of this project on Tweed Shire will be immense.

---

**Condition  
No**

- 3 Has Tweed Shire Council been notified of the start dates of the project's construction?
- 9 Has Council received any construction compliance reports for the Tugun Bypass as approved under Condition 9 of Minister Sartor's approval?
- 14 Has Council been advised of the appointment of an Environmental Management Representative (EMR)?
- 18 Has Council received any information on the nature of works proposed by the proponent (Queensland Department of Main Road/NSW Roads and Traffic Authority) over the next 3 months; areas in which these works are proposed, construction hours and a telephone contact number?
- 19 Has the proponent established a project internet site for the C4 route project? If so, what is its address?
- 22 Has a community liaison group (CLG) been formed as required under this condition? If it has who is Council's representative on the group?
- 25 Has Council been consulted as required under this condition in the preparation of the Flora and Fauna Management Sub Plan for the project?
- 26 Are our officers satisfied that the land purchased as compensatory habitat is suitable in terms of its quality and species it is replacing?
- 28 This condition requires an Indigenous Heritage Management Sub Plan to be prepared in consultation with all relevant Aboriginal groups and the Department of Environment and Conservation. Has this been done?
- 33 Has Council been consulted in relation to the preparation of the Soil and Water Quality Management Sub Plan as required under this condition?
- 35 Are Council officers aware of what details are contained in the Acid Sulphate Soil Management Sub Plan and, if so, do they feel the issues have been adequately covered? Do staff know what contingency plan has been prepared to deal with acid sulphate soils?
- 36 Has Council been made aware of the details required to be provided in a Spoil & Fill Management Sub Plan as required under this condition?
- 37 Has Council been advised as to what methods are to be used to neutralise and treat any acid soils disturbed on site and how it is intended to use this material in the construction of the road?

**Condition**

**No**

- 44 Does Council have any information regarding the Construction Management Sub Plan as required under this condition of Minister Sartor's approval?
- 45 Has Council staff been consulted with regard to opportunities to redistribute road space created by the operation of the project for pedestrian access, cycleways and public transport opportunities as required under this condition?

**Current Status:** The following points were raised as a Notice of Motion at the last Council meeting held on 12 April 2006 and I advise:-

**Condition**

**No**

**Response**

- |    |  |   |
|----|--|---|
| 3  | Has Tweed Shire Council been notified of the start dates of the project's construction?  | Written advice has been received that construction will commence on or about 22nd May 2006 and that some non-construction work may commence prior to this time. See DW 1382024 (below). |
| 9  | Has Council received any construction compliance reports for the Tugun Bypass as approved under Condition 9 of Minister Sartor's approval?   | No. Council should receive these reports within 6 months as construction progresses.  |
| 14 | Has Council been advised of the appointment of an Environmental Management Representative (EMR)?   | No.   |
| 18 | Has Council received any information on the nature of works proposed by the proponent (Queensland Department of Main Road/NSW Roads and Traffic Authority) over the next 3 months; areas in which these works are proposed, construction hours and a telephone contact number? | No, but I am advised this will be sent when work is about to commence (see 3).  |

Condition No		Response
19	Has the proponent established a project internet site for the C4 route project? If so, what is its address?	Yes. Provided by Dept of Main Roads Qld and a link for Roads & Traffic Authority NSW. <a href="http://www.mainroads.qld.gov.au/content/Tugun+Bypass+Project">www.mainroads.qld.gov.au/content/Tugun+Bypass+Project</a>
22	Has a community liaison group (CLG) been formed as required under this condition? If it has who is Council's representative on the group?	No.
25	Has Council been consulted as required under this condition in the preparation of the Flora and Fauna Management Sub Plan for the project?	Yes. Draft plans sent to TSC and D Brighton of Dept of Main Roads Qld met with Council representatives 13 April 2006 to consult on a number of environmental work plans.
26	Are our officers satisfied that the land purchased as compensatory habitat is suitable in terms of its quality and species it is replacing?	This process is not finalised and the exact land site is still in doubt. Council's concurrence is not required.
28	This condition requires an Indigenous Heritage Management Sub Plan to be prepared in consultation with all relevant Aboriginal groups and the Department of Environment and Conservation. Has this been done?	Yes but still has to go to the Dept of Planning for approval.
33	Has Council been consulted in relation to the preparation of the Soil and Water Quality Management Sub Plan as required under this condition?	Yes. See 25.
35	Are Council officers aware of what details are contained in the Acid Sulphate Soil Management Sub Plan and, if so, do they feel the issues have been adequately covered? Do staff know what contingency plan has been prepared to deal with acid sulphate soils?	Draft plan available being checked.

Condition No		Response
36	Has Council been made aware of the details required to be provided in a Spoil & Fill Management Sub Plan as required under this condition?	Draft plan is available..
37	Has Council been advised as to what methods are to be used to neutralise and treat any acid soils disturbed on site and how it is intended to use this material in the construction of the road?	Detailed in the Draft Management Plan, agricultural lime to be used. If suitable materials are excavated from tunnel they are to be used in road embankment.
44	Does Council have any information regarding the Construction Traffic Management Sub Plan as required under this condition of Minister Sartor's approval?	Yes, draft plan has been reviewed and is generally satisfactory. Traffic Control Plans for individual component are to be prepared to RTA standards.
45	Has Council staff been consulted with regard to opportunities to redistribute road space created by the operation of the project for pedestrian access, cycleways and public transport opportunities as required under this condition?	Dept of Main Roads Qld advise that this will be done as part of detailed design.

On 13 April 2006 Darren Brighton from Qld Main Roads addressed Council's Brad Pearce (Environmental Health), Paul Morgan (Traffic & Transport Engineer), Garry Smith (Development Assessment), David Hannah (Environmental Scientist) and Patrick Knight (Acting Director Engineering & Operations) to explain and consult regarding the various environmental management plans associated with the Tugun Bypass project.

The Draft Environmental Management Plans and many other plans (87 in total) and drawings have been made available to Council over a restricted internet site. David Hannah (Environmental Scientist) has been given the task of over viewing the Management Plans and conditions of consent to ensure Council's interests are being addressed. Patrick Knight has been Council's representative on the Tugun Bypass Environmental Reference Group and for future meetings David Hannah will take over as representative. Any issues that require input from other Council officers will be dealt with by interdivisional meetings called as required.

DW1382024:

-----Original Message-----

**From:** Lyla McLaren [mailto:system@teambinder.com] **On Behalf Of** Lyla McLaren  
**Sent:** Monday, 24 April 2006 7:46 PM  
**To:** Patrick Knight  
**Subject:** Tugun Bypass



24 April 2006

Reference : PL-000066

Tweed Shire Council

**Attention:** Mr Patrick Knight

Dear Sir,

**RE: TUGUN BYPASS, PACIFCLINK ALLIANCE**  
**SUBJECT: TUGUN BYPASS**

Planning approvals pursuant to the Environmental Planning and Assessment Act 1979, Environment Protection and Biodiversity Conservation Act 1999 and Airports Act 1996 have now been granted and NSW Roads and Traffic Authority and Qld Department of Main Roads have decided to proceed with the project.

The Queensland government has appointed PacificLink Alliance to design and construct the Tugun Bypass. PacificLink Alliance comprises Main Roads, Abigroup Contractors Pty Ltd and SMEC Australia Pty Ltd.

Under this Agreement, the Alliance is to prepare all documentation as specified within the relevant Conditions of Approval or proponents Statements of Commitment. These specifications include a commitment to notify government of the commencement date for Construction.

We now advise, pursuant to Approval Conditions that construction will commence on or about 22nd May 2006. Some non-construction work may commence prior too this time.

Please contact Grahame Simpson, Alliance Project Manager, Pacific Link Alliance on (07) 5559 5856 if you require information regarding these works.

Yours faithfully  
PacificLink Alliance

Grahame Simpson  
Alliance Project Manager

**PacificLink Alliance**  
Locked Bag 2  
Tugun  
Gold Coast 4224 QLD  
Australia  
Tel: 07 3831 8988  
Fax: 07 3009 9914

26/04/2006

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### 3 [NOM] Legal Actions and Costs

#### 76 COUNCIL DECISION: Administrator Boyd Administrator Payne

**RESOLVED** that a report be brought forward which includes the following details relevant to court actions taken:-

1. Against Council over the past year:
  - a) The name of the party which initiated the legal action.
  - b) The nature of the action.
  - c) The number of actions taken by the same party.
  - d) The court decision in each case, i.e. did Council win or lose?
  - e) The costs incurred by council in defending these actions.
  - f) In those cases lost by the party who initiated the action, what costs were awarded against that party?
  - g) In those cases lost by Council what costs were awarded against Council?
2. By Council against another party over the past year:
  - a) The name of the party sued by Council.
  - b) The nature of the action.
  - c) The court decision in each case.
  - d) Council's costs in each case.
  - e) In those cases lost by Council, what were the total costs to Council?
  - f) In those cases won by Council, what costs were awarded by the Court to Council?

**Current Status:** Report being prepared.

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## ADMINISTRATOR'S MINUTE

### [AM] Signing of Documents by Administrators

Documents signed by Administrators are as follows:

#### Administrator Boyd

3 April 2006	St Joseph's Community Pre-School, Banora Point - Lease
19 April 2006	Land Acquisition -Wooyung Road, Crabbs Creek
19 April 2006	Land Acquisition - McMahons Bridge, Eungella
19 April 2006	Lease - Licence Agreement - Southern Boat Harbour, Tweed Heads

#### RECOMMENDATION:

That the information be received and noted.

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## ORDINARY ITEMS FOR CONSIDERATION

### REPORTS FROM THE ACTING GENERAL MANAGER

#### 1 [A/GM-CM] Tweed Shire Council's Seven Year Plan - Report on Community Consultation

##### ORIGIN:

Acting General Manager

FILE NO: Councils 7 Year Infrastructure & Services Plan

##### SUMMARY OF REPORT:

Feedback on Council's 7 Year Infrastructure & Services Plan was quite significant, generating more responses than any other issue that Council has ever taken to the community.

2,430 survey responses were received; by post (2,067), Online (300) and via Council's hotline (63).

Council also received 73 submissions from individuals, 28 submissions from Groups or Associations, 6 anonymous letters and 3 petitions all of which have been provided as an attachment to this report.

An Independent Audit Survey canvassed 350 residents selected to ensure the sample was statistically unbiased. The results of the Independent Audit Survey are closely aligned to the results obtained by Council, particularly in regard to program priority.

Programs that ranked highest with the community were:

- Transport & Roads (28.48%)
- Community Life (18.35%)
- Environment (10.74%)

PROGRAMS THAT RANKED LOWEST WITH THE COMMUNITY WERE:

- LEADERSHIP & GOVERNANCE (1.03%)
- ECONOMIC DEVELOPMENT & TOURISM (1.03%)
- CULTURAL DEVELOPMENT (1.07%)

Council's Survey results indicate that the community appears to be evenly split on their view of paying additional rates to provide the services, with some 20.1% remaining undecided.

Submissions received from individuals (73) were very much against any increase. Groups submissions varied and are summarised later in the report.

During the consultation period the local print media carried a number of stories, questioning the accuracy and transparency of the process. Statements that the questionnaire was “fundamentally flawed” and “misleading” were attributed to the Tweed Heads Chamber of Commerce and appeared many times. Despite the publicity given to this aspect it was not a matter that was raised to any major extent in responses received. The Chamber view would not appear to be a view held widely across the broader community.

The consultation process has resulted in the community clearly expressing its view in regard to the projects and services that are of highest priority. While everyone would clearly prefer to have these services provided without any increase in their rates bill this is simply not an option that is available. 40.1% of the respondents to the survey held a positive view to paying increased rates, 39.59% held a negative view and 20.4% remained undecided or did not respond.

The Independent Audit Survey concluded that 57.4% did not like the idea of increased payments, with 38.3% providing a positive response and 4.3% were undecided or had no response.

Community input has demonstrated support for the proposed expenditure programs. On balance, because of community input and the future needs of the Shire, this report recommends that Council proceeds with the formal exhibition of the Seven (7) Year Plan.

#### **RECOMMENDATION:**

**That Council incorporates the 7 Year Infrastructure & Services Plan into its draft Management Plan for the purpose of formal exhibition prior to making an application to the Minister for Local Government under Section 508(A) of the Local Government Act for a structured increase up to 6% per annum to the general income, above the Minister for Local Government approved percentage variation increases to general income, for a maximum of 7 years and incorporating a one off 15% increase in the business rate for 2006/2007.**

## REPORT:

### INTRODUCTION

On 28 February 2006 Council launched an extensive community consultation program seeking the community's views on the 7 year plan. The plan identified some \$133 million of services and projects to be largely funded by a proposed additional rate of 6 per cent per annum (above the Minister for Local Government approved percentage variation increases to general income) for each year of the plan. Recently introduced legislation under Section 508A of the Local Government Act allows Councils to seek approval from the Minister for Local Government for a special variation to general income for up to a maximum of 7 years. The proposal as outlined in the 7 year plan signalled an intention to seek an increase up to 6 per cent above the approved annum percentage increase for a maximum of 7 years.

### ATTACHMENTS

- A A copy of the special edition Tweed Link
- B Market Facts Independent Audit Survey Results
- C Forum/Meeting Notes
- D Council Survey Results
- E Group/Association Submissions
- F Petitions
- G Residents Submissions (Confidential Attachment - as names and addresses cannot be made public)

### CONSULTATION FORMAT

In order to maximise the communities exposure to the plan, to engage with the community and to ensure feedback was obtained from the widest cross section of the community as possible the following consultation strategy was implemented.

- 35,500 copies of a special 20 page edition of the Tweed Link were printed. In addition to copies distributed by Australia Post (35,212), approximately 50 were also distributed at residents meetings, 30 were issued for a school project and a small number were made available at Tweed Heads and Murwillumbah offices. 26 forms were also sent to residents who claimed they had misplaced or had not received the issue.

