



# **AGENDA**

## **OPERATIONS COMMITTEE MEETING Tuesday 23 January 2007**

**Chairman: Mr Frank Willan**

**Administrators: Mr Frank Willan  
Ms Lucy Turnbull  
Mr Max Boyd AM**

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## ITEMS FOR CONSIDERATION OF THE COMMITTEE:

ITEM	PRECIS	PAGE
	<b>REPORTS THROUGH THE GENERAL MANAGER</b>	<b>5</b>
O1	[TCS-OC] Transactional Banking Services	5
O2	[TCS-OC] Monthly Investment Report for Period Ending 31 December 2006	9
O3	[EC-OC] Tweed Shire Social Plan - Review 2006	17
O4	[EC-OC] Request for "In Kind" Support/Waive Fee	31
O5	[EC-OC] Colours of Kenya Tour	35
O6	[EC-OC] Caretaking/Management - Murwillumbah Civic Centre Auditorium	39
O7	[EC-OC] Banora Point Community Centre - Caretaking/Management	41
O8	[EC-OC] Offer of Long Term Lease from Department of Lands to enable Tweed River Regional Museum to be Developed on Flagstaff Hill	43
O9	[EC-OC] Murwillumbah Pool Complex - Learn to Swim & Swim Coaching Agreement	47
O10	[EC-OC] Request for Council to become "A Local Government Friend of Australian Red Cross"	49
O11	[EO-OC] Naming of Public Road, Milsoms Lane, Uki	55
O12	[EO-OC] Naming of a Council Public Road	57
O13	[EO-OC] Consent to Easement to Drain Water within Lot 2 DP 534521	61
O14	[EO-OC] Clothiers Creek Floodplain Storage	65
O15	[EO-OC] Coolangatta Creek Sea Outlet	69
O16	[EO-OC] Funding for Roadside Management Plan	73
O17	[EO-OC] Adoption of Draft Pesticide Notification Plan	77
O18	[EO-OC] Quarterly Variation Report Contract EC2005-193 - Design and Construction of the Tertiary Treatment Facility, Murwillumbah Sewage Treatment Plant	79
O19	[EO-OC] EQ2006-119(B) Level of Discount to be Applied for the Supply of Materials to Council as a Preferred Supplier	81

O20	[EO-OC] EC2006-167 Supply and Laying of Asphaltic Concrete to Local Streets	83
O21	[EO-OC] Variation to Infrastructure Program	85
O22	[EO-OC] Murwillumbah CBD Parking Study	87

## REPORTS THROUGH THE GENERAL MANAGER

### 01 [TCS-OC] Transactional Banking Services

#### ORIGIN:

Financial Services

#### SUMMARY OF REPORT:

The Expression of Interest for supply of transactional banking services for the Northern Rivers Regional Group of Councils closed in November 2006. This report recommends the acceptance of the Commonwealth Bank's five (5) year contract.

#### RECOMMENDATION:

##### That:

1. Council accepts the Commonwealth Bank's contract for supply of transactional banking services for a term of five (5) years commencing 1 January 2007 to 31 December 2011.
2. The documents be executed under the Common Seal of Council.

## **REPORT:**

Council's transactional banking services contract is due for renewal. The Commonwealth Bank has provided services to Council for the last four (4) years and extended the current arrangement from 1 July 2005 until 31 December 2006, to coincide with the expiration of other Northern Rivers Councils banking services contracts.

## **BACKGROUND**

A report titled *Transaction Banking Services* presented to Council on 4 May 2005 outlined the benefits of a regional approach to the provision of banking services. These benefits included transaction cost efficiencies from greater economies of scale if a combined Councils banking service tender was formulated by Ballina, Byron, Lismore, Richmond and Tweed Shire Councils. Council resolved at the 4 May 2005 meeting to call for Expressions of Interest for Transactional Banking Services in conjunction with the Northern Rivers Regional Group of Councils.

## **EXPRESSIONS OF INTEREST**

The Expression of Interest for supply of transactional banking services for the Northern Rivers Regional Group of Councils closed in November 2006, with responses received from the Commonwealth Bank, ANZ Bank and Westpac.

A committee of staff members from the Northern Rivers Councils considered the joint Expressions of Interest for Transactional Banking Services on 12 December 2006 using the following evaluation criteria:

- Most competitive pricing offered including set up costs and transparency of pricing structure.
- Capacity to perform the contract based on experience performing similar services.
- Quality of references from customers in the local government or similar service sector.
- Quality/availability of support services.
- Customer service network offered to councils and a commitment to maintain or enhance existing branches throughout the geographic areas covered by the Northern Rivers Groups of Councils.

The Commonwealth Bank was selected by all Councils to be the successful respondent.

## **LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

The regional approach for Banking Services has resulted in cost savings in bank fees.

## **POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER:**

Nil.

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**O2 [TCS-OC] Monthly Investment Report for Period Ending 31 December 2006**

**ORIGIN:**

**Financial Services**

**SUMMARY OF REPORT:**

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

**RECOMMENDATION:**

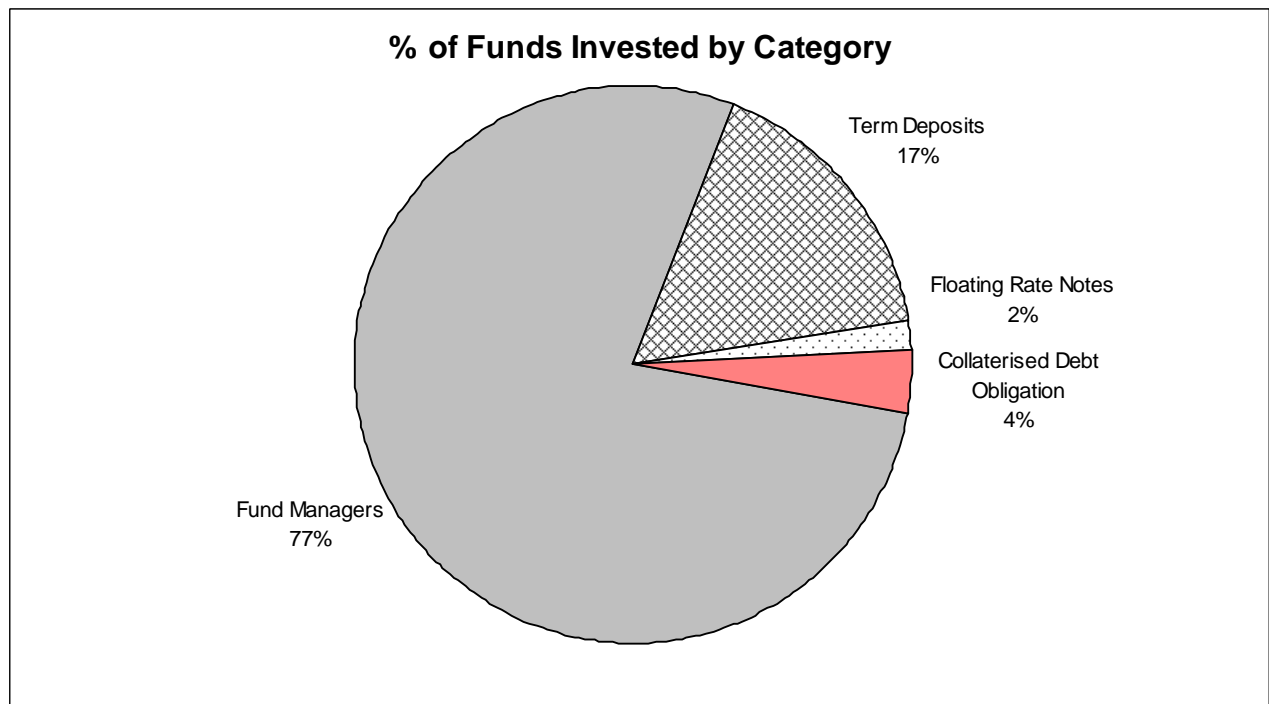
**That in accordance with Section 625 of the Local Government Act 1993 the monthly investment report as at 31 December 2006 totalling \$117,157,478.39 be received and noted.**

**REPORT:**

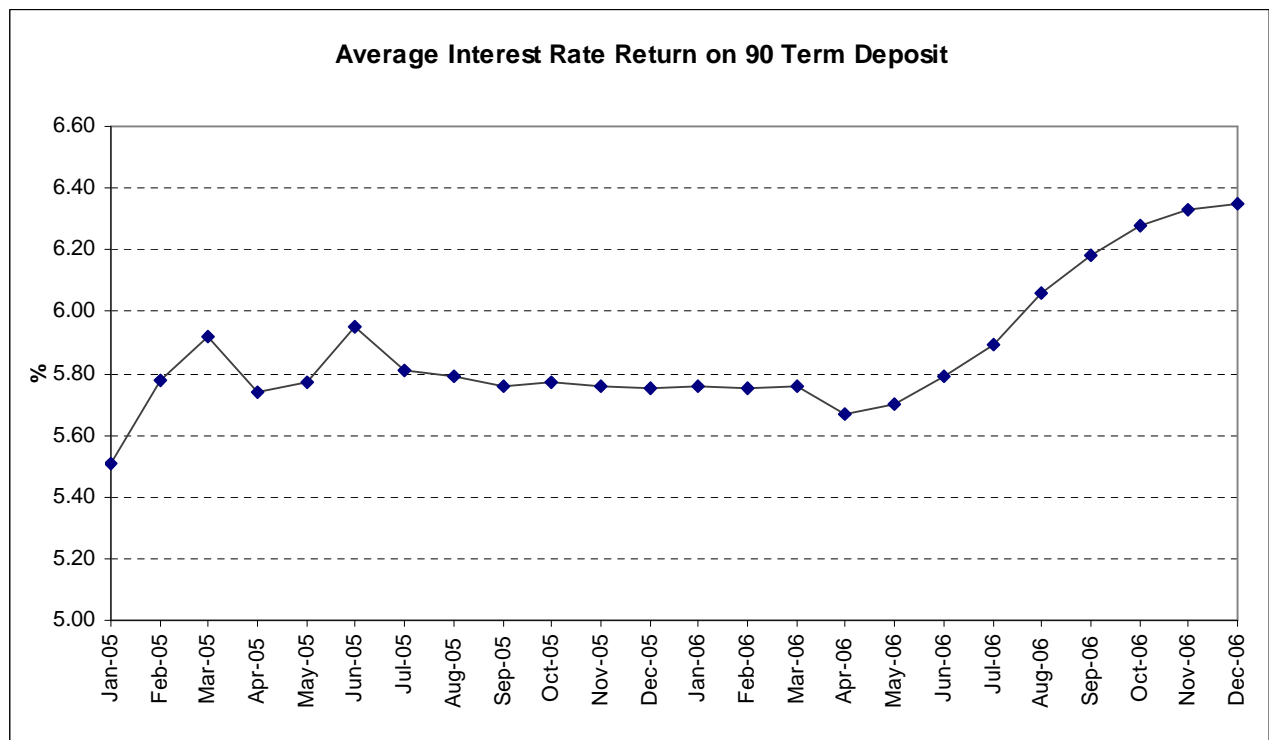
**Report for Period Ending 31 December 2006**

The "Responsible Accounting Officer" must report monthly to Council, setting out details of all the funds Council has invested and certification has been made in accordance with Section 625 of the Local Government Act (1993), Clause 212 of the Local Government (General) Regulations and Council policies.