While not exact, distribution is summarised below:

Australia Post	35, 212
Residents Meetings	50
Council Offices	60
School Project	30
Brochures remaining	148
<b>TOTAL</b>	<b>35, 500</b>

- An independent audit survey was conducted by Brisbane marketing firm Market Facts. The survey was conducted 10 days after posting the special edition of the Tweed Link. The timing of this provided sufficient time for residents to consider the contents, but was soon enough after receipt to ensure it was still fresh in residents minds.
- Council established a Hotline Number essentially to answer any enquiries that the community may have had. Some 500 calls were received including 60 requests to complete the survey over the phone. This group of results have been kept separate to ensure transparency.
- A link was provided on Council's web page. The web page provided more detailed information than was available in the special edition of the Tweed Link. It also provided an opportunity to complete the survey online, resulting in 300 online surveys being received.
- Each of the six subsequent editions of the Tweed Link carried a reminder to residents to complete the survey form.
- Public Forums were held at Murwillumbah on 20 March 2006 and at Tweed Heads on 10 April 2006. The purpose of the public forums were to:
  - I. Provide an outline of the plan
  - II. Answer questions from the community
  - III. Encourage the community to formally respond by completing the survey form and/or forwarding a submission to Council.

PUBLIC FORUMS	Number of Attendees
<b>MURWILLUMBAH PUBLIC FORUM</b>	29
<b>TWEED HEADS PUBLIC FORUM</b>	295
TOTAL	324

- Staff provided briefings on the 7 year plan to the following organisations:



<b>Community Group</b>	<b>Number of Attendees</b>
MURWILLUMBAH CHAMBER OF COMMERCE	105
TWEED HEADS CHAMBER OF COMMERCE	120
SOUTH TWEED ROTARY CLUB	16
POTTSVILLE COMMUNITY GROUPS	47
FINGAL HEAD COMMUNITY ASSOCIATION	16
BANORA POINT RESIDENTS ASSOCIATION	30
UKI RESIDENTS ASSOCIATION	20
CASUARINA RESIDENTS ASSOCIATION	23
CABARITA BEACH/BOGANGAR RESIDENTS ASSOCIATION	130
MURWILLUMBAH RESIDENTS ASSOCIATION	30
CUDGEN PROGRESS ASSOCIATION	30
TACTIC BOARD	7
TEDC BOARD	8
<b>TOTAL</b>	<b>582</b>

PROJECTS AND SERVICES

TEN CATEGORIES OF PROJECTS AND SERVICES WERE IDENTIFIED IN THE PLAN AS DETAILED BELOW:

<b>CATEGORY</b>	<b>SUMMARY</b>	<b>BUDGET</b>
<b>FACILITIES SUPPORTING COMMUNITY LIFE</b>	<b>SUPPORTING ACCESS TO A RANGE OF SERVICES AND FACILITIES RECOGNISING THE IMPORTANCE OF SOCIAL WELL-BEING AND ENSURING A SAFE, INCLUSIVE AND EQUITABLE COMMUNITY.</b>	<b>\$20,577,000</b>
<b>PROGRAMS SUPPORTING CULTURAL DEVELOPMENT</b>	<b>PROMOTING A CULTURALLY DIVERSE AND VIBRANT TWEED VALLEY COMMUNITY WHICH SUPPORTS CREATIVITY AND INNOVATION AND CELEBRATES ITS RICH SOCIAL HISTORY.</b>	<b>\$5,049,000</b>
<b>PROGRAMS SUPPORTING SOCIAL DEVELOPMENT</b>	<b>CREATING A COMMUNITY WHERE PEOPLE HAVE BETTER ACCESS TO FACILITIES AND SERVICES.</b>	<b>\$1,840,000</b>
<b>TRANSPORT AND ROAD PROGRAMS</b>	<b>MAINTAINING A SAFE TRANSPORT NETWORK SUITED TO COMMUNITY REQUIREMENTS</b>	<b>\$16,895,200</b>
<b>PARKS AND RECREATION PROGRAMS</b>	<b>PROVIDING A RANGE OF ACTIVE AND PASSIVE RECREATIONAL FACILITIES AND ENVIRONMENTAL OPEN SPACE.</b>	<b>\$39,055,000</b>
<b>COMMUNITY SAFETY AND PROTECTION PROGRAMS</b>	<b>ENSURING THE COMMUNITY IS AFFORDED MAXIMUM SAFETY AND PROTECTION FROM NATURAL DISASTERS.</b>	<b>\$4,526,400</b>
<b>PROJECTS SUPPORTING ECONOMIC DEVELOPMENT AND TOURISM</b>	<b>ENCOURAGING ECONOMIC GROWTH AND TOURISM THROUGH THE PROVISION OF QUALITY SERVICES, STRATEGIES AND INFRASTRUCTURE FOR THE BETTERMENT OF THE COMMUNITY.</b>	<b>\$3,830,000</b>

PROJECTS PROTECTING THE ENVIRONMENT	PROTECTING AND ENHANCING ENVIRONMENTAL VALUES AND PROVIDING FOR SUSTAINABLE GROWTH AND DEVELOPMENT.	\$26,648,700
LEADERSHIP AND GOVERNANCE	PROVIDING LEADERSHIP AND EFFECTIVE DECISION MAKING WITH SOUND FINANCIAL AND RESOURCE MANAGEMENT.	\$13,898,140
PLANNING FOR SUSTAINABLE LIVING	CREATING SUSTAINABLE LIVING FOR THE CURRENT AND FUTURE RESIDENTS OF THE TWEED.	\$1,342,900
TOTAL		\$133,662,340

COMMUNITY FEEDBACK

FEEDBACK WAS RECEIVED IN THE FORM OF COMPLETED QUESTIONNAIRES THROUGH THE POST, ONLINE AND VIA THE HOTLINE.

- BY POST 2,067
- ONLINE 300
- HOTLINE 63

110 SUBMISSIONS WERE ALSO RECEIVED IN THE FORM OF LETTERS.

GIVEN THE NUMBER OF PEOPLE THAT WERE PERSONALLY BRIEFED ON THE PLAN AT THE ABOVE MEETINGS AND THE FACT THAT OVER 2,400 COMPLETED QUESTIONNAIRES WERE RECEIVED IT IS REASONABLE TO CONCLUDE THAT THE CONSULTATION STRATEGY WAS AN EFFECTIVE MEANS OF ENGAGING WITH THE COMMUNITY.

THERE WAS INSUFFICIENT TIME BETWEEN THE END OF THE COMMUNITY CONSULTATION AND THE PRINTING OF THIS REPORT TO REPORT ON THE DEMOGRAPHIC RESULTS OF THE SURVEY. THE SURVEY RESULTS PROVIDED IN THIS REPORT RELATE TO THE TWO MAIN QUESTIONS – PROGRAM PRIORITY (Q4) AND VIEWS ON PAYING INCREASED RATES (Q5).

**PROGRAM PRIORITY – WHOLE OF SHIRE**

Question 4 of the survey form (Attachment A) asked for the three projects of highest priority.

Independent Audit Survey

Extract “*The important infrastructure and areas of service in order of priority were:*”

- o *Transport and road programs*
- o *Community safety and protection programs*
- o *Park and recreational programs*
- o *Protecting the environment and*
- o *Facilities supporting community life.*

*While the transport program was rated as being most important by residents (41%) from all areas, the project related to environment protection was more of a concern for residents from Kingscliff.*

*The importance of facilities supporting community life was voiced more by the rural residents.*

The importance of parks and recreational programs and those related to safety were mentioned by a relatively larger proportion of residents in ages 35-44 years - primarily those living as families. Relatively larger proportion of women than men ranked community safety higher in terms of priority.

<i>Q4. As part of Whole of Shire 7 Year Infrastructure and Services Planning Project what are three projects that are of high priority to you? <b>FIRST/SECOND/THIRD</b></i>				
		<i>First</i>	<i>Second</i>	<i>Third</i>
<i>Unweighted Base</i>		350	350	350
100.0	100.0	100.0		
<i>Transport and road program</i>		<u>40.9</u>	<u>23.7</u>	10.0
<i>Facilities supporting community life</i>		12.9	9.7	10.9
<i>Project protecting the environment</i>		12.9	10.0	<u>18.9</u>
<i>Parks and recreational programs</i>		8.0	<u>16.3</u>	<u>12.3</u>
<i>Community safety and protection programs</i>		6.3	<u>17.1</u>	<u>13.4</u>
<i>Planning a sustainable living</i>		6.0	8.6	9.4
<i>Projects supporting economic development/tourism</i>		4.3	3.0	8.6
<i>Programs support social development</i>		4.0	3.0	7.1
<i>Programs supporting cultural development</i>		3.1	3.0	2.9
<i>Leadership and governance</i>		1.7	3.7	6.6

Council Survey (Project Priority, Whole of Shire)

**First Priority (%)**

CATEGORY	ONLINE	HOTLINE	MAIL	TOTAL
<b>TRANSPORT &amp; ROAD PROGRAMS</b>	<b>22.67</b>	<b>39.68</b>	<b>28.98</b>	<b>28.48</b>
<b>FACILITIES SUPPORTING COMMUNITY LIFE</b>	<b>18.33</b>	<b>11.11</b>	<b>18.58</b>	<b>18.35</b>
<b>PROJECTS PROTECTING THE ENVIRONMENT</b>	<b>10.67</b>	<b>3.17</b>	<b>10.98</b>	<b>10.74</b>
<b>PARKS &amp; RECREATION PROGRAMS</b>	<b>9.33</b>	<b>7.94</b>	<b>8.76</b>	<b>8.81</b>
<b>PROGRAMS SUPPORTING SOCIAL DEVELOPMENT</b>	<b>4.33</b>	<b>0</b>	<b>7.89</b>	<b>7.24</b>
<b>PLANNING FOR SUSTAINABLE LIVING</b>	<b>4</b>	<b>1.59</b>	<b>3.63</b>	<b>3.62</b>
<b>PROGRAMS SUPPORTING CULTURAL DEVELOPMENT</b>	<b>1.33</b>	<b>1.59</b>	<b>1.02</b>	<b>1.07</b>
<b>COMMUNITY SAFETY &amp; PROTECTION PROGRAMS</b>	<b>2.33</b>	<b>0</b>	<b>4.31</b>	<b>3.99</b>
<b>PROJECTS SUPPORTING ECONOMIC DEVELOPMENT &amp; TOURISM</b>	<b>1.67</b>	<b>0</b>	<b>.97</b>	<b>1.03</b>
<b>LEADERSHIP &amp; GOVERNANCE</b>	<b>1</b>	<b>0</b>	<b>1.06</b>	<b>1.03</b>
<b>NO RESPONSE</b>				<b>15.64</b>

WHILE THE PERCENTAGES ARE NOT IDENTICAL THE ORDER OF PROGRAM PRIORITY FROM THE INDEPENDENT AUDIT TELEPHONE SURVEY RESULTS IS CLOSELY ALIGNED TO THE RESULTS RECEIVED BY COUNCIL. AGAIN IT IS REASONABLE TO CONCLUDE THAT ON THIS BASIS THE RESULTS OBTAINED BY COUNCIL ARE GENUINELY REFLECTIVE OF THE WIDER COMMUNITY VIEW.

PROGRAM PRIORITY – BY AREA

INDEPENDENT AUDIT SURVEY

Extract: *“The transport and roads program was rated as the most important project by 44% of the residents of the Shire – rated significantly higher by those hailing from Tweed Heads.*

*This project was considered as most important, relatively more by those who owned their houses and by marginally higher proportion of men when compared to women.*

*Project related to environment protection came a distant second - rated as most important, overall by 16% - a quarter of those from Kingscliff regarded it as the most important project in the area.*

*Facilities supporting community life, community safety programs and Parks and recreational programs, came next in priority.”*

Area where you live

Area where you live					
	Total	Tweed Heads/ Banora	Kings-cliff/ Coastal	Murwillumbah Area	Rural Village
Unweighted Base	349	134	104	43	68
100.0	100.0	100.0	100.0	100.0	
Transport and road programs	38.4	29.8	12.3	19.5	
Project protecting the environment	44.4	51.5	31.7	48.8	47.1
Facilities supporting community life	16.0	9.0	26.0	11.6	17.6
Community safety and protection programs	8.3	11.9	7.7	7.0	2.9
Parks and recreational programs	8.3	5.2	12.5	14.0	4.4
Projects supporting economic development/tourism	7.4	9.7	6.7	2.3	7.4
Programs support social development	4.3	2.2	4.8	7.0	5.9
Planning a sustainable living	4.0	3.0	6.7	-	4.4
Programs supporting cultural development	4.0	2.2	3.8	9.3	4.4
Leadership and	2.0	3.0	-	-	4.4
	1.1	2.2	-	-	1.5

**Council Survey (%)**

THE COUNCIL SURVEY ENCOURAGED RESPONDENTS TO IDENTIFY PARTICULAR PROJECTS (BY AREA).

**TWEED HEADS** 962 RESPONSES  
 HIGHEST RANKED PROJECTS WERE:

JACK EVANS BOATHARBOUR 32.3%  
 SES BANORA POINT 11.4%  
 DURANBAH BEACH PLAN OF MANAGEMENT 3.5%

**MURWILLUMBAH** 303 RESPONSES  
 HIGHEST RANKED PROJECTS WERE:

SWIMMING POOL/CAR PARK 53.4%  
 TRANSPORT & ROADS 18.8%  
 COMMUNITY CENTRE 5.9%  
 KNOX PARK 3.6%

**KINGSCLIFF** 339 RESPONSES  
 HIGHEST RANKED PROJECTS WERE:

KINGSCLIFF CARPARK 16.2%  
 CUDGEN CREEK BRIDGE 12%  
 COASTAL PARKS/RESERVES 8.3%  
 TWEED COAST YOUTH CENTRE 7.1%

**RURAL VILLAGE/AREA** 153 RESPONSES  
 HIGHEST RANKED PROJECTS WERE:

TRANSPORT & ROADS	51.6%
REGIONAL POOL/CARPARK	13.1%
LOCALITY PLANS	9.8%

INCREASING RATES TO PAY FOR PROJECTS

QUESTION 5 OF THE SURVEY ASKED, "THE COUNCIL HAS ESTIMATED 6% PER YEAR AS A WORKABLE INCREASE. THIS WOULD MEAN MOST RESIDENTS WOULD ONLY BE PAYING AN ADDITIONAL \$52 PER YEAR. HOW DO YOU FEEL ABOUT THAT INCREASE TO PAY FOR THE NECESSARY IMPORTANT PROJECTS?"

**INDEPENDENT AUDIT SURVEY RESULTS**

Extract: "The residents when asked about their views on increased payment for necessary important projects gave a range of responses. Most residents did not like the idea of increased payment. Verbatim responses were recorded and these have been summarised as follows:

- o Not necessary to have the increase
- o As pensioners cannot afford to pay
- o Mortgage/rents are already very high
- o Do not agree with it/unfair
- o Not happy
- o Concern about how the Council would use the money
- o Rates go up like everything else
- o Find another way to finance
- o Terrible/stinks/negative/too high

Some residents sounded like they were resigned to the idea:

- o Its OK
- o Probably live with it
- o Ok as long as it is spent on the community
- o Small raises are better
- o Will increase like everything else
- o Don't mind an increase as long as outcome is done
- o As long as it doesn't go waste"

**Audit Results**

Unweighted Base	100.0%
Positive	38.3%
Negative	57.4%
Undecided/No response	4.3%

### Council Survey Results

Collating the 2,430 or so responses for this question into a quantifiable form is somewhat difficult. While some responses were very clearly supporting or not supporting, many others were qualified comments similar to those obtained from the independent telephone survey. In collating the responses to this question, each response was categorised as either being positive, negative or undecided/no response.

It would be fair to say that the community was evenly split on their willingness to pay increased rates to deliver the program.

### **Council Survey Results**

Unweighted Base	100.0%
Positive	40.1%
<b>NEGATIVE</b>	<b>39.5%</b>
<b>UNDECIDED/NO RESPONSE</b>	<b>20.4%</b>

#### SUBMISSIONS

**THE FOLLOWING FORMAL SUBMISSIONS WERE RECEIVED IN ADDITION TO THE QUESTIONNAIRE.**

- 73 LETTERS FROM INDIVIDUALS
- 28 LETTERS FROM ASSOCIATIONS
- 6 ANONYMOUS LETTERS
- 3 PETITIONS

#### RESPONSES FROM INDIVIDUALS

##### Rates comments and questions/suggestions

- Clarification on calculations, is it a compound \$ rate to be recalculated for each of 7 years
- What is the level of future rises
- Public misled that it could be a one off increase
- Pensioners and self funded retirees are not able to meet payments
- Low average income
- 10% discount if bill paid before due date instead of car/holiday
- Discount for pensioner
- Very upset that you hope to incur an extra 6% rise in rates for 7 years. At 80 and alone battling so hard with GST and bills etc.
- As a 78-year-old self-funded retiree, I already pay over \$2,000 pa. For council services. The extra \$75 per annum plus inflation I would be required to pay would certainly impact on my standard of living. Moreover I see no benefit to me from any of the proposals.
- The present system of levying rates on the basis of a estimated value of land is unfair and fails to take account of a persons income and therefore ability to pay. It also ignores the extent to which council facilities may or may not be used.
- The survey appears to me to assume there will be no increase over the next 7 years. Is this correct? If so I would not object to a flat levy of \$50 per annum for all ratepayers for the next 7 years to help finance the more essential elements of the plan.

- You quote a minimum residential rate of \$536 per year. We pay almost \$1500 per year. People should not be forced to leave an area where they might have been born because they cannot afford to live there. People like ourselves are hurting and there are many of us. (Retirees). It is not reasonable for rates to rise by more than the annual inflation rate, yet you propose to double that.
- The financial projections contained in the plan are both flawed and misleading. Nowhere is it explained that the proposed 6% per annum would be compounding, nor that when applied to the CPI would amount to closer to 9% per annum. Nor is it explained what the increase might be when this compounding figure is applied to the projected property valuation increases over the period of the plan.
- I say no to any rate rise.
- I oppose the rate rises.
- I strongly disagree to a rate rise for the projects that you have outlined in your report. I am already paying postponed rates.
- I am writing to you and the Tweed Shire Council in protest in the highest possible way as to this seven-year plan. It is going to be impossible to sustain, especially low-income earners as with the Federal Government decrease in wages and conditions. We have increased cost of petrol every four days; there is no control over inflation at all. As the big boys including you are grabbing for more dollars with any excuse attained.
- I do not want the extra rate rise, suggest you have a bed tax to raise money as tourists are using our facilities and enjoying our infrastructure.
- I am opposed to the imposition of further massive rate rises on top of the annual increases allowed, compounding and subject to current and further increases in land valuation. Coast residents were hit with a significant increase in rates as a result of the last valuation three years ago and seem to be subsidizing the rest of the Shire that pays the minimum rate. To place on top of this a further rate hike, compounding at 7% per year is blatantly unfair in a user pays environment.
- The absentee ratepayers have not been consulted or informed of the web site or the hotline number or the opportunity to complete the survey and this is unacceptable. The procedure in leaving information regarding rates and rate increases in a letterbox drop I flawed as in some instances it is not delivered to the last known postal address of the owner/ratepayer. All ratepayers have not been given equal opportunity to respond to the proposed increase in rates above the CPI. This anomaly should be rectified and ratepayers with a postal address outside the Tweed Shire be posted the same information as that delivered to the permanent residents.
- A rate rise of 3.6% for next year is reasonable.
- At the end of 7 years the REAL increase to MOST if not all pensioners will be less than 1 cent in the dollar.
- No justification for projects listed
- Projects listed don't fix traffic problems such as parking, general amenity when shopping in town
- Projects directed at improving facilities for tourists and visitors not rate payers
- The Plan could ultimately prove a complete waste of time as future elected council could vote to vary it, seek increases on it, or dispense with it entirely. As such it provides no more community certainty than the present annual system of rates planning.



- This is one of the most beautiful area in Australia, but it is fragile, uncontrolled development is going to destroy it. If development continues we will just become an extension of the Gold Coast. Concentrate instead on attracting industry.
- I oppose the plan because it does not contain a population cap.
- I would place drainage at the top of the list throughout the Shire.
- There does not appear to be provisions made for a new layer burial site given the projected population increase. I particularly would like a new area of burial in the south of the Shire eg Burringbar. Also, new kinds of environmental cemeteries eg. The growing of trees instead of headstones.
- The building of hospices have all been overlooked.
- Remove this preposterous proposal supported largely by business interests/developers in the town and elsewhere and you remove the need for the proposed burdensome rate increases.

### Pensioners

- We are being priced out of the area are you trying to get rid of us
- People like ourselves are in a dilemma. It doesn't matter how wisely we invest for or saved for retirement in the past, we cannot maintain our standard of living because of rising living costs, so what looks like a modest rise to you possibly becomes an impossibility for us.
- In short, the plan offers no more financial certainty for ratepayers than does the now ad-hoc process of the CPI plus whatever councillors of the day might apply for to the Minister, over and above the allowed yearly maximum increases. Added to this is the fact that the Tweed is both an ageing and retiree-centric community. The real increases over 7 years would force many current elderly residents either out of the area, or prematurely into retirement institutions through financial hardship.

### Road Sealing

- Table of road sealing required, especially Kunghur Creek Road
- Hindmarsh Road Condong, unsealed, two ratepayers, have been filling potholes for well in excess of 35 years. We have all been fair maintaining this road; some gravel in the potholes would be appreciated.

### Priorities

- Employment creation
- Road Upgrading and Maintenance
- Protecting, conserving and maintaining landscape
- Controlling urban development
- Balancing population growth
- I would place drainage at the top of the list throughout the Shire.
- Pretty soon the whole coast will be inaccessible to the general public.

Suggestions instead of rate increase

- Parking fees at coastal car parks
- It is abundantly clear that external sourcing of funds will be required if these projects are to be completed on time. During the course of discussion at yesterday's meeting I recall a suggestion for the introduction of a "Bed Tax" as exists in several other shires that would be worthy of investigation.
- We could obtain a fair share of the GST to be spent on Local Government in the areas where it is raised, allocated according to the Shire's population base. Considering the amount of money raised locally such a scheme would enable this and other Councils to more readily meet their goals, particularly as revenue would grow at the same rate as population growth. It would seem to be avenue worthy of investigation.
- Reduce staff – reduction of Councillors and more "outside participators" rather than the "inevitable" annual rate rise, then rates could be "frozen" for at least 7 years instead and Council for a change should and would be forced to operate within its current revenue ceiling. Council job positions must be contained and more efficient management by a smaller workforce insisted upon.

Sewerage connection at Burringbar Mooball

- Not listed on seven year plan

Bridge over Lot 490

- User pay system would be fairer eg developers/residents
- I don't agree with a foot bridge over Cudgen Creek, listen to the people.
- 490 looks like a freeway.
- 

Norries Headland

- Community overwhelmingly opposed, none of that seems to matter to you administrators, us the community can get stuffed.
- We do not want the Holiday Park on the beachfront now or ever. It is obvious that Council does not listen to the community and does not care about the community's voice. We do not want more development in this area.
- I am horrified that you want to destroy more coastal dunes for a caravan park.
- This plan to develop Norries Headland has been defeated twice. My reasons are; unpatrolled dangerous beach, life savers would be required, last dogs free beach area, not enough parking at Cabarita for visitors from proposed park, concerns with extra traffic and close proximity of school, inconvenient location to shops in the village, close proximity to erosion zone, last remaining piece of dunal ecosystem left in the area. Cabarita has already paid enough, the 10 kilometre ocean stretch north has been totally developed with quite a loss of fishing and beach access, then our ocean front pub was sacrificed, and possible loss of village green land behind the surf club. Now you want to destroy our quality of life.
- Against up marketing of Kingscliff Holiday park and building a new one at Norries Headland.

Happy to see

- Parks and recreation program has been allocated considerably more money
- One thing I must mention is that all the gardens in the Shire are absolutely beautiful and a credit to their carers.
- In general I think the TSC does a great job. Especially we have wonderful parks and gardens. The art Gallery and Museum projects are innovative and forward looking. Rubbish collection is great. And all this good work is done in a climate of criticism and abuse – congratulations on putting your heads down and getting on with it.

Disappointed

- Master plan has been allocated so much money

Kingscliff Beach Holiday Park/ rock wall

- Object strongly, approximately two thirds of site between the “Immediate Hazard Line” and the ocean. Should not be used for any type of development other than public open space, cleared and rehabilitated.
- Object strongly, caravan site should cease, site cleared and used for public open space
- The redevelopment of the caravan park on part of the site is contrary to the primary objective for the 6(a) zone under Tweed LEP 2000 as local residents are unable to recreationally use it, and contrary to the secondary objective for the 6 (a) zone as the development is not compatible with the recreational use of the site for the general public
- Rock wall concept has been discredited as an erosion protection measure by hydrologists all over the world. They do not work.
- I can't see any reason why we need a rock wall along the beachfront in Kingscliff as sand comes in and sand goes out.
- I am opposed to the construction of a seawall and associated sand nourishment at Kingscliff.

Additional Information required/comments about the survey:

- Survey should not be anonymous, it is open to manipulation by interest groups
- The whole life estimates for each of the projects and related sub projects.
- The additional staffing requirements, consultants and/or contractor requirements to meet the program.
- The additional resourcing required for the ongoing operations and maintenance associated with projects over their life.
- The implications for any increases of the like described above at the end of the 7 year period when the compounded rate increases above the allocated limit cease.
- Details of the ability (or otherwise) of the existing budgeting level to maintain current levels of outcomes.
- Does reference to CPI mean such (if so which one) or does it refer to the allowable limit annually set by the Minister of Local Government?
- The estimates relating to expected developer contributions given the recent pronouncements regarding the building/development industry, (what are the upper and lower levels that have been factored into the financial model?)

- What are the results of the sensitivity studies carried out, on the financials associated with the proposed program? Do they suggest that the program is achievable? If so what limits?
- The form seems to be little more than a “mini census” and provides no room for individual comment
- The telephone survey being conducted, does not take note of any objections to the plan, seeking comment only, on the positive
- Experience shows that a total cost estimate of \$133,662,340 for all programs over a seven year period, could be seriously understated. What happens then – increase the 6% levy or curtail the programs
- Private enterprise should be asked to provide libraries, swimming pools, museums and similar. This would ensure there is a genuine need for such facilities.
- If we have to economise we do (turn off lights, don't buy papers, don't go to restaurants etc) you need to do it also. (You can start by turning the street light off in Stanley Street during the day time.)
- Global warming needs immediate planning, not long term.
- The projects detailed in the plan are entirely prioritised by Council, or represent Council's perspective of what individual communities in the Tweed might desire. There has been no community consultation process in regard to this particular plan, it has been stitched together from file material and from engineering forecasts already in hand.
- Of particular concern is the fact that not a single Environmental Project is listed for funding despite the Shires greatest industry, tourism, being totally driven by natural environment of the Shire, beaches, rainforest, hinterland mountains etc.
- We would suggest that the plan be scrapped immediately and a properly researched and accurately costed document be prepared in consultation with the people who will be paying for it....the Tweed Community and the ratepayers of this Shire.
- Questions are too narrow and leave very little scope for criticism or other input. The survey asks people to support 3 aspects of the total 7 year plan with no balanced scope for rejection – even I can find 3 aspects I can support now, yet I can reject most of it at this time. Only 1 question of the 15 allows for a negative answer and that is question 5, paraphrased here as “How they feel about the proposed 6% increase”, and the full question is even framed in a way to support a positive answer.
- Structure of the survey was disappointing, if I vote for three items, does that mean that other items are not important? It seems to me that the survey process is flawed and I was tempted not to respond.
- The survey concentrated only on households, with no questions for business owners or allowances for multiple rate payers. The whole thing is a scam targeted at the support base of retirees and welfare recipients that the 7 year plan mainly caters for and that the rate rises would least affect.
- I say, TSC cut your spending on unnecessary programs, improve productivity and get on with the core responsibilities like water, sewerage, roads and garbage. If the current level of development is unsustainable then get the balance right or slow it down.

- We strongly object to the implementation of any “Strategic Plan” at this time. We strongly believe that the correct forum for any strategic planning should be by a duly elected council. It is our understanding that the administrator’s role is to maintain the “status quo”, not embark on decision-making that will commit the ratepayers to major capitol works funded by excessive increases in rates.
- The 7 year plan contains considerable expenditure without specifying projects covered by government grants or developer funding. I do not believe the appointed administrators have a mandate to progress projects that are not completely necessary or affordable and leaving the next elected Council with a huge debt burden with which to cope. I also protest the administrators right to raise rates above the allowable limit to finance their unnecessary and unwarranted spending. I also find your website on the plan full of quoted strategies, management plans, forums, workshops, studies etc. all of which inform us very little. In digressing a little I find the administrators by self-admission by appointing an “executive Officer” cannot cope with the extent of their responsibilities and yet expect the ratepayers to reduce the number of councillors at the next election and increase their workload. We should come back to the necessary basics of council responsibilities, consolidate our financial position and only indulge in further spending if and when it is necessary and affordable.
- I think it would be arrogant and presumptuous to assume that the silent majority of residents who choose not to attend meeting to listen to the vocal minority agree with the concept of the 7 year plan.
- I do not agree with further tourism projects as we have the beach and beautiful countryside, which is the foremost reason why tourists come to the area.
- There is a real problem with the proposal to finance these projects by increasing the already hefty rate burden being experienced in the residential sector when many were looking forward to substantial changes towards a more equitable distribution of the rate burden.

#### Kingscliff

- We have lived at Kingscliff for the last 10 years where our property value has risen over 300% in that time and the rates have increased accordingly (far more than the TSC average) but our lifestyle and TSC services has declined. Parking in the Kingscliff CBD is now as bad as in the Murwillumbah CBD, the public spaces are crowded (try getting a public BBQ on the weekend), the water pressure drops as the reservoir struggles to keep up, the cars at the beach on the weekends are more than the available parking spaces (swim between the flags – how can we, if we can’t get a car park) and public amenities like toilets, library and community centre are overwhelmed. Several intersections in Kingscliff have open concrete drainage channels across the road surface where many vehicles, including ours, scrape the underside and exhaust leaving gouges in the road surface and the metal on the vehicles, even when negotiated at the slowest possible speed. The bridge over Cudgen Creek is now beyond a joke. At peak times the supermarket car park is overflowing. All this has been brought about by poor planning by TSC which fails to keep pace with their development approvals.

### Murwillumbah

- Civic Centre Auditorium Refurbishment, please take into account serious acoustic problems and consult musicians.
- Council has just completed a Seven Year Plan of works to be carried out in Tweed Shire costing \$130 million and containing nothing to address the traffic congestion problems in Murwillumbah. This is a problem that can't wait seven years before it's even considered. We should be planning and organizing the funds now so that work can begin in a year or so, perhaps less.
- If there are pressing reasons why a Murwillumbah by-pass cannot be constructed in the near future, then I implore you, reserve the land and don't allow this option to slip by.

### Pottsville's Infrastructure

- What provisions have the council made to cope with the growing community, please give a directive

### Plant more trees

- Disappointed the Tweed has only taken trees away since white settlement and there seems to be no extensive rehabilitation schemes in place

### Water rates – user pays

- Residing in duplex build 28 yrs ago (80 yr old single pensioner) only one water meter, advised to install separate water meter, and read it herself

### General complaints

- Too many services shifted to Tweed City from Tweed Centro such as Medicare

### Wish list

- Upgrade of Knox Park Murwillumbah
- Higher Police presence - 24 hours a day
- Heated Pool
- Increased car spaces
- Upgrade uniformity of businesses in Main Street, ie more pleasing aesthetically like Bangalow
- Expanded water storage and sewerage facilities
- Sealed roads
- Please consult the elderly residents who remember the disappearance of the sand dunes at Kingscliff for example. Developments east of the highway are only a short-term improvement.
- There should be no more development at Kingscliff or Cabarita until a long term plan has been put into place.

### Heritage Protection

- Provision for support to protect the Heritage of the Tweed, these tasks should be undertaken by a dedicated professional.
- Omission of Heritage Conservation from list of priorities puzzling. We would like to see that in the plan for the future, the past is not forgotten, swamped by a wave of development. Our traditional architecture and our scenic qualities, if preserved, will continue to attract discerning visitors and new residents.

### Responses by Associations

#### THE FOLLOWING ORGANISATIONS FORMALLY RESPONDED:

#### Kingscliff Ratepayers and Progress Association Inc

- We wish to express our concern re the % calculations used in the Tweed Shire Council 7 Year plan.
- The document does not make the level of future rate rises sufficiently clear and the general public could be misled in believing that this could be a one off flat rate increase.

#### Cabarita Beach / Bogangar Residents' Association Inc

- The form seems to be little more than a "mini consensus" and provides no room for individual comment, and the telephone survey being conducted, does not take note of any objections to the plan, seeking comment only on the positive.

#### Oxley Cove Community Group

- The meeting unanimously condemned as inadequate and short-sighted the projects listed for Tweed Heads / Banora Point under the "Projects by Area" heading.
- We feel that 87.64% of our rate increase is being spent "elsewhere" is excessive. Why has Banora Point been "lumped in" with Tweed Heads? We fail to see that projects in one will necessarily benefit the residents / ratepayer in the other area.
- Why is not one single dollar projected to be spend for the benefit of residents of Banora Point / Oxley Cove?
- The meeting condemned the inaccuracy of the information provided in Council publications - \$1 per week for 83% of ratepayers applies only to year 1 of the program and would increase each subsequent year due to compounding.
- The members of the Oxley Cove Community Group oppose both the project content and costing of the 7 Year Plan and strongly urges Council to review the 7 Year Plan.

#### Tweed Heads Historical Society Inc.

- Congratulates the Shire on attempting to plan to provide the infrastructure and cultural amenities that the recent unprecedented population growth now demands.
- We are concerned there is no provision for support to protect the Heritage of the Tweed area. We believe a dedicated professional should undertake this.

### The Monitor

- Complete waste of time as future Councils could vote to vary it.
- Financial projections flawed and misleading.
- The real increases over the next seven years would force the ageing and retiree-centric residents either out of the area, or prematurely into retirement institutions through financial hardship.
- No community consultation process, it represents Council's perspective of what individual communities in the Tweed might desire.
- No single Environmental Project.
- Rock wall concept has been discredited as an erosion protection measure worldwide.
- Plan should be scrapped immediately and properly researched and accurately costed then presented to the Ratepayers.

### Uki and South Arm Historical Society Inc.

- We are pleased to see budget proposals that will allow the development of the Museums Program to begin.
- The omission of Heritage Conservation from the list of priorities is puzzling.
- Our Society would like to see that in the plan for the future, the past is not forgotten, swamped by a wave of development. Our traditional architecture and our scenic qualities, if preserved, will continue to attract discerning visitors and new residents.

### Tweed Economic Development Corporation Ltd

- The board agreed in principle with the proposed plan on the basis that it will provide some direction on the future growth and management of the Shire. We also want it noted that the decision to support the plan in principle was based on the understanding the proposal was a 6% increase each year in the residential rate, above normal CPI increases.
- The recent increases in land tax valuation would not further impact on the residential rate base.
- Board support was also qualified on the basis that the increase in rates is to be used to assist with the diversification of the economic base of the Tweed economy away from a dependence on the population driven residential construction, serviced based economy.
- The proposed business rate was supported in principle again on the understanding that the first year increase would be 15%, not including CPI, and 6% for each year after.
- There is concern there seemed to be an over emphasis in the proposed plan on social and community plans, and that major potential economic projects had been removed, including Industrial Land Task Force, Rural Land Study Stage II and second Tweed airport.

### Pottsville Community Association

- The majority of Pottsville Community Association did not approve of the proposed rate rise. These people are bearing the cost of development by others of nearby properties and developments.



Murwillumbah Ratepayers and Residents Association

- As a large proportion of our members are pensioners, there is a lot of anxiety about the affordability of the proposed rate rises.

Tyalgum Literary Institute and Tyalgum Progress Association Inc

- We strongly object to the principle of appointed administrators in place of our democratically elected representatives.
- We object to administrators, in charge of the interim, producing a seven year plan. We fear that a democratically elected council will be unable to alter this plan. To us it is a grave misconception to hatch a plan for seven years that does not allow flexibility for changing conditions.
- The top priority for us is to have local government, run by councillors who have been elected by the people.
- Roads are a lifeline in outlying districts of the shire. Our second priority is the upgrading and maintenance so that we can have safe and comfortable roads for our school buses and other vehicles. To that end, funding should increase in section 4.
- The projected 6% rate rise is offensive to us. We believe it will cause hardship to already struggling rural industries, particularly with the compound effect in a number of years.
- Although such things as "youth support" are important, and many of the items are attractive, we would prefer less essential items to be scaled back with a corresponding reduction in the proposed rate rise.

Banora Point Residents Association

- In excess of 50 residents in attendance at the presentation voted unanimously to reject the 7 year plan.

Tumbulgum Community Association Inc

- Not happy as there is no individual mention of any planned works for Tumbulgum.
- The focus in the village is to have the roadways, pathways and kerb and guttering upgraded to a safe standard.

Combined Tweed Rural Industries Association

- Concerned the provision of basic services such as rural roads is ignored.
- Plan to spend \$1,000,000 on Murwillumbah Saleyards is of concern. It is acknowledged some money needs to be spent, although to spend more than is necessary would be money not well spent. With the declining number of cattle, the viable life of saleyards is fairly limited. Rural people would prefer to see the balance of the \$1,000,000 spent on rural roads.
- Increasing land valuations will also contribute to rate increases, at the end of 7 years rates will have virtually doubled, this is beyond the capacity of many farmers to pay, if farmers knew that in the next 7 years their incomes would double then they may look at the plan differently.
- Yes, it does make good business sense to develop a long term plan, but the means of funding the present plan will be an unfair and unaffordable impost on the farming community.

### The Mooball Moovers

- Rural areas and outlying villages are receiving scant consideration in this Plan.
- Attention to our roads is a necessity.
- We are dismayed at the plans failure to address fully the needs of the non-coastal village areas and, in particular for the Mooball-Burringbar.
- Plan is confusing; in section 4 it indicates allocation for rural roads of \$350,000.00 over 7 years, and yet refers in the details an amount of \$350,000.00 per annum, which is correct?

### Tweed & Coolangatta Tourism Inc (TACTIC)

- Has unanimously resolved to support TSC 7 yr plan.
- The TACTIC Board believes that business should fund business. To this end, the linking of a business levy to the implementation of the plan provides a sustainable source of funds to implement the plan from the key group who will benefit most from its implementation.

### Uki Village & District Residents Association Incorporated

- Strong opposition to rate rise, likely to be substantial with a compounding effect that could almost double existing rate levels.
- Residents want to remind Administrators Tweed income levels are well below State averages.
- Survey seeks input only about the priorities, there is no invitation to question those priorities.
- Priorities involving this magnitude of expenditure and impost on ratepayers need to be developed in an environment where there is proper accountability.
- If the proposed 7 year plan was to be adopted, improvements foreshadowed in our Locality Plan would seem to be a long way off.
- Uki Infrastructure concerns
  - Funding for heritage preservation
  - Avenue tree planting in Kyogle Road
  - Development of public spaces
  - Traffic management and parking strategies within the public domain
  - Establishment of pedestrian and cycle linkages within the village and its environs
  - Expansion of the existing reticulated sewerage system
  - Funding for riparian restoration of the Tweed River through Uki village, including the junctions of Rowlands and Smiths Creeks.
- Residents could not see the fairness in unelected officials making value judgements about their capacity to pay large increases in rates without having to be accountable for those judgements.
- Residents were very disappointed that the issues identified in the Uki Locality Plan seemed to have been overlooked.

### Tweed District Residents and Ratepayers Association

- In an ideal world the Seven Year Plan is an excellent blueprint for the Shire's future but we are most concerned at the capacity of the residential community to afford the "wish list" and ask that Council confine the rate rise to cover essential infrastructure needs only.

- The Shire has a larger percentage of pensioners than most LG areas. In fact it is 50% higher than the State average. Fixed income people/pensioners have no way to offset the fixed rates costs.
- Business rates should be increased, as these are tax deductible.
- The differential rural rate should be retained.
- Having regard for (3) and on the premise that (4) Holiday Parks sitting on land valuations of say \$10 Million, we ask is a 10% return satisfactory.
- Our members do not believe it is ratepayer's responsibility to provide community services other than those in the historic purview of LG.
  - Ratepayers are already paying for the Art Gallery, their supporters can "volunteer" their time to undertake these roles.
  - Education Officer – Museums; why spend this amount of money to alert professional educators when resources are available locally?
  - Volunteering Tweed - \$50,000 – we would suggest ratepayers would be very happily quadruple the funds to Volunteering Tweed.
  - Arkinstall Park - \$8 million – it is the responsibility of the sports user community to drive. Councils responsibility is to foster and encourage their wishes and then broker. It is not the responsibility of the ratepayers to "provide".
  - Cudgen Creek Bridge – those who bought at SALT are now being subsidised \$2.7 million by majority ratepayers for a rubbish solution.
  - Granny Flats where allowed, provide a doubling of the population with no contribution.
  - Norries Headland, we note the charter of the TCHP is to provide affordable tourist accommodation. The plan for Norries Head states "facilities to suit all tastes and budgets".
  - Compliance Officer for Council Run Caravan Park - \$465,300, the funding for this should be generated from within revenues generated by the TCHP.
  - Rock Wall Extension and maintenance - \$1m p.a. – Unequivocally NO.
  - Duranbah Beach Management Plan - \$450,000, surely management issues were addressed when the sand bypass was approved?
  - Playground for Children with Disabilities - \$365,000 – we would prefer to see this money allocated between several sites in the Shire.

#### Tweed Heads Environment Group Inc

- A final development plan needs to be approved before Jack Evans Boat Harbour Plan can be fully considered. Council reports indicate that two thirds of the staged development can be funded from government grants.
- Tweed Heads Environment Group has made submissions to Council and Government requesting that any new sewage treatment plant should be located in the Piggabeen catchment to facilitate the reuse of wastewater, reduce operating costs and reduce pollution of the Tweed River and our coastal zone.
- Concerns: these matters should receive further public consideration
  - Regional Swimming Pool and Carpark – Murwillumbah
  - Vegetation Management Plan
  - Coastline Management Plan (particularly Kingscliff Beach Wall)
  - Second Tweed Airport

### Tweed Chamber of Commerce

- Grave concerns, the financial implications of increased rates on farmers, self funded and fixed income retirees and the business community must ultimately create hardship. As you are well aware, the Tweed Shire is demographically unique and has a lower income than average. These increases will only add a further burden.
- Many items listed are a “wish list” and need further consultation with the community to establish the importance or otherwise of the expenditure.
- The document as it currently stands, is flawed and should be withdrawn for further consideration and consultation with the community by a duly elected Council.

### Casuarina Residents Association

- The bottom line for Casuarina Residents Association is that our members unanimously voted that we would be accepting of smaller level of rate rises if the Surf Lifesaving issue was addressed and included in the infrastructure proposed. However the current list of proposed infrastructure misses the mark for Casuarina Residents and rate increase proposed was too high as an indefinite rate rise.
- The majority of people who read “ratepayers will pay around \$1.00 a week extra for every year of the program” would stop reading and think that this would be good, and there is no need to fill in any surveys, let alone leave negative feedback to phone surveys. This sentence published, is simple and totally incorrect. The potential for our rates to soar in future years if this plan is accepted is of great concern.
- The “New Tweed Coast” is a burgeoning Tourist spot. Resorts have created a great environment for conferences, families, holiday, jobs for locals and a great place to live and enjoy life. However, the most basic of services is missing – we are bringing all these people to the Coast, yet we are doing very little to protect them on our beaches – we need permanent beach patrols, equipment and signage.
- We have formed our own Beachsafe Committee, we trust that we will be included in the new Working Group that Council staff are forming and not excluded because we are not a surf club.

### Rous River Landcare

- Tweed Vegetation Management Plan are of highest priority, in particular it is vital to direct roadside maintenance contractors and Country Energy contractors to control roadside weeds while not damaging native vegetation.
- Putting funding into “Projects Protecting the Environment” into stormwater drainage and sea walls to protect residential areas build in coastal areas at risk of erosion, storm surges and cyclone damage is misdirected.
- Rather than pouring money into “Planning for Sustainable Living” it needs to be spent now to make the Tweed sustainable and independent through growing our own food locally, growing crops for ethanol and biodiesel fuel, and funding residents for solar energy, solar hot water and rainwater tanks.
- The best agricultural soils should be kept for growing food and Rural Villages should be protected through individual Locality Plans being developed to suit each rural village area.

Joint Tweed Community Group/Chinderah Districts Residents Association Inc

- More time and community consultation is genuinely needed to allow the details to be fully discussed and absorbed.
- We ratepayers want our basic services provided first, the social, cultural community projects must come after our basic requirements have been met, Then, and only then, should museums, art galleries, bureaucracies and their facilities be put on the Councils agenda of Works.
- Nowhere is there any provision to upgrade Wommin Bay Road, yet over 2000 people live in Chinderah and most pay rates & have done so for years!
- More people are encouraged to come here, yet no provision for the Byrrill Creek Dam has been made to cater for these people.
- It has been noted the mention \$1 per week extra for every year of the program. This is totally inaccurate and even more so totally mischievous and misleading.
- We believe as administrators you have no mandate from Tweed Shire ratepayers to even contemplate such an onerous, plan for our Shire. An Elected council should consider such an imposition as this.
- Please provide the entire shire with the basics first and the ratepayers reception to increased rates may be more positive.
- Far too many properties in our community have already fallen to capital city property investors seeking capital gains. This is a real social problem. Investors are able to offset rate increases through tax deductions at the highest tax marginal rates which effectively reduce the impact of rate in half. Tweed ratepayers living in their own homes do not enjoy such an option.

Chillingham Community Association Inc

- CCA would like Council to recognise rural villages as distinct from coastal villages in its planning process
- Chillingham village seeks funding for its own Locality Plan.
- We ask what benefit in on-ground work will Chillingham residents receive from the planned rate increases?

Tweed Landcare

- Full support to the allocation of funds.

Murwillumbah District Business Chamber Ltd

- It appears that planning is already fate accompli and that implementation is a hand ostensibly without input to or acceptance of the planning.
- The presentation is misleading.
- Wildly expensive with virtually no consideration of less costly alternatives.
- Essential works will have to be separated from non-essential wish list categories.
- If any business had produced this document they would have more than likely left themselves open to prosecution by the Department Of Fair Trading the Trades Practices Commission or ACCC.

Murwillumbah Ratepayers and Residents Association Inc

- Rates increases will rapidly become unaffordable to the Shires pensioners and to single income families.
- Homeowners on the old age pension, welfare recipients in rental housing will be equally adversely affected.
- There is a disproportionate amount of money proposed to be spent on extravagant projects in the Tweed Heads area.
- Spending should be spread out over 15 years to reduce it's impact.
- The association welcomes smaller ticked spending as long as it is spread throughout the Shire.

Caldera Environment Centre Inc

- We believe that catering for growth has been expensive and promotional expenditure for TEDC and TACTIC should cease.
- On-site water collection and recycling should be implemented throughout the Shire.
- Sewage effluent should be recycled in a sustainable way on land or artificial wetlands.
- We support the realisation of the Tweed Vegetation Management Plan and the mandatory Local Environmental Plan.
- We regret that mapping of steep slopes above 18 degrees in the west of the shire is not included in the budget.
- There should be active promotion and protection of locally indigenous species by council and a well funded dedicated ecologist to drive the TVMP implementation process.
- Cease funding of TEDC and TACTIC, the function could be well provided by the very numerous real estate agents and development corporations now operating very successfully in Tweed Shire without spending rate-payers money.
- Money spent on Tweed Heads Jack Evans Boatharbour and the Kingscliff Sea Wall are inequitable and environmentally unsound.
- Water and sewerage reticulation should be analysed without the orthodox hydraulic bias and should be resolved more creatively.
- Growth "per se" is not always necessary or desirable, small can be beautiful and is usually cheaper than big which is often ugly.
- Wise decisions, creative design and bold political will deliver outcomes which most residents want. Carrying capacity is limited unless radical life-style changes are adopted or drastic environmental damage is accepted. It is councils job to properly protect our natural environment which, for the majority of residents, is the reason we choose to live in the Caldera.

**PETITIONS RECEIVED**

THREE PETITIONS WERE RECEIVED:

- **MURWILLUMBAH TOUCH ASSOCIATION, MURWILLUMBAH LEAGUES CLUB AND MURWILLUMBAH COLTS**  
  
THIS PETITION IDENTIFIED THAT THE GROUPS PRIORITY WAS TO HAVE AN OPEN DRAIN THROUGH THEIR SPORTS FIELDS PIPED AS A PROJECT WITHIN THE DRAINAGE CATEGORY.
- **POTTSVILLE DISTRICT YOUTH CENTRE – 550 SIGNATURES**  
  
THIS PETITION IDENTIFIED AN INDOOR YOUTH FACILITY FOR POTTSVILLE AS THEIR MAJOR PRIORITY.
- **Pottsville Residents of Ann & Elizabeth Street - 300+ Signatures**

RANKING PROGRAMS AGAINST IDENTIFIED PRIORITY

THE FOLLOWING TABLE COMPARES THE WHOLE OF SHIRE PRIORITY RANKING RESULTS FROM THE COUNCIL SURVEY WITH THE INDEPENDENT AUDIT SURVEY.

<b>RANKING FIRST PRIORITY – WHOLE OF SHIRE</b>				
<b>CATEGORY</b>	<b>COUNCIL SURVEY</b>		<b>AUDIT SURVEY</b>	
	<b>RANKING</b>	<b>PERCENTAGE</b>	<b>RANKING</b>	<b>PERCENTAGE</b>
<b>TRANSPORT &amp; ROAD PROGRAMS</b>	1	28.5	1	40.9%
<b>FACILITIES SUPPORTING COMMUNITY LIFE</b>	2	18.35	2	12.9%
<b>PROJECTS PROTECTING THE ENVIRONMENT</b>	3	10.74	2	12.9%
<b>PARKS &amp; RECREATION PROGRAMS</b>	4	8.81	4	8%
<b>PROGRAMS SUPPORTING SOCIAL DEVELOPMENT</b>	5	7.24	8	4%
<b>COMMUNITY SAFETY &amp; PROTECTION PROGRAMS</b>	6	3.99	5	6.3%
<b>PLANNING FOR SUSTAINABLE LIVING</b>	7	3.62	6	6%
<b>PROGRAMS SUPPORTING CULTURAL DEVELOPMENT</b>	8	1.07	9	3.1%
<b>PROJECTS SUPPORTING ECONOMIC DEVELOPMENT &amp; TOURISM</b>	9	1.03	7	4.3%
<b>LEADERSHIP &amp; GOVERNANCE</b>	9	1.03	10	1.7%
<b>NO RESPONSE</b>				

PROGRAMS THAT RANKED HIGHER IN ORDER OF FIRST PRIORITY THAN THE REVENUE ALLOCATION WERE:

- **COMMUNITY LIFE**
- **SOCIAL DEVELOPMENT**
- **TRANSPORT AND ROADS**
- **SUSTAINABLE LIVING**

PROGRAMS THAT RANKED LOWER IN ORDER OF FIRST PRIORITY THAN THE REVENUE ALLOCATION WERE:

- **CULTURAL DEVELOPMENT**
- **RECREATION PROGRAMS**
- **ECONOMIC DEVELOPMENT AND TOURISM**
- **ENVIRONMENT**

PROGRAMS WHERE THE PRIORITY WAS CLOSELY ALIGNED TO REVENUE ALLOCATION WERE:

- **COMMUNITY SAFETY AND PROTECTION**
- **LEADERSHIP AND GOVERNANCE**

DELIVERY OF THE PROGRAM IN TOTAL IS PREDICATED UPON A 6% RATE RISE (ABOVE THE APPROVED PERCENTAGE INCREASE FOR GENERAL INCOME) FOR EACH OF THE SEVEN YEARS OF THE PLAN. IN THE EVENT THAT THIS RISE DID NOT MATERIALISE ONE OPTION FOR COUNCIL WOULD BE TO ADJUST THE PROGRAM BUDGET ALLOCATION TO MORE CLOSELY ALIGN WITH THE COMMUNITIES IDENTIFIED PRIORITY AS DEMONSTRATED IN THE TABLE BELOW.

PROGRAM	FIRST PRIORITY RANKING (WHOLE OF SHIRE, COUNCIL SURVEY)
FACILITIES SUPPORTING COMMUNITY LIFE	18.35%
PROGRAMS SUPPORTING CULTURAL DEVELOPMENT	1.07%
PROGRAMS SUPPORTING SOCIAL DEVELOPMENT	7.24%
TRANSPORT AND ROAD PROGRAMS	28.5%
PARKS AND RECREATION PROGRAMS	8.81%
COMMUNITY SAFETY AND PROTECTION PROGRAMS	3.99%
PLANNING FOR SUSTAINABLE LIVING	3.62%
PROJECTS SUPPORTING ECONOMIC DEVELOPMENT AND TOURISM	1.03%
PROJECTS PROTECTING THE ENVIRONMENT	10.74%
LEADERSHIP AND GOVERNANCE	1.03%

**BUSINESS RATE**

STAFF ADDRESSED THE MURWILLUMBAH CHAMBER OF COMMERCE, THE TWEED HEADS CHAMBER OF COMMERCE AND THE BOARDS OF BOTH TEDC AND TACTIC. DURING ALL THESE PRESENTATIONS THE CHAMBERS AND BOARDS WERE SPECIFICALLY REQUESTED TO PROVIDE THEIR VIEW ON INCREASING THE BUSINESS RATE BASED ON THE PHILOSOPHY THAT BUSINESS SHOULD PAY FOR BUSINESS. THIS WAS PARTICULARLY RELATING TO THE PROPOSAL IN THE PLAN TO ALLOCATE SOME \$4 MILLION DOLLARS TO PROJECTS DIRECTLY SUPPORTING ECONOMIC DEVELOPMENT AND TOURISM. IN ADDITION TO THE DIRECT ALLOCATION MANY OF THE PROJECTS (JACK EVANS BOATHARBOUR REDEVELOPMENT, FOR EXAMPLE) WOULD HAVE A SIGNIFICANT POSITIVE IMPACT ON THE TWEED ECONOMY.

IN PROMOTING THIS PHILOSOPHY IT WAS ALSO ACKNOWLEDGED THAT TWEED'S BUSINESS RATE IS COMPARATIVELY LOW AS DETAILED IN THE TABLE BELOW.



**Comparison to other Councils**

Dumaresq	\$ 722.60
Ballina	\$ 953.00
Byron Other	\$1,545.74
Shoalhaven	\$1,601.74
<b>Tweed</b>	<b>\$1,771.54</b>
Gosford	\$1,853.19
Armidale	\$2,541.05
Hastings	\$2,728.29
Coffs Harbour	\$2,910.59
Lismore	\$3,187.69
Byron CBD	\$4,381.56
Bankstown	\$4,565.58
Newcastle	\$6,061.01
Lake Macquarie	\$7,353.70
Wollongong	\$7,353.70

AN ESTIMATED COMPARISON IS AS FOLLOWS:-

<b>COMPARISON OF BUSINESS RATE PROPOSAL</b>				
		<b>Current</b>	<b>15%</b>	<b>Increase</b>
A	Rate Amount (\$)	2,512,043.90	2,888,849.45	376,805.55
B	No of Properties	1,418	1,469	
C	Valuation	426,711,780	750,821,196	
D	Minimum	\$536.20	\$616.63	\$80.43
E	Rate in \$	.005644	.003598	
F	Average Valuation	300,925	511,110	
(C/B)				
(F x E)	Average Rate on Valuation	<u>\$1,698.42</u>	<u>\$1,838.97</u>	<u>\$140.55</u>
(A/B)	Average Rate on Number of Properties	\$1,771.54	\$2,037.27	\$265.73

IN REGARD TO THIS PARTICULAR ISSUE THE FOLLOWING RESPONSES WERE RECEIVED:

- **TWEED HEADS CHAMBER**  
*"FINANCIAL IMPLICATIONS OF INCREASED RATES ON FARMERS, SELF-FUNDED AND FIXED INCOME RETIREES AND THE BUSINESS COMMUNITY MUST ULTIMATELY CREATE HARDSHIP".*  
*"DOCUMENT FUNDAMENTALLY FLAWED – SHOULD BE WITHDRAWN"*
- **MURWILLUMBAH CHAMBER**  
*"DOCUMENT SHOULD BE WITHDRAWN" ETC.*  
 SIMILAR CONTENT TO TWEED HEADS CHAMBER.
- **TEDC**  
*"THE BOARD AGREED IN PRINCIPLE WITH THE PROPOSED PLAN...."*

***“DECISION TO SUPPORT THE PLAN IN PRINCIPLE WAS BASED ON THE UNDERSTANDING THAT THE PROPOSAL WAS A 6% INCREASE EACH YEAR IN THE RESIDENTIAL RATE, ABOVE NORMAL CPI INCREASES”***

***“PROPOSED BUSINESS RATE SUPPORTED IN PRINCIPLE ON THE UNDERSTANDING THAT THE FIRST YEAR INCREASE WOULD BE 15% NOT INCLUDING CPI AND 6% FOR EACH YEAR AFTER”***

- **TACTIC**  
***“BOARD HAS UNANIMOUSLY RESOLVED TO SUPPORT THE TWEED SHIRE COUNCIL’S 7 YEAR PLAN”***

***“REPRESENTS SOME 200 MEMBERS”***

***“THE TACTIC BOARD BELIEVES THAT BUSINESS SHOULD FUND BUSINESS”***

**COUNCIL’S BUSINESS RATE CURRENTLY GENERATES \$2.5 MILLION IN INCOME AND IN COMPARISON WITH OTHER AREAS THE RATE IS LOW. A ONE OFF INCREASE OF 15% (TOTAL) FOLLOWED BY SUBSEQUENT INCREASES OF 6% PER ANNUM WOULD GENERATE THE FOLLOWING ADDITIONAL INCOME:**

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	EXTRA INCOME OVER 7 YEARS TOTAL
15%	6%	6%	6%	6%	6%	6%	
\$375,000	\$547,000	\$729,000	\$923,000	\$1,129,000	\$1,346,000	\$1,578,000	\$6,627,000

**CONCLUSION:**

Council’s Survey indicated that the community appears to be evenly split on their view of paying additional rates to provide the services, with some 20.1% remaining undecided. The Independent Audit Survey concluded that most people did not like the idea of increased payments, in fact 57.4%. The Independent Audit Survey concluded that 57.4% did not like the idea of increased payments, with 38.3% providing a positive response and 4.3% were undecided or had no response.

The consultation process has resulted in the community clearly expressing its view in regard to the projects and services that are of highest priority. While everyone would clearly prefer to have these services provided without any increase in their rates bill this is simply not an option that is available. 40.1% of the respondents to the survey held a positive view to paying increased rates, 39.59% held a negative view and 20.4% remained undecided or did not respond.

Community input has demonstrated broad community support. On balance, because of this input and the future needs of the Shire, this report recommends that Council proceed with the 7 Year Plan.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

In accordance with proposed Seven (7) Year Plan.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

1. A copy of the special edition Tweed Link
2. Market Facts Independent Audit Survey Results
3. Forum/Meeting Notes
4. Council Survey Results
5. Group/Association Submissions
6. Petitions
7. Residents Submissions

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## REPORTS FROM THE DIRECTOR GOVERNANCE & CORPORATE SERVICES

### 2 [GC-CM] 2006/2009 Draft Management Plan, 2006/2007 Draft Budget/Fees and Charges and 10 Year Long Term Financial Plan

#### ORIGIN:

Corporate Performance

#### SUMMARY OF REPORT:

The 2006/2009 Draft Management Plan (which forms an attachment to this Business Paper) is part of the process of providing clear purpose and direction in the management planning of Council's proposed activities, functions and services over the next three years. The Plan includes the Draft Budget 2006/2007 of \$165 million, Revenue Policy, Fees and Charges.

The Minister for Local Government has set the variation of general income for the rating year commencing 1 July 2006, in accordance with Section 506 of the Local Government Act 1993 at 3.6%.

Council has undertaken an extensive community consultation process to determine a proposal to apply to the Minister for Local Government, under Section 508(A) of the Local Government Act for a special rate variation of 6.0% each year above the approved annual Government variation increases for a seven (7) year period to deliver a \$133 million infrastructure and services plan.

Council will be required to decide on the proposed special variation prior to the adoption of this report, as that decision does impact on the recommendations contained in this report.

The 2006/2007 draft budget has an extensive capital works program of \$90 million that will support growth and community needs in the Shire.

Council has prepared a 10 year long term financial plan to measure future financial capacity based on current trends, which will assist in decisions that have long term financial consequences.

**RECOMMENDATION:**

**That:**

- 1. The 2006/2009 Draft Management Plan, the 2006/2007 Draft Budget, based on a 3.6% increase and 2006/2007 Fees and Charges be placed on exhibition for public comment from Saturday 5 May 2006 to Wednesday 7 June 2006.**
- 2. A public meeting on the 2006/2009 Draft Management Plan and 2006/2007 Draft Budget be held at Tweed Heads Civic Centre on Monday 22 May 2006.**
- 3. Submissions received will be considered by Council at its Meeting of 13 June 2006, with the view to finalising and adopting the Draft Management Plan/Budget.**
- 4. The Council 10 year Long Term Financial Plan be adopted.**

## **REPORT:**

### **What is the Management Plan?**

Council's Management Plan is the strategic mechanism in the Local Government Act within which planning, policy making and management takes place. It translates the strategic thinking of Council's Strategic Plan.

The Management Plan is Council's major business planning document.

### **Management Plan - 2006/2009**

The Management Plan provides a three-year program aimed at effectively meeting the expected needs of the community. The Plan states Council's vision, mission, projects and initiatives that Council proposes to undertake during 2006/2007 and priorities for 2007/2009.

Each project or initiative has attached to it performance management measures and target dates, which will be used to determine how Council is performing during 2006/2007. These performance management measures will form the basis of the General Manager's quarterly reports and the annual report to the community.

### **Community Consultation**

The next stage of the Management Plan process involves seeking feedback from the community, as to their views of the Plan. To facilitate this process the draft management plan and supporting documents will be placed on public display on Council's Internet, Tweed Heads and Murwillumbah Civic Centres and libraries at Tweed Heads, Murwillumbah and Kingscliff.

Ratepayers will be encouraged to express their views on the Plan to Council, as well as to liaise with Council Officers seeking clarification of issues associated with the various projects and initiatives.

It is proposed that a public meeting for discussion on the Draft Management Plan and Draft Budget be held at the Tweed Heads Civic Centre, on Monday 22 May 2006.

### **Legal Requirements**

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

- Council's activities for at least the next three years; and
- The Council Revenue Policy for the next year.

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

- A statement of the principal activities that the Council proposes to conduct;
- A statement of the objectives and performance targets for each of its principal activities;
- A statement by which the Council proposes to achieve these targets
- A statement of the manner in which the Council proposes to assess its performance in respect to each of its principal activities; and
- Statements with respect to such other matters as may be prescribed by the regulations.

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

- Capital works projects to be carried out by the Council;
- Services to be provided by the Council;
- Asset replacement programs to be implemented by the Council;
- Sales of assets to be conducted by the Council;
- Activities of a business or commercial nature to be undertaken by the Council;
- Human Resource activities (such as training programs) to be undertaken by the Council;
- Activities to properly manage, develop, protect, enhance and conserve the environment in a manner that is consistent with and promotes the principles of ecologically sustainable development;
- Activities in response to and to address priorities identified in, the Council's current comprehensive report as to the state of the environment and any other relevant reports;
- Programs to be undertaken by the Council to implement its equal employment opportunity plan; and
- Details of access and equity strategies identified in the Social Plan and other plans that are integral to social justice and which enhance community wellbeing.

The General Manager must report to the Council within 8 weeks after the end of each quarter as to the extent to which the performance targets set by the Council's current Management plan have been achieved during that quarter.

Council prior to 30 June 2006 must adopt the Management Plan for 2006/2009.

### **Budget Overview**

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

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



## **Council's Financial Plan (2006/2007) – Budget**

The budget based on a 3.6% increase, as presented in the General Fund is balanced. If any surplus funds become available from operations during the year, these should be applied to increase the level of accumulated funds.

### **The Budget Document**

The budget document provides information on the types of services that council proposes to provide during the 2006/2007 financial year and at what level. Detailed information on financial sources and expenditure categories have been identified within each of Council's Principal Activities, for the five Action Plans. Information on Council's Principal Activities and Action Plans is described in the strategic component of the Management Plan.

As a financial plan, the budget outlines how much the council services will cost and how they will be funded. The budget document includes appropriations from operational funds for capital projects and the cost impact of the maintenance of these projects is reflected in the document.

### **Budget Format**

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

The Financial Strategies segment of the strategic component of the Management Plan outlines the key financial strategies, which have been incorporated into the development of the budget. Such strategies include: -

- To maintain a Balanced Budget;
- To maximise income from all sources, subject to the stated policies of Council;
- To provide works and services at levels commensurate with budget allocation;
- To restrain expenditure, wherever possible;
- To achieve economy of operation; and
- To optimise the return on funds and investments.

**Variation to General Income for 2006/2007**

Proposed 2006/2007 Rate Structure (Minimum Rates)

	2005/2006	2006/2007 at 3.6%
Ordinary Rate:-		
Residential	\$536.20	\$555.50
Business	\$536.20	\$555.50
Farmland	\$536.20	\$555.50
Sewerage Charge	\$445.00	\$473.00
Water Access Charge	\$ 90.00	\$95.00
Domestic Garbage Charge	\$183.50	\$189.00
<b>Minimum Rate</b>	<b>\$1254.70</b>	<b>\$1,312.50</b>
<b>Pensioner Rebate</b>	<b><u>\$425.00</u></b>	<b><u>\$425.00</u></b>
<b>Net Pensioner Minimum Rate</b>	<b><u>\$829.70</u></b>	<b><u>\$887.50</u></b>
Increase in Minimum rates from 2005 – 2006		\$57.80
Percentage Increase in Minimum Rates from 2005 – 2006		4.60%
Pensioners		6.9%

Minimum general rates comprise **40%** of general income.

\* 2003/04 Financial Indicators – NSW Average: Tweed Shire Council (TSC)

1. Average Rate per Residential Property Assessment

NSW	GROUP	TSC
\$605.00	\$641.36	\$601.81

2. Average Rate per Farmland Assessment

NSW	GROUP	TSC
\$1,472.00	\$1,190.74	\$1,038.94

3. Average Rate per Business Assessment

NSW	GROUP	TSC
\$3,449.00	\$4,726.71	\$1,636.70

\* Source: Department of Local Government Comparative Information on NSW Local Government Councils

## Revenue Policy

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

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

- Cost relating to a particular service or function of local government;
- Any revenue which may be earmarked for that service or function: and
- Options for recovering the cost of a service or function.

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

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

## What services can be charged for?

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

- Which groups (persons or entities) will benefit from the service?
- Can this target group be charged for the service?
- Should this target group be charged for the service?
- How will the target group be charged?
- Will the target group pay, or will other groups be forced to subsidise the provision of the service?

## 10 Year Long term Financial Plan

### Purpose

Council is required under Section 8 of the Local Government Act 1993, as part of councils' charter, to "have regard to the long term and cumulative effects of its decisions". The Long Term Financial plan has been prepared with this in mind.

The Long Term Financial Plan relates to the 2005/06 to 2015/16 financial years. The main purpose of the plan is to forecast Council's financial capacity for the next 10 years. This is achieved by:

- identifying new projects and their sources of funding
- incorporating known expenditure such as repayments of existing loans
- attempting to project forward existing expenditure and income, taking into account historical growth rates

The Long Term Financial Plan is by necessity a guiding document in the sense that it can never be 100% accurate due to changing circumstances. With this in mind, actual results are likely to vary from the information provided in this document. An annual review of the plan will provide an updated appraisal of the ongoing financial capacity of Council.

This Plan relates to the activities encompassed by Councils General fund. A separate plan has been compiled relating to activities encompassed by Councils Water and Sewer activities.

### **Objectives**

As part of the analysis of the purpose of the plan a number of objectives were identified in an attempt to determine if on present trends there is sufficient revenue to:

- Maintain or expand existing services
- Replace infrastructure, both existing and future
- Undertake new projects, in line with Council's strategic direction
- Ensure long term financial sustainability

### **Summary**

In preparing the Budget, every effort has been made to address the objectives and strategies of the Draft Management plan and is only presented after many months of discussions and deliberations.

### **LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

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

- Council's activities for at least the next three years; and
- The Council Revenue Policy for the next year.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

1. Draft 2006/2009 Management Plan (DW 1380876 DOC) and DW 1381382 PDF)
  2. Draft 2006/2007 Budget (DW 1381432 PDF)
  3. Draft 2006/2007 Fees and Charges (DW 1382051 DOC)
  4. Revenue Policy and Statement (DW 1380875) and (DW 1381379 PDF)
  5. 10 Year Long Term Financial Plan (DW 1381432 (PDF)
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## REPORTS FROM SUB-COMMITTEES/WORKING GROUPS

### 3 [SUB-LTC] Minutes of the Local Traffic Committee Meeting Held 13 April 2006

VENUE:

Peter Border Room

TIME:

Commencing at 9.00am.

PRESENT:

Committee Members: Mike Baldwin, Roads and Traffic Authority; Mr Neville Newell, MP, Member for Tweed.

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

APOLOGIES:

Mr Don Page MP, Member for Ballina, Jason Thrupp, NSW Police.

MINUTES OF PREVIOUS MEETING:

RESOLVED that the Minutes of the Local Traffic Committee Meeting held Thursday 16 March 2006 were tabled at the meeting and accepted by the Committee as a true and accurate record of the proceedings.

#### SCHEDULE OF OUTSTANDING LOCAL TRAFFIC COMMITTEE ITEMS

Item from Meeting Held 16/3/06:

3. Bakers Road, Murwillumbah  
R0280 Pt1; DW1346133; Street - Sign; Traffic - Parking Zones; New Art Gallery

*"Request received in relation to parked vehicles at the art gallery. The parked vehicles are making it difficult for persons at 41 Bakers Road to exit their property.*

*This item deferred until the extensions to the Art Gallery are complete as extra on-site car parking should be provided.*

*To be brought forward to the Local Traffic Committee meeting in September 2006.*

*For Council's information."*

Current Status: To be brought forward to the LTC for meeting in September 2006.

---

BUSINESS ARISING:

Item from Meeting held 19/5/05

4. Pottsville / Mooball Road, Pottsville

R4420 Pt3; DW1195084; Traffic - Speed Zones; Safety

*"Request received for a reduction in the speed limit from 100kph to 80ph on the section of Pottsville Mooball Road from where the 100kph commences to Mooball to take in all the winding areas.*

*It was noted that speed counts have been performed in the past and this location will be reviewed once the reconstruction of Cudgera Creek Road is completed.*

*To be brought forward to the meeting of June 2006.*

*For Council's information."*

Current Status: To be brought forward to the LTC for meeting in June 2006.

*For Council's information.*

Current Status: To be brought forward to the LTC for meeting in December 2005.

Item From Meeting held 15/12/05

*"The Committee noted that road works are not yet completed. To be brought forward to the LTC meeting in March 2006.*

*For Council's information."*

Current Status: To be brought forward to the LTC for meeting in March 2006.

Item From Meeting held 16/3/06

*"To be brought forward to the Local Traffic Committee for meeting in April 2006.*

*For Council's information."*

Item From Meeting held 14/4/06

The Committee noted that the roadworks are not yet finished. Decided that speed counts are to be performed prior to the June 2006 meeting. To be brought forward to the Local Traffic Committee meeting of June 2006.

For Council's information.



Item from Meeting held 16/3/06

1. Wharf Street, Tweed Heads  
R5901 Pt2; DW1350105; Terranora Terrace; Traffic - Parking Zones; Ppty 33792

*"Request received for timed parking limits for the car park at Jimbo's Restaurant. This is due to claims that other vehicles not associated with Jimbo's are utilising their parking area.*

*Decided that this item be deferred to the April 2006 meeting for the provision of further information from the Development Services Unit.*

*For Council's information."*

Item From Meeting held 14/4/06

The Committee noted that the parking areas in the vicinity of Jimbo's is public parking available for anyone to use, however, staff of nearby businesses should be utilising on site parking. The Committee was advised that the Development Assessment Unit are pursuing compliance with neighbouring businesses in regard to on-site car parking.

For Council's information.

---

Item from Meeting held 16/3/06

12. Machinery Drive, Greenway Drive and Tierney Place, Tweed Heads South  
R3250 Pt4; R2315 Pt1; R5485 Pt1; DW1360073; Traffic - Weight of Vehicles (inc B-Doubles)

*"Request received for an extension to the B-Double route from the end of Machinery Drive to the entrance gate at the Tweed Heads Motor Registry, Greenway Drive, South Tweed Heads.*

*This is to allow roadworthiness inspections to be conducted on B-Doubles at the Tweed Heads Motor Registry. The Motor Registry is drive through and the exit is on Tierney's Place, South Tweed Heads, and an existing B-Double route.*

*Concern was raised with what impact the inspection of B-doubles may have on Machinery Drive and how the vehicles would be managed on-site.*

*To be brought forward to the April 2006 meeting.*

*For Council's information."*

Item From Meeting held 14/4/06

To be brought forward to the meeting of 18 May 2006 for the Police Representative to be in attendance as he has had discussions with RTA inspectors regarding the matter.

For Council's information.

---

GENERAL BUSINESS:

PART A

1. Bay Street, Tweed Heads

R0470 Pt3; DW1363828; Traffic - Parking Zones

Request received for:-

1. The loading zone at 33 Bay Street to be changed to short term parking (possibly 10 minutes).
2. The 2 parking spaces between Navigational Lane and Wharf Street that are designated for a "Bus Zone" between 8:30pm and 7:15am, which is reported as unused. It is suggested that these 2 parking spaces be zoned short term parking for 10 minutes.

Council's parking enforcement ranger has investigated the problem and supports (1) in the above request as it is considered a better method of managing conflicting demands in the area. The Committee noted that the loading zone would be moved about 30 metres however should not be an issue and supported the proposal.

RECOMMENDATION:

1. The existing loading zone at 33 Bay Street be changed to 10 minute short term parking.
  2. The 2 parking spaces between Navigation Lane and Wharf Street that are designated for a "Bus Zone" between 8:30pm and 7:15am, be converted to a "Loading Zone" from 7:15am until 5:30pm.
-

2. Palm Avenue and Intersection with Coast Road, Bogangar  
R4060 Pt1; Tweed Coast Road; DW1344840; Traffic - Parking Zones

Request received in relation to parking at the eastern end of Palm Avenue, Cabarita Beach and the intersection of Palm Avenue and Coast Road, Cabarita Beach. The Committee discussed the issues and noted the problems appear to be intermittent and will be monitored in conjunction with the associated developments and the preparation of the draft DCP for the area. It was considered appropriate to install "No Stopping" signs at the Coast Road intersection to reinforce the statutory no stopping areas, given its proximity to the CBD.

**RECOMMENDATION:**

That 'No Stopping' signs be installed at the intersection of Palm Avenue and Coast Road, Cabarita Beach.

---

3. Kingscliff Street, Orient Street, Sutherland Street, Kingscliff  
R3960 Pt1; Kingscliff Street, Sutherland Street; DW1354964; Kingscliff Public School;  
Traffic - Safety; Traffic - School Zones; Traffic - Pedestrian Crossing

Request received for review of the following sites in relation to school safety:-

1. 5 way roundabout connecting Kingscliff Street and Sutherland Street. Concerns have been raised in relation to safety of student when crossing at this location on their way to and from school.
2. The location of the school crossing in Orient Street. Concern has been raised as to the close proximity to the corner, access, vision, slope of roadway and safer crossing options further up the street closer to the school.

The Committee commented as follows:-

1. That crossing points on all legs of the roundabout are provided and comply with relevant standards. It is suggested that the school raises the issue with parents and jointly educate the students to cross roads at the appropriate locations. The School should also be advised that Roads & Traffic Authority research shows that children under the age of 10 should be accompanied by an adult in a traffic environment.

2. In relation to the location of the school crossing the previous Principal of the school had requested that the school crossing be located in its current position. A condition of the crossing being placed was that the school agreed to display the 'crossing flags' in the morning and afternoon. The Road Safety Officer undertook to meet the Principal on site to explain site constraints.

For Council's information.

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4. Quayside Court, The Anchorage, Tweed Heads  
R4492 Pt1; DW1360708; Traffic - Parking Zone

Request received for the installation of "No Parking" signs at the end of Quayside Court in the turning bay. It is reported that various recreational and other vehicles park in the bay on a permanent basis, preventing the use of the bay for turning. The Committee noted that the subject area was constructed to facilitate vehicles turning, not as a parking bay, and supported the request.

RECOMMENDATION:

That 'No Parking' signs be installed at the western end of Quayside Court in the turning bay.

---

5. Bay Street, Tweed Heads  
R0470 Pt3; DW 1372332; Traffic - Parking Zones; Loading Zones; Bus - Stops

Request received for changes to the "Loading Zone/Bus Zone".

This item was discussed in conjunction with Item 1 at this meeting and the same Recommendation proposed as follows:-

RECOMMENDATION:

That:-

1. The loading zone at 33 Bay Street be changed to 10 minute short term parking.
  2. The 2 parking spaces between Navigation Lane and Wharf Street that are designated for a "Bus Zone" between 8:30pm and 7:15am, be converted to a "Loading Zone" from 7:15am to 5:30pm.
-

6. Waugh Street, Chinderah

R5860; DW1373794; Traffic - Weight of Vehicles; Traffic - Speed Zones

Request received for:-

1. A reduction of the speed limit on Waugh Street in the area of Chinderah Bay Drive to 50kph.
2. The installation of appropriate signage to slow the speed of b-double vehicles.

The reduction to the speed limit was not supported due to the function of the roads being distributor roads providing access to the highway. The increased height of the b-double loads will not impact on the number of trucks using these roads. Advisory signs aimed at b-doubles are not considered to be effective as b-doubles negotiating these roads would unlikely be in excess of 60kph.

It was decided that this matter be referred to the Police for enforcement as required.

For Council's information.

---

PART B

Nil.

NEXT MEETING:

The next meeting of the Local Traffic Committee will be held Thursday 18 May 2006 in the Peter Border Room commencing at 9.00am.

The meeting closed at 11:10am.

**DIRECTOR'S COMMENTS:**

Nil

**DIRECTOR'S RECOMMENDATIONS:**

As per the Committee's recommendations.

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**4 [SUB-TRC] Minutes of the Tweed River Committee Meeting held Wednesday 12 April 2006**

VENUE:

Canvas & Kettle Meeting Room, Murwillumbah Civic Centre

TIME:

9.10am

PRESENT:

David Oxenham (Chair); Robert Quirk (Tweed River Advisory Committee & NSW Cane Growers' Association); Richard Hagley (DIPNR); Martin Dobney (Action Sands Chinderah); Harry Christopher (Bilambil Heights Progress Assoc); Claire Masters (Tweed Landcare Inc); Errol Wright (Tweed River Charter Operators); Jane Lofthouse, Tom Alletson, Geoff Edwards, Marty Hancock (Tweed Shire Council)

INFORMAL:

Dr Tony Chiffings, International Water Centre; Jan McCrohon (Minutes Secretary)

APOLOGIES:

Max Boyd (Tweed Shire Council Administrator)

MINUTES OF PREVIOUS MEETING:

Moved: Robert Quirk

Seconded: Claire Masters

RESOLVED that the Minutes of Meeting held Thursday 9 February 2006 be accepted as a true and accurate record of the proceedings of that meeting.

BUSINESS ARISING:

Item from Meeting held 9 February 2006

1. General Business Item 7 – Stotts Channel Dredging

Navigation; Dredging

Robert Quirk declared an interest in this item.

Information was received from Martin Dobney regarding costs of creating a new navigation channel on the outside of Pelican Island near Stotts Channel, based on the bathymetric survey undertaken by NSW Maritime. To remove approximately 120,000 cubic metres at an approximate cost of \$15 - \$20 /m<sup>3</sup> would require an investment of up to \$2,400,000. It was agreed that the TRC would concentrate on Stotts Channel plug removal, but need to speak to Maritime Authority to see if there are any funding opportunities for the navigation channel on the outside of Pelican Island.

---

Item from Meeting held 9 February 2006

2. Business Arising – Creek Name Signs on Bridges

Tweed River Committee

Geoff Edwards asked about the status of bridge signs. Tom said there are higher priority signs being done first, but they are still on the list of signage projects.

---

Item from Meeting held 9 February 2006

3. Business Arising Item 1 - Flood Levee Erosion Kynnumboon

Riverbank Erosion; Flood Levee Wall

Claire Masters asked about the rationale of planting vetiver grass to stabilise river banks at Kynnumboon. Tom gave an update on the project – works have commenced, Tom met with the land holder, who asked if the project could proceed without the vetiver grass. The project is going ahead using natives at this stage.

---

CORRESPONDENCE IN:

1. UNSW Proposed ARC Linkage Project on Bull Sharks in the Tweed River

Tweed River Committee

Jane Lofthouse presented a report to Council by Iain Suthers from the University of NSW who is preparing an ARC Grant on the behaviour of Bull Sharks in coastal waters, and would like to use the Tweed River as one of his study sites.

The research will provide information in 4 areas:-

- 1) Detailed movements, individual tracking, home range, philopatry in Sydney Harbour-Parramatta River, Botany Bay-Georges River, Tweed River (bull sharks and dusky whalers are reported to be relatively easy to capture and tag);
- 2) Broadscale movements along coast using DPI-Fisheries and CSIRO-marine listening posts, in relation to oceanographic signals such as warm water;
- 3) Spin-off projects on re-stocked mulloway tracking, Port Jackson sharks and stingrays, or any other iconic marine species at risk in coastal waters;
- 4) Policy advice, management.

The TRC has been requested to allocate \$10, 000 per year for 4 years to the project.

Robert Quirk proposed that this research didn't fit our program and recommended that we should not support it as it is outside the scope of this Committee.

Jane to respond to Mr Suthers..



2. Valuation of Ferry Ramp Land at North Tumbulgum

Boat Ramps

The committee resolved to obtain a valuation of a piece of foreshore land at North Tumbulgum with a view to purchase the land to maintain public access along this portion of foreshore. A valuation of \$35, 000 has been received.

The only way the land could be compulsorily acquired would be for road purposes. It is not within the brief of this committee to fund it, the Chair felt, but the Council may feel it worth purchasing. The alternative would be to give up the licence on the ramp. Robert Quirk felt we should go ahead and ask the Council to purchase it.

Moved: Robert Quirk

Seconded: Errol Wright

RESOLVED that it be recommended that Council purchase the property based on the valuation and determine how the purchase of this land is to be funded.

RECOMMENDATION:

That Council purchase the property based on the valuation and determine how the purchase of this land is to be funded.

---

3. Funding for Remediation of Priority Fish Passage Barriers

Fisheries

Tom Alletson outlined a letter from NSW DPI Fisheries to Council with information on 5 high priority structures within the Tweed River (freshwater areas) that obstruct fish passage. Fisheries have funding from the CMA to allocate to removal of structures. Council Officers will be assessing these structures to determine if and how they can be removed.

Tom to check the structures with Council's Maintenance Engineer. Fisheries will give \$40,000 at one to one funding ratio or if crossing can be removed totally it will be fully funded.

---

4. Invite Environmental Restoration Conference

Tweed River Committee

Tom Alletson presented information for Committee members on the Invite Environmental Restoration Conference (Ballina 18-19 May). Attendance on behalf of the TRC should be considered, and a flyer was circulated to members – for discussion in General Business.

The NSW Coastal Conference is to be held on 7, 8 & 9 November at Coffs Harbour, and a flyer was tabled on this also.

---

CORRESPONDENCE OUT:

1. Letter to Gold Coast Airport

Cobaki Broadwater

As per the resolution of last meeting (9/2/06) a letter has been sent to GCAL requesting information on recent works being undertaken on its land. Copies of the letter were also sent to the relevant Ministers.

David Oxenham had received a phone call from Dennis Chant who was unable to attend this TRC meeting, but they are prepared to provide for the Committee members a 2 hour workshop to outline the works being carried out on the airport land. Suggested dates are 12, 15 & 18 May. Marty Hancock mentioned that Steve Bishop is preparing questions on the Tugun Bypass land, and that he might be interested in attending this workshop. David said that Steve might also consider accessing the website that is available, which has secure access and all of the management plans etc.

David Oxenham and Patrick Knight will be attending the next Environmental Steering Committee meeting on the Tugun Bypass Project to indicate Council's interest in the project.

David asked if TRC members would be interested in attending the airport workshop, and most members replied in the affirmative. The most suitable date would be 18 May. David Oxenham agreed to advise members by email of confirmed date and location.

---

2. Recreational Boating Strategy Appointment

Boating

Patterson Britton Partners have been appointed to undertake this investigation. They will most likely be ready to do a presentation at the next TRC meeting.

---

AGENDA ITEMS:

1. Identifying the Short and Long Term Effects of Tidal Restoration in the Tweed River Floodplain - Marty Hancock, Project Proposal

Acid Sulphate Soils

Marty Hancock presented a research proposal by the Uni of NSW which considers the short and long term effects of tidal flushing on water quality of drainage lines in ASS areas, with detailed investigation of chemical relationships affecting export of contaminants to the Tweed River. Application received from the Uni of NSW for Council to provide \$43,000 over 3 years to assist in the research project.

Robert Quirk felt that this research would be important to land holders in order to progress and recommended that the Committee consider funding this project.

Marty introduced a recent paper outlining the issue of black water events. A copy of this paper will be circulated by email to those interested. Tom requested that an information sheet be produced for the public on black water events.

Moved: Martin Dobney

Seconded: Geoff Edwards

RESOLVED that the Committee provide the funding of \$22,200, \$13,000 and \$8,000 over a period of 3 years from the Acid Sulphate Soil allocation as requested, if the Australian Pacific Science Foundation funding application is not successful.

---

*Dr Tony Chiffings arrived at 10.25am*

2. Cobaki and Terranora Broadwaters Ecosystem Health Assessment and Sustainability Assessment - Dr Tony Chiffings, International Water Centre

Monitoring

TSC was successful in applying to the Australian National University to have a Sustainability Assessment and Management Plan prepared for the Cobaki and Terranora Broadwaters. Geolink have been appointed as the local consultants to undertake this work. Additionally, Dr Tony Chiffings of the International Water Centre in Brisbane provided a report on progress made in the design of an ecosystem health assessment and ecological health monitoring program for these waterways, and the Tweed River catchment and estuary overall.

*Dr Tony Chiffings left the meeting at 11.30am*

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3. Cobaki and Terranora - Riparian Rehabilitation Plans and Literature Review  
Plan of Management

A report on the progress made in the development of study briefs to undertake the above work (as discussed during the last TRC meeting – see minutes) was provided by Tom. A brief for a weed management plan has been prepared to go out to consultants, along with a prioritised work plan, and the necessary approvals process to carry out the work.

---

4. Murwillumbah River Reach Enhancement Plan - Brief  
Plan of Management; Riparian Projects

A report on the progress made in the development of study briefs to undertake the above work (as discussed during the last TRC meeting – see minutes) was provided. Tom presented the objectives of a study into the river bank areas adjacent to Murwillumbah as follows:-

- Prepare an overall design that will increase the aesthetic appeal of the River Reach.
- Prepare recommendations that will increase pedestrian use of the river banks for walking, non-water based recreation and appreciation of views.
- Prepare a vegetation management plan, including recommendations for weed management and supplementary planting.
- Prepare designs to address any areas of bank in stability in the study area.
- Consider Aboriginal and European cultural heritage and opportunities to increase public appreciation and awareness of significant historical use.
- Prepare a prioritised, staged and approximately costed implementation plan that can be applied over 5 years.

The committee voiced approval of the proposed direction of the study and its enthusiasm to proceed with the project.

---

5. Byrrill Creek Riparian Rehabilitation Plan - Implementation Arrangements  
Riparian projects

The Byrrill Creek Riparian Rehabilitation Plan has been completed and submitted to the NRCMA and Council. The NRCMA put \$35,000 into the planning stage of the project, with a high quality result. Council is now required to implement the plan with funds received from the NSW Environmental Trust, TSC water quality fund and TRC support. An overview of the report was provided, and implementation arrangements discussed.

---

6. Bird Hide  
Terranora Broadwater

Tweed Bird Observers have been supported by TRC in preparing a detailed design and cost estimate for a bird hide in Trutes Bay. The group has also approached the Committee requesting support for an Envirofund application for funding construction of the bird hide, to the extent of \$25,000 being 50% of the estimated total cost.

It was determined that the timing of the Envirofund application was premature, given that final designs and approvals for the structure have not been finalised.

Moved: Claire Masters

Seconded: Robert Quirk

RESOLVED that the Committee supports the proposal in principle to contribute up to \$25,000 funding for an application to a funding body. The project to gain detailed design and development approval before grant funding is sought.

*Harry Christopher left the meeting at 11.50am*

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7. Glossy Black Cockatoo Action Plan  
Tweed River Committee

Tom discussed the Glossy Black Cockatoo Conservancy Program and the opportunity for this committee to become involved in a regional cooperative scheme. Geoff Edwards pointed out there is a colony of them in the Round Mountain area, and recommended that the Tweed River Committee be involved in the cooperative program to maintain their populations.

Moved: Geoff Edwards

Seconded: Claire Masters

RESOLVED that the Committee support in principle the Glossy Black Cockatoo Conservative Program and Geoff Edwards to report back to the next meeting with a proposal on how we can help.

---

GENERAL BUSINESS:

8. Environmental Grants Opportunities

Tweed River Committee

Information on this was tabled to the Committee on several avenues of finding financial support for environmental projects.

---

9. Chillingham Community Water Grant

Riparian Projects

Chillingham Community Association were successful in their application to the Community Water Grants. TRC had supported the project with \$5,000 for riparian rehabilitation. Claire Masters thanked the Committee for their support in obtaining a Community Water Grant of \$43,000.

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10. The Anchorage, Tweed Heads

Canals

Errol Wright pointed out that the flap gates should be removed because the water flow needs improving. He felt that the gates are not opening far enough to let clean water flow through to Southern Boat Harbour. David disagreed and said that divers regularly check the gates.

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NEXT MEETING:

The next meeting of the Committee is to be held on Wednesday 14 June 2006 at the Canvas & Kettle Meeting room commencing at 9.00 am.

The meeting closed at 12.10pm.

**DIRECTOR'S COMMENTS:**

Nil.

**DIRECTOR'S RECOMMENDATIONS:**

As per Committee recommendations except for Item 2 as follows:-

**2. Valuation of Ferry Ramp Land at North Tumbulgum**

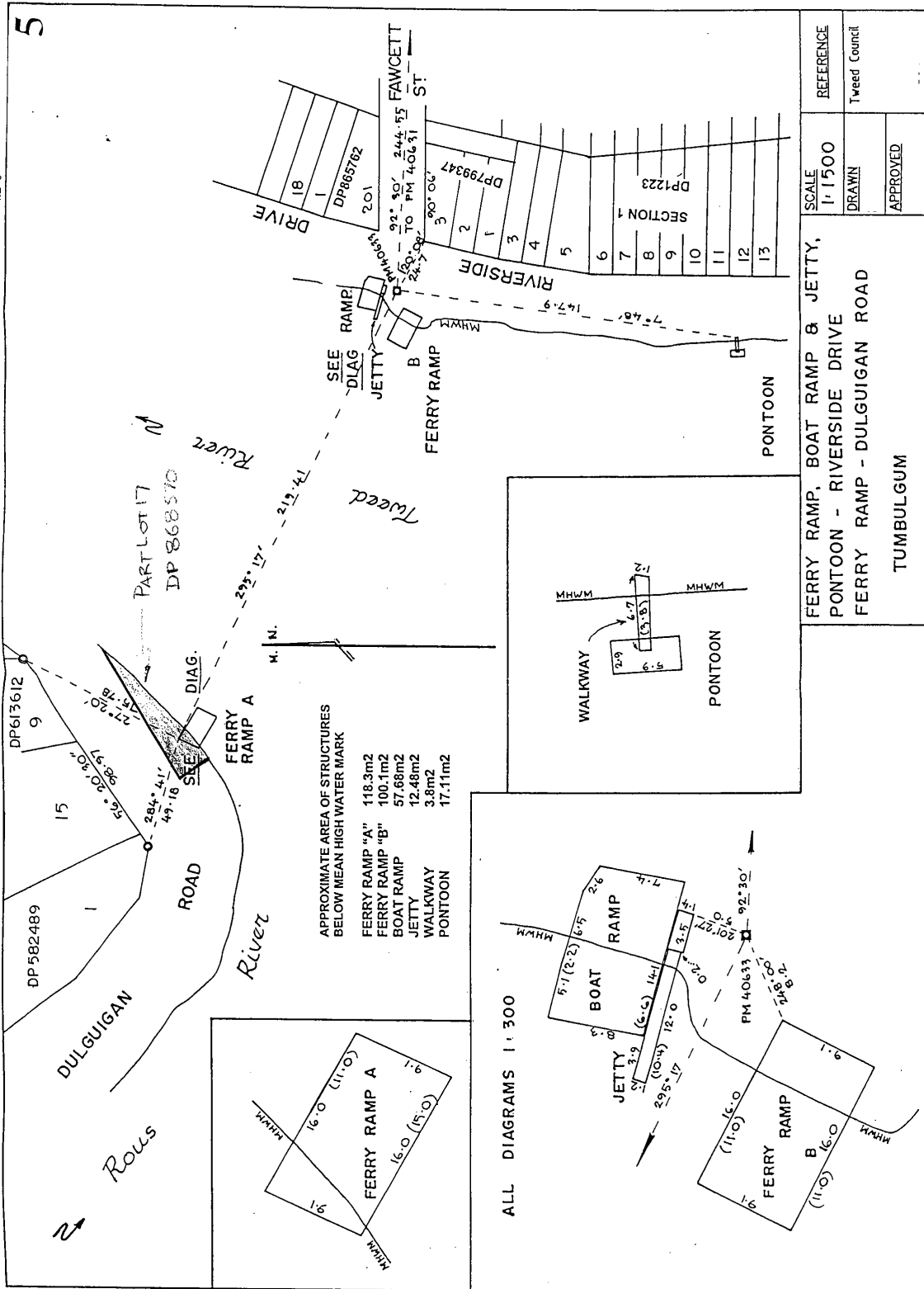
**RECOMMENDATION:**

That Council purchase the property based on the valuation and determine how the purchase of this land is to be funded.

It is recommended that the \$40,000 (approximate total cost to pursue purchase) could be funded through the following budgets:-

- \$20,000 from the Sale of Road Reserve funds,
- \$10,000 from the Tweed River Committee allocation for Boating Facilities (the private ownership of this land means there is no public access to the old Ferry ramp which is used to launch boats and is under licence to Tweed Shire Council as a public facility), and
- \$10,000 from the Waterways Asset Replacement Fund for reasons outlined above.

14/03/2006





**5 [SUB-CC] Minutes of the Communications Committee Meeting held 21 April 2006**

**File Ref: Communications Committee**

**Venue:**

South Sea Islander Meeting Room, Tweed Heads Civic Centre

**Time:**

3.10pm

**Present:**

Administrator Max Boyd, Jude Robb, Dudley Kelso, Neville Douglas, Barbara Carroll, Marion Walsham and Marilyn Smith.

**Apologies:**

Wal Smith and Neil Baldwin

**Minutes of Previous Meeting:**

**Moved: D Kelso**

**Seconded: N Douglas**

**RESOLVED** that the Minutes of the Communications Committee Meeting held Tuesday, 21 February 2006 be accepted as a true and accurate record of the proceedings of that meeting.

**Business Arising:**

Nil.

**Agenda Items:**

**1. Vacancy on the Communications Committee**

In view of the fact the Committee has called for applications to fill the vacancy of Melinda Barton who resigned, a letter be written to Ron Wolfe advising that because he had been absent from a number of meetings that the Committee declare his position vacant. It is understood he is overseas at present.

Marilyn Smith reported that 10 applications had been received and these would be presented to the administrators at the next meeting.

**Moved: D Kelso**

**Seconded: N Douglas**

**RESOLVED** that Marilyn Smith, on behalf of the Communications Committee, writes to Ron Wolfe advising that his position was declared vacant due to the number of absences from meetings.

## General Business:

### 2. Correspondence

Marilyn Smith reported that 3000 additional items of correspondence was received in the three months to March this year compared to the same three months last year:

January to March 2005	9,893
January to March 2006	12,790

Items not completed, as at 31 March 2006 was 363, which represents three per cent.

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### 3. 7-Year Plan

Marilyn Smith reported on the 7-Year Plan and how it had been the Council's most successful consultation on any issue.

Suggestions for the second special issue were made. This will report on the results of the 7-Year Plan and activities and services provided by Council.

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### 4. Community Consultation Meetings

#### RECOMMENDATION:

That the Communications Committee:

1. Suggests that Council introduce a standard way of operating consultation meetings, this would include:
    - An independent facilitator as Chair.
    - Members of the public be invited to write down any questions, these would be handed to Council staff identified as such and assisting the meeting. They would also supply pencils and paper.
    - Speakers should be timed.
    - Only questions relating to the subject should be accepted.
  2. Requests a special meeting with the Administrators given that tenders for the printing of the Tweed Link are to be called in May.
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**Next Meeting:**

The next meeting of the Communications Committee will be held at 10am on Tuesday, 23 May 2006 at the Murwillumbah Civic Centre.

The June Communications Committee meeting will be at 4pm on Thursday, 15 June 2006 in the South Sea Islander Meeting Room, Tweed Heads Civic Centre.

The meeting closed at 4.45pm.

**ACTING GENERAL MANAGER'S COMMENTS:**

**4. Community Consultation Meetings**

Arrangements have been made for the Committee to meet with Administrators.

**ACTING GENERAL MANAGER'S RECOMMENDATIONS:**

**4. Community Consultation Meetings**

As Per Committee's recommendations.

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## CONFIDENTIAL ITEMS FOR CONSIDERATION

### REPORTS THROUGH ACTING GENERAL MANAGER IN COMMITTEE

#### REPORTS FROM THE DIRECTOR GOVERNANCE & CORPORATE SERVICES IN COMMITTEE

##### 1 [GM-CM] Appointment of Communication Committee Members

###### REASON FOR CONFIDENTIALITY:

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(a) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following: -

- (a) personnel matters concerning particular individuals (other than councillors)

#### REPORTS FROM THE ACTING DIRECTOR ENGINEERING AND OPERATIONS IN COMMITTEE

##### 2 [EO-OC] Naming of Council Public Road Associated with Cudgera Creek Road Realignment

###### REASON FOR CONFIDENTIALITY:

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(a) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following: -

- (a) personnel matters concerning particular individuals (other than councillors)

**3 [EO-CM] Kallaroo Circuit Bund Blockage of Yelgun Creek, Ocean Shores**

**REASON FOR CONFIDENTIALITY:**

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(g) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following: -

- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege