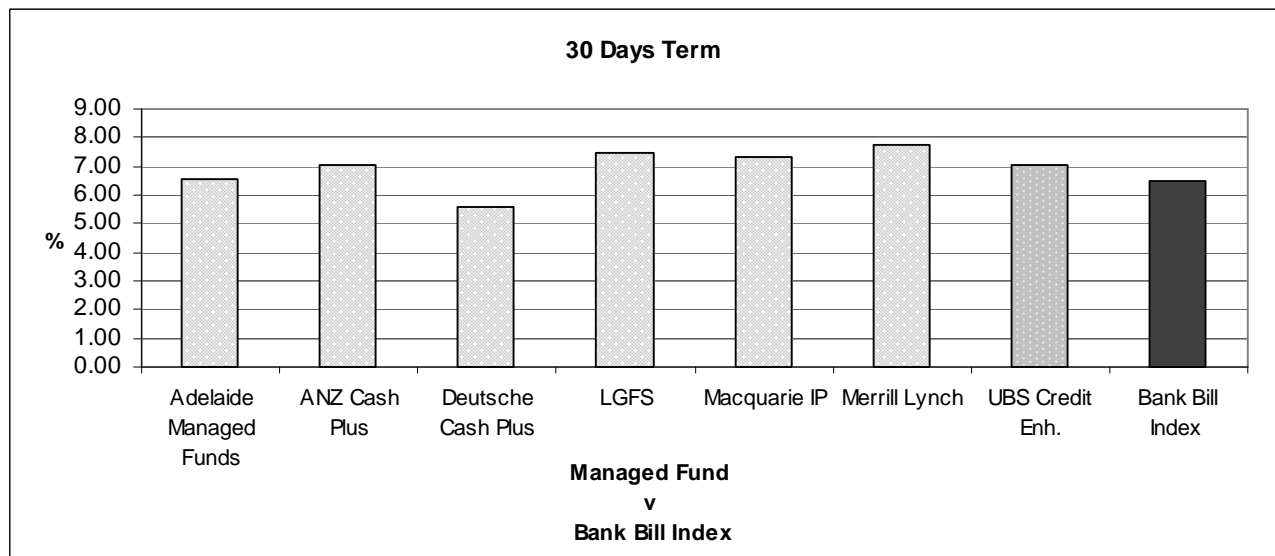
**1. CURRENT INVESTMENT PORTFOLIO BY CATEGORY**



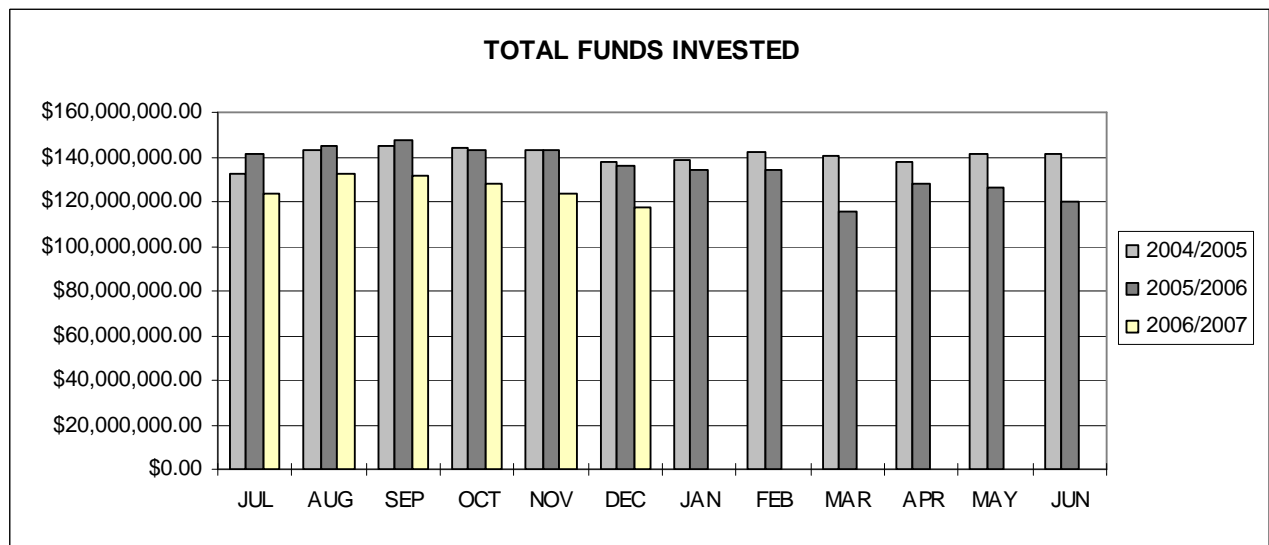
**2. INVESTMENT RATES - 90 DAY BANK BILL RATE (%)**



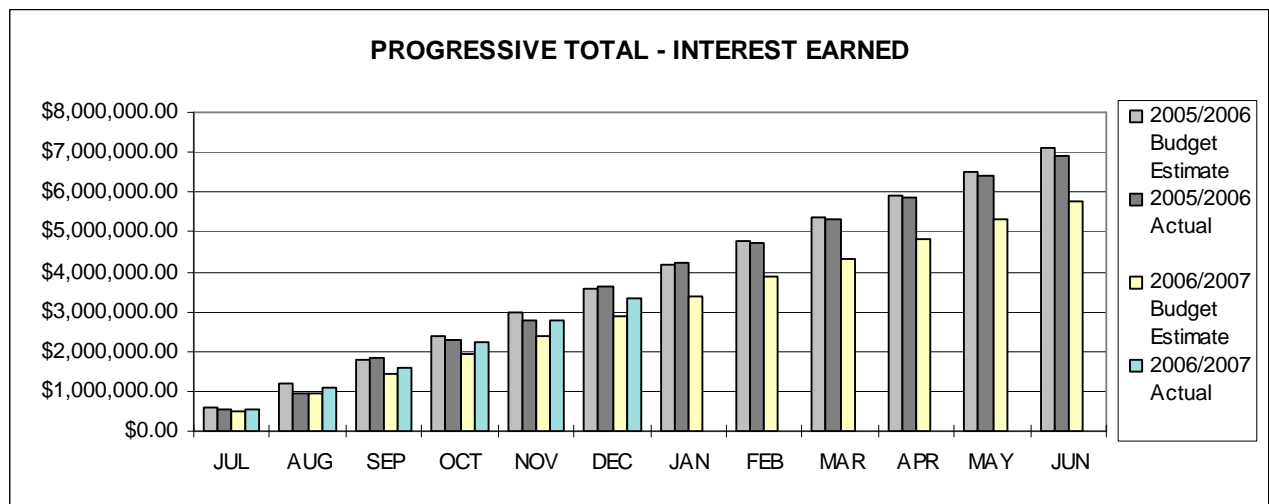
**3. ANNUALISED RATE OF RETURN FOR FUNDS MANAGERS - NET OF FEES**



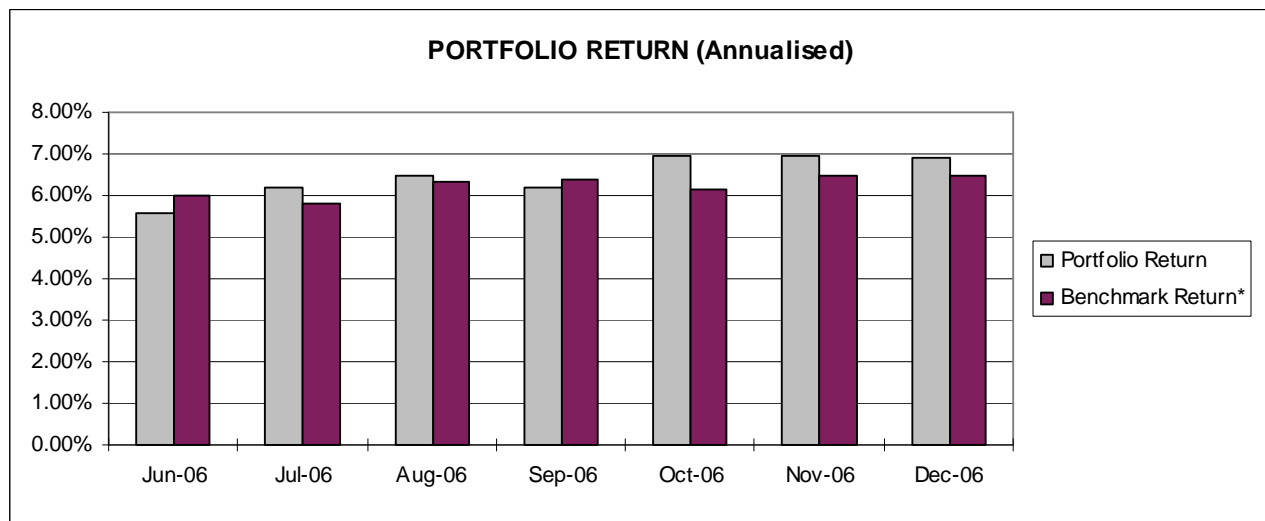
**4. MONTHLY COMPARISON OF TOTAL FUNDS INVESTED**



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



## 6. PORTFOLIO PERFORMANCE



## 7. MARKET COMMENTARY

### Domestic Economy

Reserve Bank of Australia (RBA) Governor Stevens remains optimistic about the prospects of the Australian economy and wary of any further building of inflation pressures.

The RBA left the Official Cash Rate at 6.25% in December and is expected to remain on hold in February.

Consumer sentiment rebounded strongly in December boosted by the continued solid rate of employment growth and a 30-year low in unemployment.

The NAB's business survey shows conditions remain varied across the states with WA remaining strongest and NSW, VIC and SA lagging behind but improving.

### Global Economy

The US economy appears to be experiencing a soft landing. Economic growth in Q3 fell to an annual rate of 2.0% from 2.6% in Q2, led by a decline in housing construction. Inflation data was much softer than expected with the latest CPI annual rate down slightly to 2.6%.

In the US, the Central Bank left rates unchanged at 5.25% with no change expected at its February meeting.

Elsewhere, global economic activity remained strong in December with business conditions generally expected to be similar to 2006 throughout 2007.

**Oakvale Capital Investment Portfolio Monthly Review**

Direct investments and cash enhanced managed funds largely performed well in December as a result of still further tightening in credit spreads despite markets beginning to wind down in preparation for the holiday period. With the exception of Deutsche Cash Plus Fund, Council’s managed funds all performed in excess of the bank bill benchmark during the month with the overall portfolio exceeding the index: 6.92% vs 6.47%.

While the immediate outlook for credit markets is that they will remain relatively stable, there is mounting speculation that credit spreads will start to widen over the coming year. Consequently, credit focused managers are positioning their portfolios toward a bias of higher quality assets that are expected to be less sensitive to widening credit spreads.

As for the Deutsche Cash Plus Fund, the underperformance during December was a result of a duration strategy rather than its credit management. The fund’s duration position was lengthened (i.e. purchases of longer dated securities) during December. This position was put on gradually throughout the month based on their stated strategy of lengthening the portfolio to position the fund for slower growth in 2007. However the data during December was stronger than the market expected resulting in a sell off in the area that the long exposures were taken. Deutsche stands by its forecast and is retaining the long position in the fund which is currently 135 days longer than the benchmark.

**8. INVESTMENT SUMMARY AS AT 31 DECEMBER 2006**

<b>GENERAL FUND</b>				
	TERM DEPOSITS		19,117,125.00	
	FUND MANAGERS		31,387,088.94	
	COLLATERISED DEBT OBLIGATION		4,044,820.00	
	FLOATING RATE NOTE		2,000,000.00	
	CALL		0.00	<b>56,549,033.94</b>
<b>WATER FUND</b>				
	TERM DEPOSITS		0.00	
	FUND MANAGERS		25,347,112.81	<b>25,347,112.81</b>
<b>SEWERAGE FUND</b>				
	TERM DEPOSITS		2,000,000.00	
	FUND MANAGERS		33,261,331.64	
	CALL		0.00	
	FLOATING RATE NOTE		0.00	<b>35,261,331.64</b>
		<b>TOTAL INVESTMENTS</b>		<b>117,157,478.39</b>

It should be noted that the General Funds investments of \$56 million are not available to be used for general purpose expenditure. It is virtually all restricted by legislation and council resolution for such purposes as unexpended loans, developer contributions, unexpended grants and various specific purpose reserves such as domestic waste, land development and employee leave entitlements.

**Statutory Statement - Local Government (General) Regulation 2005 Clause 212**

I certify that Council's investments have been made in accordance with the Local Government Act 1993, the Local Government (General) Regulations and Council's investment policies.



**Manager Finance (Responsible Accounting Officer)**

**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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**03 [EC-OC] Tweed Shire Social Plan - Review 2006**

**ORIGIN: Community & Cultural Services**

**SUMMARY OF REPORT:**

This report presents a summary of the actions taken to date in response to the community issues raised in the Social Plan Review submissions received in January 2006 and outlines the establishment and operation of three Working Groups.

**RECOMMENDATION:**

**That Council:**

- 1. Notes the progress made so far to action the issues raised by the 2006 Social Plan Review;**
- 2. Authorises a further similar round of consultation to be undertaken towards the beginning of 2007 for the 2007 Social Plan Review, including release of this progress summary;**
- 3. Considers including the proposed budget items as identified in the Actions Report Funding Summary in the 2007/2008 budget;**
- 4. Continues the operation of the Public Transport Working Group;**
- 5. Defers the formation of the Working Group on Youth and Family Relationships pending the advice of the Youth Development Officer;**
- 6. Continues the operation of the Tweed Shire Council Ageing, Disabilities and Home Care Working Group.**
- 7. That the items under the "affordable housing" part of the actions table be referred to Director Planning & Development for consideration in the LEP review.**

## **REPORT:**

### **Background to the Report**

The 2006 Social Plan Review was the first annual review of the 2005-2009 Social Plan. Between November 2005 and January 2006 it sought community feedback on the issues identified in the Social Plan, and also those raised in the Tweed Futures Strategic Plan 2004. (A list of the submissions received in January 2006 is attached as Appendix 1). A number of small but effective Working Groups currently advise on issues relevant to their Terms of Reference. The most active are the Tweed Shire Council Ageing, Disabilities and Home Care Working Group (which also includes representatives from Department of Ageing Disability & Home Care) and the Public Transport Working Group. Both Working Groups are convened by Strategic Planner, Robin Spragg. The establishment of the Working Group on Youth and Family Relationships is not operating. It would be prudent to await the advice of the Youth Development Officer on the appropriateness of this yet to be established Working Group. It is proposed that the Working Groups report to the Manager Community & Cultural Services.

### **The 2006 Consultation Report**

In March 2006 the Consultation Report identified a range of issues from the feedback, and set out the requested actions to address the many issues raised. (The Consultation Report identifying the issues raised by the consultation is attached as Appendix 2).

### **The 2006 Actions Report**

This Actions Report continues the process of addressing the issues by describing the progress made by November 2006 on each of the intended actions. It is a concise summary of the issues and actions.

### **Outcomes**

The Performance Measure column of the Table shows that of the 78 Actions proposed:

- 30 have made no progress so far;
- 28 have made modest progress;
- 15 are on track to achieve their outcomes;
- 5 have been totally completed.

It is intended that the Actions will continue to be progressed until the end of the five year period in 2009, together with additional Actions that may be added in the period 2007-2009.

### **The 2007 Social Plan Review**

At the beginning of 2007 it is proposed that these Reports will be:

- made available on Council’s website and promoted in the Tweed Link to generate further feedback for the 2007 Social Plan Review,
- circulated to the previous submitters and the community service providers previously consulted.

**SUMMARY ACTIONS TABLE FOR 2006**

**Format**

For each of the Actions to address the Issues identified in the 2006 Review, the Actions Report:

- Identifies the issue,
- Lists the proposed strategy,
- Sets out actions taken or in progress,
- States the outcomes achieved so far as a Performance Measure and where appropriate, describes remaining actions to be undertaken, and any obstacles to improved outcomes,
- Comments on related factors or change in circumstances.

A list of acronyms is provided at the end of the Actions Table Funding Summary.

<b>IDENTIFIED ISSUE (2006 consultation)</b>	<b>PROPOSED STRATEGY (from 2006 consultation)</b>	<b>ACTION (November 2006)</b>	<b>PERFORMANCE MEASURE ESTIMATED COST FUNDING INDICATOR</b>
<b>Transport</b>			
Low awareness of information about transport services	Changes/inclusions to the Network Guide, and further promotion	Regularly updated and distributed	Outcome achieved Completed
	Seniors Transport Awareness Days	Events being carried out	Outcome achieved Completed
	‘Going Places’ website	Tweed inclusion funding as required	On track to achieve outcome <b>\$3,000 High priority for funding</b>
Transport service improvements	PTWG and operators to plan new routes, greater frequency, more convenient times	Improved Surfside timetable is delayed	Outcome achieved Completed

IDENTIFIED ISSUE (2006 consultation)	PROPOSED STRATEGY (from 2006 consultation)	ACTION (November 2006)	PERFORMANCE MEASURE ESTIMATED COST FUNDING INDICATOR
	PTWG service planning and MoT Bus Reform implementation	Planned service innovations following MoT Forum	On track to achieve outcome Funding by others.
	Proposed Integrated Regional Transport Plan	NOROC support, but inclusion in North Coast Regional Plan needed	Modest progress Funding not required.
	Ministry of Transport involvement in promoting local transport projects	Working Group on Ageing referring current DAs to DADHC and MoT	On track to achieve outcome Funding not required.
Footpath system improvements	Social Plan advocates investment/higher standard of amenity for footpaths	Footpath Program still has extensive backlog	Modest progress <b>\$250,000 High priority for funding.</b>
	CPTIGS grants to fund transport-related footpath improvements	Regular grants being applied for	On track to achieve outcome. Funding by others.
	Pedestrian Access & Mobility Plan prepared	Prioritised footpath plan for development	On track to achieve outcome Funding not required.
Improved transport options for non-drivers	Mobility Management Plan	MMP being set up at regional level, to include Tweed	Modest progress Funding by others for non Council lands.
	Subsidised Taxi Scheme	Investigation of a possible municipal scheme	No progress \$50,000 Funding recommended.
	Family Bus Concession Scheme	Investigation of a possible scheme	No progress \$50,000 Funding recommended.
Assistance to enable sight-impaired people to use transport	Take advice from clients about design matters for transport	Some input, but needs a focused project	Modest progress \$20,000 Funding recommended.

IDENTIFIED ISSUE (2006 consultation)	PROPOSED STRATEGY (from 2006 consultation)	ACTION (November 2006)	PERFORMANCE MEASURE ESTIMATED COST FUNDING INDICATOR
	Increase independence by advocating commercial centres within walking distance of homes	Part of sustainable urban design; policy not prioritised	Modest progress Funding not required.
<b>Young People</b>			
Isolation due to inadequate transport for work, education and recreation	Adjust timetables for early/late worker services, and weekend recreational travel	PTWG & MoT monitoring and contributing to timetable and service reviews	On track to achieve outcome Funding not required.
	Agencies to focus on youth transport needs	Subsidised group travel scheme being progressed by MoT & CT	On track to achieve outcome Funding by others.
Lack of activities and educational opportunities	Investigate with education sector whether more local courses can be run	No action	No progress Funding not required.
	Youth Needs Analysis implementation to promote youth events	Full-time Council YDO appointed, to initiate strategic activities	Outcome achieved. <b>\$250,000 High priority for funding.</b>  Completed
	Focus on youth engagement/employment by Council and local organisations/employers	Council trains and employs many young people. Community Associations and other groups run youth activities.	Modest progress <b>\$250,000 High priority for funding.</b>
Youth homelessness due to family breakdown	Partnership with Centre for Affordable Housing for a funded case management position in housing	Initial discussions with CAH about housing policy	Modest progress \$30,000 Funding recommended.
	Support to NGO applications for funding	No action	No progress Funding not required

IDENTIFIED ISSUE (2006 consultation)	PROPOSED STRATEGY (from 2006 consultation)	ACTION (November 2006)	PERFORMANCE MEASURE ESTIMATED COST FUNDING INDICATOR
Anti-social behaviour by young males	Community Safety Action Plan programs	Programs being implemented	Modest progress Funding not required
	Better Communities Crime Prevention Strategy adoption	Draft Strategy under discussion with Att. Gen. Dept	Modest progress Funding by others.
	Reduce % of young people not engaged in education or employment	No Council action, but Education Sector programs operating	Modest progress Funding by others
Neglect of young men's issues, and lack of role models	Assist single parent families to find role models/mentors	No action	No progress Funding not required.
	Support organisations such as the Uncle Project	No Action	No progress \$50,000 Funding recommended.
<b>Affordable Housing</b>			
Escalating Prices and Rents	Facilitate planning provisions to allow splitting of large houses into flats, addition of granny flats, and boarding houses	Review of Local Environmental Plan just beginning; need study to justify changes	Modest progress Funding not required.
	Increased housing assistance grants for low-income/essential services people	Housing Forum discussing affordable housing issues	No progress Funding by others.
	Discourage discriminatory bank and real estate practices affecting single parents	No progress	No progress No funding required
Lack of Affordable Housing construction	Increase % of AH in new development	Depends on LEP Review changes	No progress Funding by others
	Review planning mechanisms to allow AH	As Above	Modest progress No funding required.
	Investigate partnerships to build AH	One partnership proposal declined by Council	No progress Funding by others.

IDENTIFIED ISSUE (2006 consultation)	PROPOSED STRATEGY (from 2006 consultation)	ACTION (November 2006)	PERFORMANCE MEASURE ESTIMATED COST FUNDING INDICATOR
	Support NGOs to assist low-income applicants	No progress	No progress Funding by others.
	Allow discounts for AH in developments	Depends on LEP Review	No progress Funding not required.
	Increase proportion of public housing in Tweed	Depends on Housing Dept funding	No progress Funding by others.
Social effects of lack of AH	Large %of AH types in new release areas, with mixed-use service centres	Depends on LEP Review & Integrated Land Use/Transport Planning process	No progress Funding not required.
Lack of short-term crisis housing	Support community organisations to provide temporary accommodation options	Social Plan supports provision, but no projects yet	Modest progress Funding by others.
<b>People with a Disability</b>			
Insufficient capacity of Disability Support Services	Work with DADHC and other agencies to maintain levels of service to a growing population	Council/DADHC Working Group addressing ageing and disability issues	On track to achieve outcome Funding by others.
	Promote employment of people with a disability	No Council progress, but local services expanding, eg On-Q	No progress Funding by others.
	Improve information for sight impaired people	Included as part of Senior's Transport Information Days	On track to achieve outcome Funding by others.
	Consider effects of widespread availability of gambling machines	No progress	No progress Funding not required.
	Consider needs of the frail aged who do not have a disability	Working Group on Ageing is developing new policies for frail aged people	Modest progress Funding not required.

IDENTIFIED ISSUE (2006 consultation)	PROPOSED STRATEGY (from 2006 consultation)	ACTION (November 2006)	PERFORMANCE MEASURE ESTIMATED COST FUNDING INDICATOR
	Promote adaptable housing design on a wider scale	The Building Code prescribes minimum number of accessible units; further improvements can be made through DDA Act requirements	Modest progress Funding by others.
Accessibility of the transport system	Ensure footpaths adequate for scooter travel	New footpath and cycleway sections are improving continuity	Modest progress Funding not required.
	Ensure paths safe for sight-impaired, not obstructed	Regulations on signs and poles usually observed	Modest progress Funding not required.
	Assist sight-impaired people to use public transport	Included in Senior's Transport Information Days	Modest progress Funding not required.
	Encourage commercial premises to be accessible	No change to DDA Act requirements, but no incentives	No progress Funding by others.
	Ensure shops and services to be located within walking distance for people with a disability	Part of sustainable urban design policy under development	Modest progress Funding not required.
<b>Employment</b>			
Restricted work travel opportunities	Ensure public transport schedules allow travel between all towns, and arrival before 8.00am	To be incorporated in timetable reviews	On track to achieve outcome Funding not required.
	Expand opportunities for villages and rural areas	No progress	No progress Funding not required.
Local availability of training courses	Expand the range of local training courses	Youth Enterprise Service operating, but transport difficulties	Modest progress Funding by others.
	Expand environmental work training in the Shire	Council is expanding vegetation/river management, but still small scale	Modest progress Funding by others.



IDENTIFIED ISSUE (2006 consultation)	PROPOSED STRATEGY (from 2006 consultation)	ACTION (November 2006)	PERFORMANCE MEASURE ESTIMATED COST FUNDING INDICATOR
	Increase flexibility for release from school to undertake employment training	Less flexible in NSW than in Qld	No progress Funding not required.
<b>Older People</b>			
Limited transport for older people who do not drive	Ensure residential developments for older people are well served by public transport	Need more focus on serving Noble Park, Winders Place, etc – new services are proposed	Modest progress Funding by others.
	Investigate subsidised taxi schemes (as in GCCC)	Preliminary investigation	No progress (see subsidised taxi scheme above)
	Promote familiarisation of older people with using public transport	Seniors Transport Information Days	Outcome achieved Funding by others. Completed
	Mobility Management system to coordinate and promote transport resources	Pilot MM system in planning stages, may be funded	On track to achieve outcome Funding by others.
High cost of housing and travel	Ensure a range of affordable housing options	Refer to Affordable Housing section	Modest progress Funding by others.
	Lower travel costs	Relative cost of public transport improving	No progress Funding by others.
The Generation Gap	Ensure teenagers are in full-time employment or education	Needs investigation	No progress Funding by others.
	Increase interaction between younger and older generations/mentoring	Uncle Project no longer operating; alternative needed	No progress (see Uncle Project above)
<b>Children</b>			
Availability of child care places	Review availability of places in Tweed	Investigation needed	No progress Funding not required.
Male role models for boys	Support 'Uncle' and similar mentoring schemes for boys	Need to restore 'Uncle' project	No progress (see Uncle Project above)

IDENTIFIED ISSUE (2006 consultation)	PROPOSED STRATEGY (from 2006 consultation)	ACTION (November 2006)	PERFORMANCE MEASURE ESTIMATED COST FUNDING INDICATOR
	Investigate role of sporting or music clubs for social participation	Many sporting clubs; some music groups	Modest progress Funding not required.
Family instability affecting children	Ensure crisis centres that are peaceful for mothers and kids	Women's Service provides, but demand exceeds supply	Modest progress \$20,000 Funding recommended.
	Culturally appropriate assistance for Aboriginal families	Needs further support	No progress Funding not required.
<b>Women</b>			
Support services and refuges for women	Promote a 'new mothers package' of information in Tweed	Opportunity for FFIG or St Joseph's	No progress Funding by others.
	Council representation on Tweed Valley Committee Against Domestic Violence	Investigation	No progress Funding not required.
Participation in community activities limited by transport	Ensure community centres, shopping centres and recreation facilities are well served by public transport	Major centres served, but fewer services to growing areas, eg Flame Tree Park	On track to achieve outcome Funding not required.
Difficult access to many buildings	Audit of buildings not accessible to women with children, prams, bags	Access Guide out of date? Access Committee?	No progress Funding by others.
<b>ATSI People</b>			
ATSI Family and Child Support Services	Actions as for Women above	Bugalwena Health, FFIG, transport dev't and similar services, but limited resources	Modest progress Funding not required. Funding by others.
	Aboriginal-style meeting place	Jack Evans Boat Harbour proposal progressing	On track to achieve outcome (funding in budget)
	Affordable cluster homes development in small community groupings	Needs investigation with AH agencies	No progress Funding by others.

IDENTIFIED ISSUE (2006 consultation)	PROPOSED STRATEGY (from 2006 consultation)	ACTION (November 2006)	PERFORMANCE MEASURE ESTIMATED COST FUNDING INDICATOR
<b>Cultural &amp; Linguistic Diversity</b>			
Community information availability	Continue the multi-cultural group established in 2005, and develop further	Group continuing at Banora Point Centre	On track to achieve outcome Funding not required.

### FUNDING SUMMARY

IDENTIFIED ISSUE (2006 consultation)	PROPOSED STRATEGY (from 2006 consultation)	ACTION (November 2006)	BUDGET
<b>High Priority Projects</b>			
<b>Transport</b>			
Low awareness of information about transport services	'Going Places' website	Tweed inclusion funding is required	On track to achieve outcome <b>\$3,000</b>
Footpath system improvements	Social Plan advocates investment/higher standard of amenity for footpaths	Footpath Program still has extensive backlog	Modest progress <b>\$250,000</b>
<b>Youth</b>			
Lack of activities and educational opportunities	Youth Needs Analysis implementation to promote youth events	Full-time Council YDO appointed, to initiate strategic activities	Outcome achieved <b>\$250,000</b>
	Focus on youth engagement/employment by Council and local organisations/employers	Council trains and employs many young people. Community Associations and other groups run youth activities.	Modest progress <b>\$250,000</b>
<b>Other Recommended Projects</b>			
<b>Transport</b>			
Improved transport options for non-drivers	Subsidised Taxi Scheme for less mobile older people	Investigation of a possible scheme similar to Gold Coast CC	No progress \$50,000
	Family Bus Concession Scheme for low-income families	Investigation of a possible scheme	No progress \$50,000

Assistance to enable sight-impaired people to use transport	Take advice from clients about design matters for transport, to upgrade facilities	Some input, but needs a focused project	Modest progress \$20,000
<b>Young People</b>			
Youth homelessness due to family breakdown	Partnership with Centre for Affordable Housing to develop an appropriate youth housing model for Tweed	Initial discussions with CAH about housing policy	Modest progress \$30,000
<b>Children</b>			
Family instability affecting children	Ensure crisis centres that are peaceful for mothers and kids dealing with domestic violence	Women's Service provides, but demand exceeds supply	Modest progress \$20,000
	YDO position to assist Uncle Project to provide mentors for boys	YDO appointed. Uncle Project no longer operating in Tweed	On track to achieve outcome \$50,000

**LIST OF ACRONYMS:**

AGD	Attorney General's Department (NSW)
AH	Affordable Housing
ATSI	Aboriginal & Torres Strait Islander
CAH	Centre for Affordable Housing (NSW)
CPTIGS	Country Passenger Transport Infrastructure Grants Scheme (NSW)
CT	Community Transport (NSW)
DA	Development Application
DADHC	Department of Ageing, Disability & Home Care (NSW)
DDA Act	Disability Discrimination Act
FFIG	Families First Implementation Group (NSW child support program)
GCCC	Gold Coast City Council
LEP	Local Environment Plan (Council)
MM(P)	Mobility Management (Plan)
MoT	Ministry of Transport (NSW)
NGO	Non-Government Organisation
NOROC	Northern Rivers Organisation of Councils
On-Q	On-Q Community Services (NSW Mental Health Service)
PTWG	Public Transport Working Group (Council advisory committee)
YDO	Youth Development Officer (TSC)

Attachments - Appendix 1: Submissions received and Appendix 2: Consultation Report

**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. Tweed Shire Social Plan 2006 Review - Consultation Report and Summary of Submissions Received. DW 1521055.
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**04 [EC-OC] Request for "In Kind" Support/Waive Fee**

**ORIGIN:**

**Community & Cultural Services**

**SUMMARY OF REPORT:**

Council has received requests from various organisations asking that Council provides in-kind support/waives the fees for room hire. Details of the requests are reproduced in the body of this report.

In accordance with Section 356 of the Local Government Act 1993 - Donations, Council resolved on 6 October 2004 that:-

*"... in future, all donations made by Council, whether in cash or in kind, be made by way of a resolution of Council."*

**RECOMMENDATION:**

**That Council:-**

- 1. With reference to the request from The Wintersun Festival Association Inc, Council provides the Tweed Heads Civic Centre for workshops for a reduced fee of 50% of the full daily fee being \$70 and that Council declines the waiver of fees for the evening function and that Council's support is recognised with the following acknowledgement "This programme has been supported by Tweed Shire Council".**
- 2. With reference to the request from Northern Rivers Symphony Orchestra Inc, Council provides the Tweed Heads Civic Centre for rehearsals every Wednesday for \$10 per rehearsal and that Council's support is recognised with the following acknowledgement "This programme has been supported by Tweed Shire Council".**
- 3. With reference to the request from North Coast Area Health Service, The Tweed Hospital, Council provides the Tweed Heads Civic Centre free of charge for the Volunteers Christmas Party to be held on 14 December 2007 and that Council's support is recognised with the following acknowledgement "This programme has been supported by Tweed Shire Council".**

4. With reference to the request from North Coast Area Health Service, The Tweed Hospital, Council provides use of the Tweed Heads Civic Centre free of charge for the Service of Remembrance to be held on 22 November 2007 and that Council's support is recognised with the following acknowledgement "This programme has been supported by Tweed Shire Council".
5. With reference to the request from Connect, that Council declines the request to provide the Murwillumbah Civic Centre free of charge to Connect for the function held on 5 December 2006.
6. With reference to the request from Murwillumbah Churches of Christ on behalf of the Ministers Fraternal, Council provides the use of the Murwillumbah Civic Centre for Carols by Candlelight on 9 & 10 December 2006 free of charge.
7. With reference to the request from the Tweed Australian South Sea Islander Community Inc, Council provides the South Sea Islander Room at no charge for 2007 meetings and that Council's support is recognised with the following acknowledgement "This programme has been supported by Tweed Shire Council".



**REPORT:**

Council has received requests from various organisations asking that Council provides in-kind support/waives the fees for room hire. Details of the requests are reproduced as follows:-

Organisation Name	Request	Est \$ Amount of Waiver	Recommendation	Meet Guidelines?
The Wintersun Festival Association Inc	Request reduction or waiver of fees for the hire of the Tweed Civic Centre from 5 to 11 June 2007	\$693	Request fee to be reduced for the workshops to 50% of the scheduled fee (\$198). Reject waiver of fees for evening functions as this is a profitable function..	Yes for workshop function. No for evening function.
Northern Rivers Symphony Orchestra Inc	Request complimentary use of the Tweed Heads Civic Centre for the same allocated hours in 2007 as in 2006.	\$9,776	That the allocated hours be provided for \$10 per rehearsal (every Wednesday for 52 weeks).	Yes. This arrangement reflects prior financial and booking procedures.
North Coast Area Health Service - The Tweed Hospital	Request waiver of fees for the use of the Tweed Heads Civic Centre for the annual Volunteers Christmas Party on 14 December 2007.	\$209	That the fee be waived.	Yes
North Coast Area Health Service - The Tweed Hospital	Request waiver of fees for use of Tweed Heads Civic Centre for the 2007 Service of Remembrance on 22 November 2007.	\$185	That the fee be waived.	Yes
Connect	Request that fee for the hire of Murwillumbah Civic Centre on 5 December 2006 be waived.	\$198	That the request be rejected. Connect is an Australian Government initiative and as such should have budgeted the proposed amount.	No
Murwillumbah Churches of Christ on behalf of the Ministers' Fraternal	Request waiver of fees for the use of Murwillumbah Civic Centre for Carols by Candlelight function on 9 & 10 December 2006.	\$280	That the fee be waived.	Yes
Tweed Australian South Sea Islander Community Inc	Request waiver of fees for the use of the South Sea Islander Room for regular meetings	\$732	That the fee be waived.	Yes

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Should requests be approved for the waiving of fees for room hire, the income for the meeting room will be impacted by the amount of the fee reduction.

Should requests for "in kind" support be approved, this will impact on the costing of Council's involvement in the activity.

**POLICY IMPLICATIONS:**

In considering this request, reference should be made to:-

Festivals Policy.

Donations Policy.

Guidelines for Fee Reduction, Auditoriums, Meeting Rooms and Halls.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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1. The Wintersun Festival Association Inc (DW1507711)
  2. Northern Rivers Symphony Orchestra Inc (DW1512558)
  3. North Coast Area Health Service - The Tweed Hospital (DW1512559)
  4. North Coast Area Health Service - The Tweed Hospital (DW1512560)
  5. Connect (DW1505251)
  6. Murwillumbah Churches of Christ (DW1518448)
  7. Tweed Australian South Sea Islander Community Inc (DW1521997)
-

**05 [EC-OC] Colours of Kenya Tour**

**ORIGIN:**

**Community & Cultural Services**

**SUMMARY OF REPORT:**

Council is advised that “world jazz” ensemble *Mosaic, Colours of Kenya* will be staging a production at Murwillumbah Civic Centre on Friday 23 February 2007. The production provides a synergy with Council’s Tweed Community-Kenya Mentoring Project (TKMP) and presents an excellent opportunity to link the Mentoring Project with the arts, education and cultural development.

As Council was unable to provide the necessary production fee and accommodation costs for the performance, an agreement has been made wherein Council will support the production with a \$1,000 Guarantee Against Loss in the event of poor ticket sales. These funds have been allocated from the Cultural Development Officer’s Seed Funding budget. Mosaic has offered to donate 20% (\$5) of all CD sales (throughout the 6-week tour) to the Tweed Community-Kenya Mentoring Project.

The Kenyan High Commissioner and Deputy High Commissioner have been formally invited by Tweed Shire Council to attend the production, and we currently await their response. It is envisaged that should the Commissioners attend, a formal civic reception should take place, including a presentation by a TKMP spokesperson.

**RECOMMENDATION:**

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

**REPORT:**

Council is advised that “world jazz” ensemble *Mosaic, Colours of Kenya* will be staging a production at Murwillumbah Civic Centre on Friday 23 February, 2007.

The performance, featuring Kenyan master percussionist Bandika Ngao brings together accomplished musicians from Australia and overseas to present a unique multicultural and contemporary jazz experience.

Judy Campbell, lead vocalist and composer for the Mosaic troupe, contacted Council in late 2006 after discussions with Agnes Madi, the Kenyan Deputy High Commissioner from Canberra who was aware of the Tweed’s innovative Tweed Community-Kenya Mentoring project. Ms. Campbell and Bandika Ngao are members of KATA, the newly formed Kenya Australia Trade Association, which is also involved in a number of projects related to delivery of clean water. They were thrilled to learn more about the Tweed’s mentoring project.

The *Colours of Kenya* production provides an obvious synergy with Council’s Tweed Community-Kenya Mentoring Project and presents an excellent opportunity to connect the Mentoring Project with the arts, education and cultural development.

Council’s Cultural Development Officer has been assisting with the negotiations and liaising with high schools to promote a workshop program on African Percussion and Vocal Blend Technique - offering students a cross-cultural experience and an opportunity to learn new approaches to group vocals and rhythm. The workshops are scheduled from 9.30am - 1.30pm on Friday 23 February.

The production has also gained the support of the Tweed Valley Jazz Club, with members supplying billets for the eleven cast and crew.

The Kenyan High Commissioner and Deputy High Commissioner have been formally invited by Tweed Shire Council to attend the production, and we currently await their response. Ms. Campbell has also recently met with the Deputy High Commissioner in Canberra and extended a personal invitation. It is envisaged that should the Commissioners attend, a formal civic reception should take place, including a presentation by a TKMP spokesperson.

It is envisaged that although this production does not present as a major fund raising exercise for the TKMP, it will in turn provide a very beneficial advocacy and promotional tool, such as:

- Mosaic have recently launched a new CD, aptly titled *Colours of Kenya* and will promote the CD during their Australian tour. Mosaic will donate 20% (\$5) of all CD sales, to the Tweed Community – Kenya Mentoring Project
- Mosaic will distribute information on the TKMP throughout their Australian tour
- Mosaic will acknowledge Council’s support, and promote the TKMP in all media promotions including radio and television

- In the event that the High Commissioner and Deputy High commissioner are able to attend, Mosaic will take part in a Reception or Pre-show drinks and a presentation by a TKMP spokesperson
- TKMP Information table and Donation Box to be displayed in foyer

As Council was unable to provide the necessary production fee and accommodation costs for the performance, an agreement has been made wherein Council will support the production with a \$1,000 Guarantee Against Loss in the event of poor ticket sales.

These funds have been allocated from the Cultural Development Officer's Seed Funding budget.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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Nil.

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**06 [EC-OC] Caretaking/Management - Murwillumbah Civic Centre Auditorium**

**ORIGIN:**

**Environment & Health Services**

**SUMMARY OF REPORT:**

The caretaking/management agreement for the above has expired and tenders were called which closed 10 January 2007. Two tenders were received.

Included in the tender was an option for a separate licence agreement for management of the Canvas & Kettle meeting room and kitchen. One tender was received for this.

**RECOMMENDATION:**

**That Council:-**

- 1. Awards the caretaking/management agreement for the Murwillumbah Civic Centre Auditorium to DK & JM Martain for a three year period with an option for a further three years.**
- 2. Awards the licence agreement for the management of the Canvas & Kettle meeting room and kitchen to DK & JM Martain for a period of three years with a three year option.**

**REPORT:**

The caretaking and management agreement for the Murwillumbah Civic Centre Auditorium has expired and accordingly tenders were called which closed on 10 January 2007.

The tendering process also provided for an additional licence agreement for separate use of the Canvas & Kettle meeting room and adjoining kitchen.

For the caretaking and management of the auditorium, tenders were received from:-

- DK & JM Martain
- G Normand & D Bauer

For the meeting room/kitchen licence, one tender was received from DK & JM Martain.

Both submissions met the tender specifications.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Funds in Budget.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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1. Supplementary Confidential Information (DW 1525458)



**07 [EC-OC] Banora Point Community Centre - Caretaking/Management**

**ORIGIN:**

**Environment & Health Services**

**SUMMARY OF REPORT:**

The caretaking/management agreement for the above centre has expired and tenders have now closed. Two tenders were received.

**RECOMMENDATION:**

**That Council determines this report.**

**REPORT:**

Council is advised that the caretaking/management agreement for the Banora Point Community Centre has expired and tenders have been called which closed on 10 January 2007.

Two tenders were received:-

- DK & JM Martain
- G Ghosn

Both tenderers complied with the specifications.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Funds in budget.

**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. Supplementary Confidential Information (DW 1525916).
-

**08 [EC-OC] Offer of Long Term Lease from Department of Lands to enable Tweed River Regional Museum to be Developed on Flagstaff Hill**

**ORIGIN:**

**Community & Cultural Services**

**SUMMARY OF REPORT:**

Council has previously resolved to engage architect, Paul Berkemeier, to design a new museum at Tweed Heads West.

Flagstaff Hill has since been resolved as the preferred site for the new Museum building at Tweed Heads.

Council needs to accept the recent offer of long-term lease from Department to Lands for the Flagstaff Hill site and proceed with public consultation and building design.

Architect Paul Berkemeier's concept for a museum at Flagstaff Hill to be put to Council for formal adoption, to allow for public exhibition.

The concept design for the Flagstaff Hill site prepared by Paul Berkemeier is submitted to Council for acceptance for consultation.

**RECOMMENDATION:**

**That Council:-**

- 1. Accepts the offer from Department of Lands, to enter into a long-term lease arrangement for Flagstaff Hill, subject to development approval and proceeds with negotiating suitable terms and conditions.**
- 2. Formally adopts the Paul Berkemeier concept for community consultation and proceeds to exhibit concept documentation and brief stakeholders on the project.**

**REPORT:**

Tweed River Regional Museum ("the Museum") came into effect by Tweed Shire Council's adoption of the Tweed River Regional Museum Strategic Plan 2004 on 2 June 2004, and upon the signing of the Memorandum of Understanding on 20 September 2004.

The Strategic Plan charts the development of a major new heritage and educational facility that amalgamates and reinterprets the collections of the region, establishing a unique model for local communities caring for history into the future. Facilitating learning and wonder about the rich and diverse culture and environment of the Valley and its people, this state of the art project will position Tweed River Regional Museum at the forefront of regional museums in New South Wales.

Along with the site of the existing museum at Kennedy Drive, Flagstaff Hill was one of the sites considered for the Tweed Heads branch of the Regional Museum.

Pursuit of this site was mothballed as it was judged that as the site was related to planning activities of the Tweed Heads Town Centre and Jack Evans Boat harbour precinct, that it may not be made available and pursuit of the site may delay Museum redevelopment plans. Further, as the Kennedy Drive site was available and confirmed, this was the most expedient choice.

Therefore, the Strategic Plan recommended that the existing Museum at Kennedy Drive Tweed Heads be redeveloped to create a new purpose built Museum.

In 2005, Council initiated a design competition for architects to design the new building and Paul Berkemeier Architects was selected. A concept was developed for Kennedy Drive, in order to meet the deadline of applying to the New South Wales Ministry for the Arts for funding for the building program.

While the Kennedy Drive Site is suitable for the Museum, it is evident that Flagstaff Hill is a premium location for the facility.

The Tweed River Historical Society wrote to Council to express its desire to revisit investigations as to the availability of the Flagstaff Hill site as an alternative.

Council then initiated negotiations with the Department of Lands, resulting in the in-principle support for the concept from the office of the Regional Manager.

Department of Lands recommended that Council apply for a short-term licence for site investigations, and submit documentation indicating the scale and nature of the proposed development.

Council resolved in September 2006 that Flagstaff Hill is the preferred option for the Museum, and that architect Paul Berkemeier be commissioned to develop a concept for the site, and this be forwarded to the Department of Lands

As a consequence of this, the licence was granted and an architect's concept was presented to the Minister for Lands. A geotechnical investigation and site survey have been completed.

The Minister for Lands has approved the use of the site for a Museum subject to Council obtaining a long term lease.

The long-term lease is subject to the development approval, and terms can be negotiated prior to the Development approval.

Architect Paul Berkemeier, as the selected architect for Tweed River Regional Museum, will be commissioned to develop the final design and documentation for the Museum.

An architect designed, elegant new building at Flagstaff will be developed that will complement and enhance the existing natural and cultural values of the area and become a gateway to the Shire and a national destination for high quality heritage based cultural experiences.

The Museum will incorporate permanent and temporary exhibition spaces, high quality conservation and storage for the collections, a café and gift shop and deliver to the community and tourists a multi disciplinary program of public events and education services.

This Museum will become a centre of gathering, learning, discovery and wonder for the growing community of the Tweed, and a cultural heart for Tweed Heads.

The entire precinct, with landscaping, parking and recreational opportunities will provide the community with a major new cultural and educational facility and position Tweed Shire as the model Shire in the northern rivers in caring for its own history.

The concept plans are an attachment to this report.

The existing museum at Kennedy Drive, Tweed Heads West will be considered for reuse as an appropriate community facility when the site becomes available, and Boyd's Shed will remain in its current location.

#### **LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Part of the 7 Year Infrastructure Plan

#### **POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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1. Concept Plans (DW 1525505)
-

**09 [EC-OC] Murwillumbah Pool Complex - Learn to Swim & Swim Coaching Agreement**

**ORIGIN:**

**Environment & Health Services**

**SUMMARY OF REPORT:**

The proposed upgrade of the Murwillumbah Pool Complex will significantly impact on the above agreement.

While the agreement contained a clause that could arguably place no liability on Council for any loss under the agreement due to the upgrade, it is considered that by excising from the current agreement the period of pool closure and adding it to the agreement to extend the agreement is reasonable in the circumstances.

**RECOMMENDATION:**

**That Council extends the Learn to Swim & Swim Coaching Agreement with Get Wet Swimming being D Buckland & J Prosser due to circumstances involving the Murwillumbah Pool Upgrade so as to expire on 31 August 2009.**

**REPORT:**

Council is aware that proposals to upgrade the Murwillumbah Swimming Complex and adjoining car park are well advanced and could see works commence in the middle of 2007 and be completed by the beginning of 2008.

Currently D Buckland & J Prosser, trading as Get Wet Swimming, have an agreement with Council for swim coaching and learn to swim rights. This agreement is due to expire on 31 August 2008. The above works will have a significant impact on this agreement.

While clause 9.1(b) of the agreement states that the licensor shall not be liable .....for any loss..... resulting from any complete closure, it is considered reasonable that Council provide some form of recognition of the impact of these proposed works.

This could be achieved by excising from the current agreement that period when the pool complex is closed and adding that period to the term of the agreement. Bearing in mind the beginning and end of swimming seasons, this would effectively mean that the agreement would cease on 31 August 2009.

This is considered reasonable in the above circumstances.

Get Wet Swimming has advised Council that they are acceptable to these proposed changes.

Further they request extra extension if the completion date is set back from that currently envisaged for the beginning of 2008.

It is considered that, should such occur, that Council should further consider it's options at that time.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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Nil.



**O10 [EC-OC] Request for Council to become "A Local Government Friend of Australian Red Cross"**

**ORIGIN:**

**Environment & Health Services**

**SUMMARY OF REPORT:**

A request has been received from the Australian Red Cross NSW for Council to become a Local Government Friend of Australian Red Cross.

**RECOMMENDATION:**

**That Council agrees to be "A Local Government Friend of Australian Red Cross".**

**REPORT:**

The letter as set out below has been sent to Council by the Australian Red Cross NSW.

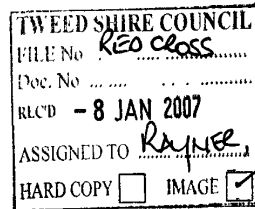
On Australian Red Cross Letter Template

Page 1 of 3

**Patricia Baldwin**

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**From:** McKay, Kerry [kmckay@redcross.org.au]  
**Sent:** Monday, 8 January 2007 2:45 PM  
**To:** Corporate Email  
**Subject:** Australian Red Cross



Mr Michael Rayner  
General Manager  
Tweed Shire Council  
tsc@tweed.nsw.gov.au

8/01/2007

Dear Mr Rayner

I would be grateful if you would arrange for this letter to be brought before the elected members of council for their consideration

The purpose of this letter is to invite Tweed Shire Council to become a Local Government Friend of Australian Red Cross. This follows the resolution at last year's Local Government Conference in NSW where this resolution was passed: 'That the Local Government Association become 'Local Government Friends of Red Cross' and ipso facto all NSW Local Governments if they choose to be, and thus engage in shaping the future of our organisations in the context of community building and governance.'

For over 92 years Red Cross has enjoyed a close working relationship with Local Government in NSW and we would now like to formalise a relationship with Tweed Shire Council

Recently we established Parliamentary Friends of Red Cross groups in the national Parliament and in a number of State Parliaments around Australia including NSW.

We believe that the need to build formal links at the local government level is perhaps even more important, because whilst Red Cross is known for our international emergency and development work, we are equally recognised for the work of our branches and our community services programs at the local level. Australian Red Cross has always seen our work in the local community as one of our highest priorities

Should Tweed Shire Council become a Local Government Friend of Red Cross, we would be particularly interested in pursuing practical initiatives that would see tangible benefits for your staff and/or your local community. Some options you may be interested in include:

- Partnering with Australian Red Cross to undertake local community programs in common areas of interest for example in youth programs, aged care programs or disaster management programs, thereby potentially increasing the number or quality of programs available in your local community.
- Taking up opportunities for local council staff to be seconded to Red Cross for short

08/01/2007

term placements in International or Domestic Disaster Response or

- Disaster Preparedness programs Australian Red Cross is specifically interested to utilise Environmental Health Engineers and Public Health professionals in its international emergencies work. Council staff would receive training and international experience that may increase their ability to contribute locally.
- Developing closer links to communities in our region Australian Red Cross currently has programs in humanitarian relief or community development in our immediate region including with East Timor, Papua New Guinea; Solomon Islands; Fiji and Indonesia. Should council decide to participate with Red Cross to assist the most vulnerable communities in our region, opportunities for broader relationship building through knowledge sharing and/or visits may evolve.

Other opportunities for mutual benefits arising from Tweed Shire Council becoming a Local Government Friend of Australian Red Cross may include.

- Demonstration to local residents that council formally recognises the important work of Red Cross in the community.
- Australian Red Cross will forward a copy of our Humanitarian magazine to elected members and senior staff, three times a year. This publication will keep council representatives up to date with important areas of our work in Australia and overseas.
- Opportunities for council to participate in and support the Australian Red Cross Calling annual appeal.
- Pathways to volunteering will be opened up for council staff, offering opportunities for participation in Australian Red Cross community programs.

On behalf of Australian Red Cross we are pleased to invite Tweed Shire Council to become a Local Government Friend of Australian Red Cross by completing the membership form below

Should you wish to find out further information, please do not hesitate to contact Kerry McKay, Community Relations on [kmckay@redcross.org.au](mailto:kmckay@redcross.org.au) or 02. 9229 4119.

Kind regards

  
Lewis Kaplan  
Executive Director  
Australian Red Cross NSW

**CONFIRMATION OF MEMBERSHIP**

**LOCAL GOVERNMENT FRIENDS OF RED CROSS**

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08/01/2007

On Australian Red Cross Letter Template

Page 3 of 3

Name of Local Government Authority:	
Address for Correspondence:	
Key Contact Person and Title:	
Contact for Australian Red Cross to follow up any Issues for discussion:	
Telephone:	
Email:	
Are there any particular issues which your Council/Shire would like to Bring to the attention of Red Cross?	
Please return to:  Kerry McKay Community Relations <b>Australian Red Cross – NSW</b> <a href="mailto:kmckay@redcross.org.au">kmckay@redcross.org.au</a> P: 02. 92294119	

AUSTRALIAN RED CROSS  
 159 CLARENCE STREET  
 SYDNEY 2000  
 029229 4244

08/01/2007

The Red Cross is an internationally recognised body involved in disaster response and therefore it is considered that Council should agree to become "A Local Government Friend of Australian Red Cross".

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**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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Nil.

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**O11 [EO-OC] Naming of Public Road, Milsoms Lane, Uki**

**ORIGIN:**

Design

**FILE NO: GS5/1 Pt4**

**SUMMARY OF REPORT:**

Council at its meeting of 12 September 1994, resolved to publicise its intention to name the road reserve which runs from Crown Reserve 81169 for approximately 320m, parallel with Kyogle Road, Uki, as "*Milsoms Lane*". Recently Council Officers have become aware that the road naming process was not completed and as such the road remains unnamed. The proposed name has since been advertised in the Tweed Link and allowed one month for objections to the proposal. No objections were received to this proposal.

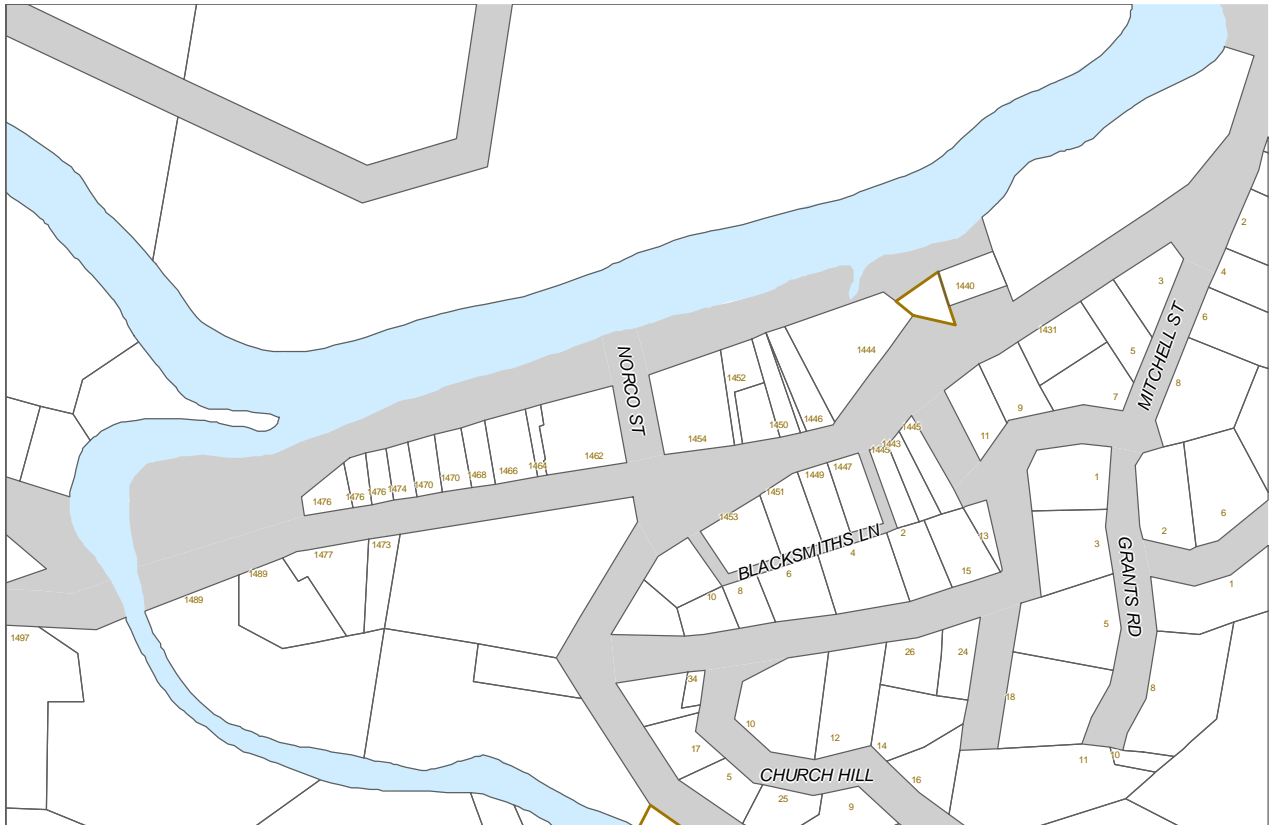
**RECOMMENDATION:**

**That:-**

- 1. Council adopts the name of "*Milsoms Lane*", being the road reserve which runs from Crown Reserve 81169 for approximately 320m, parallel with Kyogle Road, Uki; and**
- 2. The naming of the public road be gazetted under the provisions of the Roads (General) Regulation, 1994 and the Roads Act, 1993.**

**REPORT:**

As per Summary of Report. The location plan is shown below for ease of referral:-



**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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Nil.



**012 [EO-OC] Naming of a Council Public Road**

**ORIGIN:**

**Design**

**FILE NO: GS5/1 Pt4**

**SUMMARY OF REPORT:**

A road reserve, which runs between Adelaide Street and Charles Street, Tweed Heads is currently unnamed. Disputes have arisen between residents in both Streets and landowners directly parallel with the laneway regarding the status of the road reserve. To alleviate any further problems reinstatement works are to be carried out to enable pedestrian access and it is proposed to name the laneway to alert the public to its status as a public road.

A proposal to name the road was advertised in the Tweed Link on 7 November 2006 requesting written submissions of suitable names within a one-month period. The following names were submitted:-

***“Chadel Lane  
Short Lane  
Sellick Lane  
Aubrey Lane  
Walters Lane”***

Of all the suggested names only two have supplied any relevant significance to the area.

The name ***“Sellick Lane”*** refers to the original owners of 13 Adelaide Street, which fronts the laneway. Frederick and Marjorie Sellick lived and worked in the area for most of Frederick and all of Marjorie’s lives, they were heavily involved in the community with Marjorie becoming a Life member of St Cuthbert’s Anglican Church. The home in Adelaide Street was built in 1947 by the Sellicks and only sold by family after the death of Frederick at age 82.

The name ***“Aubrey Lane”*** relates to another local resident of Charles Street, Mr Aubrey Walters who moved from Terranora to Charles Street 57 years ago. Mrs Walters aged 91 still resides at the residence, thus the name Walters Lane is not permissible as per the guidelines set out by the Geographical Names Board for road naming which states *“names of living persons should not be used”*. Aubrey Walters contributed to the construction of the fence at the Recreation Ground and was the foreman on the construction of the Tweed Wall near Jack Evans Boat Harbour.

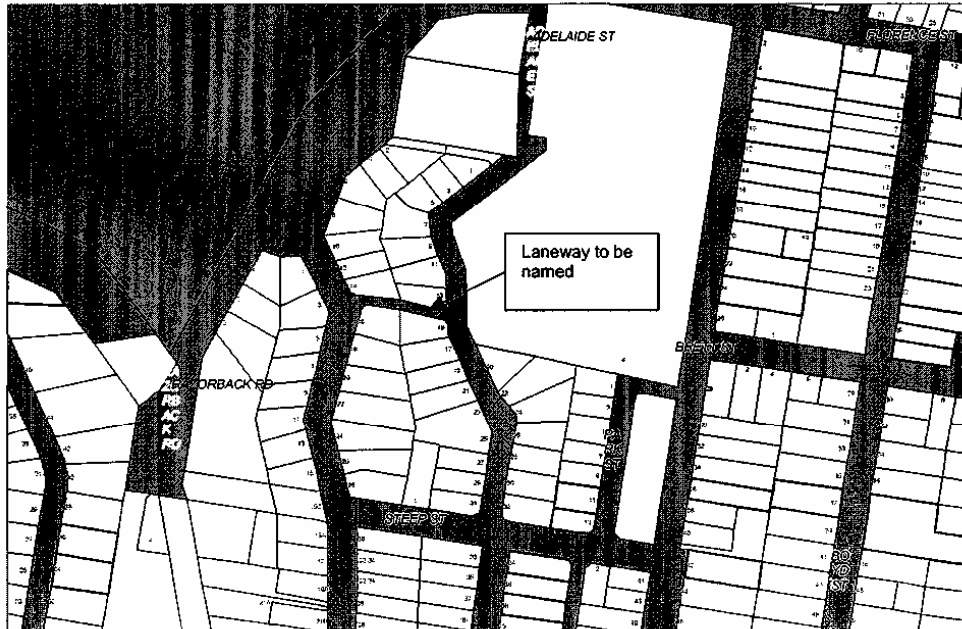
**RECOMMENDATION:**

**That:-**

- 1. Council publicises its intention to name the road reserve which runs between Adelaide Street and Charles Street, Tweed Heads as "Sellicks Lane" allowing one month for objections to the proposal;**
- 2. Council notifies the relevant authorities under the provisions of the Roads (General) Regulation 1994.**

**REPORT:**

As per Summary of Report.



**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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**013 [EO-OC] Consent to Easement to Drain Water within Lot 2 DP 534521**

**ORIGIN:**

**Design**

**FILE NO: DA05/0308 Pt5**

**SUMMARY OF REPORT:**

Council has received various reports relating to the Barnby Street subdivision in Murwillumbah comprised in development consent DA05/0308.

Schedule A of the consent provides that prior to the consent becoming operable, it was necessary for the proponent, Metricon Qld Pty Ltd, to obtain owner's consent to the creation of an easement to drain water 12 metres wide within Lot 2 DP 534521 as a suitable 'legal point of discharge' for the subdivision.

Lot 2 is Council owned land, therefore the consent must be granted by Council.

A plan was provided to Council showing the location of the intended easement, and has been approved by the Development Assessment Unit, however, Council officers are of the view that the proponent does not need to create the easement, merely to show where the easement will be created and to provide a written undertaking to the effect that the easement will be created in the plan of subdivision in accordance with the plan approved by Council.

A written undertaking to this effect has been received, it is now necessary for Council to provide its consent to the creation of the easement within Lot 2 DP 534521 so that Schedule A of DA05/0308 is satisfied and the consent becomes operable.

**RECOMMENDATION:**

**That Council provides its consent as the owner of Lot 2 DP 534521 to the creation of an Easement to Drain Water within Lot 2 as shown in the draft plan of easement provided by Metricon Qld Pty Ltd.**

REPORT:

As per Summary of Report. A copy of the plan showing the location of the proposed easement is shown below:-

<p>Signature and seals only</p> <p>PLAN FORM 2</p>	<p>Office Use Only</p> <p>THE TWEED TORRENS TITLE SYSTEM</p> <p>PLANS FOR THE TWEED TORRENS TITLE SYSTEM</p> <p>PLAN OF EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>LEGEND</p> <p>Length of easement: 12.000M</p> <p>Lot: TW 574521</p> <p>Block: TW 24992</p> <p>Shire: TW 24992</p> <p>Local Plan:</p> <p>PLAN OF EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>Length of easement: 12.000M</p> <p>Lot: TW 574521</p> <p>Block: TW 24992</p> <p>Shire: TW 24992</p> <p>Local Plan:</p>	<p>Consolidation/Classification</p> <p>1. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>2. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>3. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>4. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>5. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>6. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>7. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>8. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>9. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>10. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>11. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>12. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>13. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>14. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>15. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>16. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>17. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>18. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>19. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>20. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>21. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>22. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>23. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>24. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>25. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>26. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>27. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>28. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>29. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p> <p>30. EASEMENT TO DRAIN WATER 12 METER WIDE AND 12 METER DEEP IN LOT 2 DP 574521</p>
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**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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Nil.

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**O14 [EO-OC] Clothiers Creek Floodplain Storage**

**ORIGIN:**

**Planning & Infrastructure**

**SUMMARY OF REPORT:**

Recent development proposals on the Clothiers Creek floodplain upstream of Cudgen Lake have been assessed to have unacceptable cumulative impacts on flood levels in the vicinity of existing urban areas in Cabarita-Bogangar. As such, these developments, have not been supported by Council's Planning & Infrastructure Unit.

**RECOMMENDATION:**

**That Council opposes any rezoning or development proposals of the Clothiers Creek Floodplain between the Pacific Motorway and Cudgen Lake involving a net decrease in the volume of available flood storage.**

## REPORT:

Council officers have received the following separate proposals to develop floodplain areas west of Cabarita-Bogangar:-

- 1) The creation of a new village at Tanglewood, including significant filling of the floodplain to achieve the flood planning level to facilitate development. The preliminary proposal included flood impact modelling results.
- 2) A proposal to rezone for residential development several hectares of rural land at the western extent of Bogangar village, fronting Clothiers Creek Road. Council has previously commissioned a Local Environment Study for the proposal, and recently engaged consultants to review flooding aspects of the LES.

### **Flood Impacts**

According to submitted engineering reports, the filling associated with the Tanglewood Development would significantly increase flood levels in western Bogangar. Scenarios to mitigate these impacts, such as dredging Cudgen Lake and Cudgen Creek are shown to reduce the local impact but increase downstream flood levels in the vicinity of Salt.

The LES prepared for the land in west Bogangar also predicted flood level increases in Bogangar, however a review of flood model assumptions in 2006 concluded that detailed flood impact modelling for the development would likely yield higher results.

Numerous houses in the west of Bogangar (Tamarind Avenue, Rosewood Avenue, Grevillea Road, Poplar Avenue) were inundated during the severe rainfall event on 30 June 2005. These houses were constructed prior to Council's current development standards for flooding. As such, it is considered that any increase in flood levels due to development of the floodplain would be unacceptable to local residents, as it would increase the probability of being flooded and potentially increase flood damages in these events. Level increases would also decrease the available 0.3m flooding freeboard designed as standard into more recent residential developments.

The above studies, though they are preliminary, clearly indicate that any loss of flood storage due to filling of the Clothiers Creek Floodplain will result in increased flood levels, particularly when considered cumulatively, as required by the NSW Floodplain Development Manual.

The proponents of these developments have been advised that due to flooding constraints, their proposals cannot be supported unless they are modified to involve the creation of compensatory flood storage by excavation of existing high land (i.e. for every cubic metre of fill placed on the floodplain, a cubic metre of storage must be excavated from the existing landform). Such proposals must still conform to Council's limits on bulk earthworks and preservation of natural landform.

This is a similar approach to that taken by Council towards the proposed Wardrop Valley/Fernvale industrial estate, south of Murwillumbah. At the 30 November 2005 meeting, Council resolved to adopt the recommendation of the Floodplain Management Committee to oppose "any rezoning of the South Murwillumbah/Fernvale flood plain upstream of the airport involving a net decrease in the volume of flood storage." This recommendation was made on the basis of flood modelling on behalf of the proponents of the estate, which showed that loss of flood storage in this flood basin would significantly increase flood levels in residential areas of South Murwillumbah and reduce the level of flood protection provided to the CBD by the existing levee. These impacts were significantly worsened when considered in a cumulative scenario with the filling of remaining industrial zoned land in the Buchanan Estate.

### **Conclusion**

Given the existing flood susceptibility of residential development in the western area of Bogangar, and the predicted increases in flood level due to proposed filling activities associated with new development in the Clothiers Creek and Cudgen Lake floodplains, it is imperative that the existing available flood storage in this flood basin be maintained. As such, it is recommended that developments that result in a net decrease in flood storage in this locality be opposed.

### **LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

### **POLICY IMPLICATIONS:**

Nil.

### **UNDER SEPARATE COVER/FURTHER INFORMATION:**

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1. Supplementary Confidential Attachment (DW 1524345).
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**O15 [EO-OC] Coolangatta Creek Sea Outlet**

**ORIGIN:**

**Director**

**SUMMARY OF REPORT:**

At the meeting held 26 September 2006 it was resolved that:-

*"Council asks Gold Coast City Council to ensure that the Coolangatta Creek sea outlet is kept open at all times in view of the massive build up of sand in and around the location of this outlet and assures the Tweed Shire Council that there would be no adverse impact on drainage back into the Tweed Shire."*

Advice has now been received from Gold Coast City Council that:-

*"The Roads and Drainage Maintenance Branch undertakes weekly inspections of the stormwater outlets that discharge to ocean beaches. The Winston Street drain and the Coolangatta CBD outlets are opened weekly, if required. In the event of storms, these outlets are included on these inspections and as required, sand is removed to drain ponding water. These two outlets are also inspected prior to forecast storm events, and works to clear beached outlets are undertaken as a high priority."*

**RECOMMENDATION:**

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

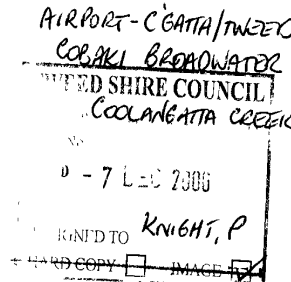
**REPORT:**

As per Summary of Report. See letter received from Gold Coast City Council reproduced below (DW1507915):-

Date: 5 December 2006  
Contact: Mark Ash  
Location: Surfers Paradise Administration  
Telephone: 5581 6298  
Your Reference:  
Our Reference: WF119/16/- (P1)



Mr Patrick Knight  
Acting Director Engineering & Operations  
Tweed Shire Council  
PO Box 816  
MURWILLUMBAH NSW 2484



LINK TO 1474418

Dear Sir

**STORMWATER DRAINAGE ISSUE - COOLANGATTA CREEK SEA OUTLET**

Further to your letter dated 6 October 2006 regarding the above matter, Council's Roads & Drainage Maintenance Branch undertakes weekly inspections of the stormwater outlets that discharge to ocean beaches. The Winston Street drain and the Coolangatta CBD outlets are opened weekly, if required. In the event of storms, these outlets are included on these inspections and as required, sand is removed to drain ponding water. These two outlets are also inspected prior to forecast storm events, and works to clear beached outlets are undertaken as a high priority.

If you wish to discuss this matter further, please contact Council's Maintenance Services branch on telephone (07) 5581 7801.

Yours faithfully

Bill Service  
MANAGER ENGINEERING ASSETS AND PLANNING BRANCH  
for the Chief Executive Officer



ABN 8486548460 rh :ODMA\PCDOCS\TRACKS\197554641  
PO Box 5042 Gold Coast MC Qld 9729 Australia Email gcccmail@goldcoast.qld.gov.au Web www.goldcoast.qld.gov.au  
Surfers Paradise Administration Centre 135 Bundall Rd Surfers Paradise Ph (07) 5582 8211 Fax (07) 5581 6346

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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Nil.

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**016 [EO-OC] Funding for Roadside Management Plan**

**ORIGIN:**

**Works**

**SUMMARY OF REPORT:**

The Northern Rivers Catchment Management Authority have advised of grants under the "Funds for Planning – Environmental Trust Saving Our Corridors Program". Council's allocation will be \$2,200. The funds are available for developing or updating plans to help conserve remnant native vegetation communities along roadsides & linear reserves.

The funds will be used to undertake a desktop analysis to ascertain what information we have, how current and relevant it is, what further information we need, and to prioritise the required detailed survey work based on both existing habitat value and future road upgrades as a vital first step in producing a full roadside management plan.

**RECOMMENDATION:**

**That:-**

- 1. The "Funds for Planning - Environmental Trust Saving our Corridors Program" grant funding of \$2,200 be accepted.**
- 2. Council votes the funds accordingly.**

**REPORT:**

The Northern Rivers Catchment Management Authority have advised of grants under the "Funds for Planning – Environmental Trust Saving Our Corridors Program". Council's allocation will be \$2,200. The funds are available for developing or updating plans to help conserve remnant native vegetation communities along roadsides & linear reserves. No matching funding is required.

The preparation of a roadside management plan (RMP) for conserving remnant native vegetation has been an objective of the Engineering & Operations Division for some time. The preparation of a RMP addresses the variety of values associated with roadsides, with the primary aim of achieving a balance between safety and conservation, and improving Councils management and maintenance practices.

Progress to date has been the preparation of a brief to define the process and outcome, and the preparation of a sample RMP based on Couchy Creek Road. The brief sets out the three steps for the preparation of the RMP –

1. Assessment – documenting roadside vegetation communities and rare flora, dividing roadside remnants into high, medium and low conservation value. Use of GPS to record the various management areas, locations of threatened species and location of roadside markers.
2. Planning – preparation of the plan setting out Councils policy on use, access, management, maintenance and harm to roadsides; development of maps showing roadside categories on Councils GIS, preparing a set of maps and working guidelines for Councils outdoor staff and contractors.
3. Training / Implementation – Installation of roadside markers, training for Council staff, subcontractors, and other utilities (eg. Country Energy). Involvement with community organisations including Tweed Landcare Inc.

The grant funds will be used to advance Step 1 – Assessment, by undertaking a desktop analysis to ascertain what information we have, how current and relevant it is, what further information we need, and to prioritise the required detailed survey work based on both existing habitat value and future road upgrades.

It is recommended that Council accepts the grant funding for the purpose detailed above.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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**017 [EO-OC] Adoption of Draft Pesticide Notification Plan**

**ORIGIN:**

**Recreation Services**

**SUMMARY OF REPORT:**

Council's Operations Committee resolved on 28 November 2006 to place Tweed Shire Council's Draft Pesticide Notification Plan on public exhibition for 28 days, as required by changes to the NSW Pesticide Regulations (1995).

The exhibition period ended on 5 January 2007 with only 1 comment formally received. There are no significant amendments required, and the plan has not changed other than for minor administrative and typographical corrections.

**RECOMMENDATION:**

**That the draft Tweed Shire Council Pesticide Notification Plan be adopted, with a notice to this effect being placed in the NSW Government Gazette.**

**REPORT:**

Council's Operations Committee resolved on 28 November 2006 to place Tweed Shire Council's Draft Pesticide Notification Plan on public exhibition for 28 days as required by changes to the NSW Pesticide Regulations (1995).

The exhibition period ended on 5 January 2007 with only 1 comment formally received. There are no significant changes required, and the plan has not changed other than for minor administrative amendments and typographical corrections.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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Nil.

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**O18 [EO-OC] Quarterly Variation Report Contract EC2005-193 - Design and Construction of the Tertiary Treatment Facility, Murwillumbah Sewage Treatment Plant**

**ORIGIN:**

**Contracts**

**FILE NO: GC12/3-2005193 Pt2**

**SUMMARY OF REPORT:**

At the Council meeting of 7 February 2006 a contract was awarded to Water Technology Australia for the design and construction of the Tertiary Treatment Facility at the Murwillumbah Sewage Treatment Plant. The aim of this project is to provide treated effluent suitable for use at the Cogeneration Plant under construction at the Condong Sugar Mill.

The Council decision required reporting, on a quarterly basis, on variations approved under delegation by the Director Engineering and Operations.

The design phase of the contract commenced on 6 March 2006, and on site works commenced on 2 June 2006.

This report gives details of variations approved for the quarterly period between 1 October and 31 December 2006.

**RECOMMENDATION:**

**That the nil variations, for the period 1 October to 31 December 2006, for Contract EC2005-193 Design and Construction of the Tertiary Treatment Facility, Murwillumbah Sewage Treatment Plant, be received and noted.**

**REPORT:**

During the quarterly period 1 October to 31 December 2006, there have been no additional variations approved to those previously reported for the two quarterly periods 1 April to 30 June and 1 July to 30 September 2006.

The value of previously reported variations remains at \$205,160.17 (excluding GST), which represents 8.42% of the original contract sum of \$2,437,350.00.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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Nil.

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**O19 [EO-OC] EQ2006-119(B) Level of Discount to be Applied for the Supply of Materials to Council as a Preferred Supplier**

**ORIGIN:**

**Contracts**

**SUMMARY OF REPORT:**

Submissions have been received from previously nominated suppliers on what level of discount is to be applied for materials purchased by Council under a Preferred Supplier arrangement.

**RECOMMENDATION:**

**That formal Preferred Supplier Arrangements, with discount levels as tabled at this meeting be entered into with all nominated suppliers. The Preferred Supplier Arrangement will apply for a twelve-month (12) period from the date determined by Council and at Council's sole discretion and subsequent approval two (2) further extensions of twelve (12) month each may be approved.**

**REPORT:**

Council at its meeting of 26 September 2006 received a report detailing a list of local suppliers who nominated as willing to enter into a supply contract on a preferred supplier arrangement for the supply of hardware, electrical and plumbing materials. The preferred supplier arrangement will be for a twelve (12) month period from the date determined by Council with a further two (2) extensions of the supplier arrangement of twelve (12) months, subject to Council discretion.

The list of local suppliers identified and endorsed by Council as preferred suppliers is as follows:-

Fluid Conveyancing	Plumbing Supplies	Tweed Heads
Tweed Bolt Supplies	Hardware	Tweed Heads
Blackwoods	Hardware	Tweed Heads
Budds Mitre 10	Hardware	Murwillumbah
J.H.Williams & Sons	Hardware	Murwillumbah
Southern Cross Fasteners	Hardware	Tweed Heads
Cetnaj	Electrical Materials	Tweed Heads
Haymans	Electrical Materials	Tweed Heads
Ideal Electrical Supplies	Electrical Materials	Currumbin

The preferred suppliers were the same group that participated in the recently expired preferred supplier arrangement.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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1. Supplementary Confidential Attachment EQ2006-119(B) (DW 1524626).
-

**O20 [EO-OC] EC2006-167 Supply and Laying of Asphaltic Concrete to Local Streets**

**ORIGIN:**

**Works**

**FILE NO: GC12/3-2006167**

**SUMMARY OF REPORT:**

Tenders were called for the supply and laying of asphaltic concrete resurfacing of local streets. At the closing date of 13 December 2006 three tenders were received.

This report provides a recommendation on the preferred tenderer.

**RECOMMENDATION:**

**That:-**

- 1. Council awards Contract EC2006-167 Supply and Laying of Asphaltic Concrete to Local Streets to Pioneer Road Services Pty Ltd for the Schedule of Rates tendered.**
- 2. The Director Engineering and Operations be given delegated authority to approve variations up to 20% above the initial contract quantities.**
- 3. All necessary documentation be executed under the Common Seal of Council.**

**REPORT:**

Tenders were called for the resurfacing of a number of streets using asphaltic concrete as part of Council's asset management program for urban road pavements. At the closing date of 13 December 2006, three (3) tenders were received, these being from:-

- Boral Asphalt trading as Bitupave Ltd
- Pioneer Road Services Pty Ltd
- RPQ Asphalt Pty Ltd

The per tonne prices for asphalt from all three tenderers exceeded the estimated price for the resurfacing program. To compensate for this, one street will be deleted from the program so that the program remains within budgets.

Pioneer Road Services Pty Ltd has carried out several asphalt resurfacing contracts for Council in recent years to the satisfaction of Council officers. The tender submission by PRS is conforming to the documentation.

It is recommended that the tender from Pioneer Road Services Pty Ltd be accepted at the Schedule of Rates submitted.

**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

The construction will occur over the 2006/2007 financial year. Funding has been allocated in the 2006/07 Council Budget.

**POLICY IMPLICATIONS:**

Nil.

**UNDER SEPARATE COVER/FURTHER INFORMATION:**

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1. **Confidential Attachment** - Supplementary Confidential Information to EC2006-167 Supply and Laying of Asphaltic Concrete to Local Streets (DW 1515505).
-

**O21 [EO-OC] Variation to Infrastructure Program**

**ORIGIN:**

**Works**

**SUMMARY OF REPORT:**

Reporting on a variation to the approved Infrastructure Program for 2006/07.

Three major projects are planned for the Murwillumbah commercial centre in the 2006/07 Infrastructure Program:-

- Proudfoots Lane redevelopment
- Murwillumbah Street trunk drainage
- Carpark/swimming pool redevelopment

To limit the impact of construction works on the Murwillumbah commercial centre, it is proposed to defer the Murwillumbah Street trunk drainage. A project from the 2008/09 program, Wommin Bay Road drainage construction, is proposed to be brought forward to 2006/07 to maintain progress on the provision of drainage infrastructure, and to make use of the available funding.

**RECOMMENDATION:**

**That the construction of:-**

- 1. Trunk drainage in Murwillumbah Street, Murwillumbah be deferred to a future year after completion of the Carpark/swimming pool redevelopment**
- 2. The construction of drainage improvements in Wommin Bay Road, Chinderah be brought forward to the 2006/07 Infrastructure Program.**

**REPORT:**

Council adopted the 2006/07 Infrastructure Program at its meeting on 25 July 2006. The Program includes three projects that will have an impact on parking and commercial activities in the Murwillumbah commercial centre:-

- Proudfoots Lane redevelopment
- Murwillumbah Street trunk drainage
- Carpark/swimming pool redevelopment

It was anticipated that the three projects could be distributed through the year to minimise impacts. However, investigation and design and resource constraints have resulted in the three projects being scheduled for the latter half of the financial year.

To reduce the impact on commercial activities from the projects it is proposed to construct the Proudfoots lane redevelopment first, followed by the carpark/swimming pool redevelopment, and to defer the Murwillumbah Street trunk drainage to a future program.

To compensate for the deferral of the Murwillumbah Street trunk drainage from the 2006/07 Infrastructure Program it is proposed to bring forward a project from a future year. In consideration of the projects listed for future years of the Infrastructure Program, Wommin Bay Road trunk drainage is the preferred project for acceleration because it has a completed design and current planning approval that would allow the project to be constructed within the year. The project involves the construction of pipelines down both sides of Wommin Bay Road from the Pacific Motorway bridge to the Tweed River, and will address long-standing drainage issues for adjoining properties and the roadway.

**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. Copy of Infrastructure Program approved at Council meeting 25 July 2006 (DW 1428728).
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**022 [EO-OC] Murwillumbah CBD Parking Study**

**ORIGIN:**

**Planning & Infrastructure**

**SUMMARY OF REPORT:**

This report investigates the current status of the provision and adequacy of public and private car parking within the Murwillumbah Central Business District (CBD). The findings and recommendations of this report provide background information for the Murwillumbah Locality Plan currently in preparation.

This report has 3 parts. Part A involves an estimation of the demand generated by businesses in the CBD. The theoretical estimate for the number of car parking spaces needed by CBD businesses is 2092 and as only 900 are provided on-site there is a shortfall of 1192 that needs to be supplied on street or in public car parks. Modern development control standards did not exist when the majority of the Murwillumbah CBD was constructed and it is common in older towns for a shortfall in private on-site parking to occur.

Part B discusses the observed adequacy of on-street and off-street public car parking provided by Tweed Shire Council in assisting to meet the overflow demand for parking generated in the CBD. In this regard Tweed Shire Council provides 948 spaces (484 on-street and 464 off-street).

Car parking surveys were undertaken in October and November 2006 over 5 days, 2 of which were in the NSW October school holidays. Attachment A provides the detailed results. The survey reveals that a minimum of 33 spaces (7%) of the public off-street car parks and 61 spaces (13%) of on-street car parks are vacant during the survey period. The number of vacant spaces is much higher between 9:00 and 10:00am and after 1:00pm. It is acknowledged that these spaces may not be in a location where customers are expecting them and are scattered throughout the CBD which means they may be difficult to locate and this generates the need for customers to circulate within the CBD road network searching for vacant spaces which can cause frustration.

The report also discusses the parking impact of extensions to the Civic Centre and the Murwillumbah Memorial Pool Complex and Multi-level Car Park.

Whilst the theoretical calculated shortfall in the total number of car parking spaces in the CBD is 244 spaces (1192 - 948), this shortfall is based on the estimated demand for 2092 car parking spaces in the CBD. After the construction of the multi-level car park this decreases to 151 spaces. It is acknowledged that it would be ideal to have the 2092 car parking spaces in the CBD and whilst the theoretical shortfall of 244 spaces is not ideal, car parking spaces are available but can be difficult to locate. It can therefore be concluded from this report that even without the proposed multi-level car park at the pool complex, public car parking provision is not at a critical stage as public car parking spaces are available. This report examines options for improved car parking supply and makes recommendations on policy and physical options to ensure that the supply of customer car parking for future development in the CBD is provided at appropriate rates. It also explores methods to increase and manage customer car parking and public parking more effectively.

**RECOMMENDATION:**

**That Council:-**

- 1. In accordance with the Environmental Planning & Assessment Regulation amend Development Control Plan No. 2 (DCP2) Site Access and Parking Code, V1.1, to remove the Local Area Customer car parking concession of 30% provided in Section 4.8, from Murwillumbah.**
- 2. Ensure all new developments in Murwillumbah provide on-site car parking in compliance with Development Control Plan No. 2 Site Access and Parking Code, rather than making monetary contributions, unless exceptional circumstances (such as adverse impacts on street frontages) can be demonstrated.**
- 3. Ensure that applications for outdoor dining in Murwillumbah that consume on street parking are refused unless the business can physically provide the lost on-street car parking spaces with equivalent on-site car parking spaces.**
- 4. Request the Murwillumbah District Business Chamber to advise business operators that have development consent conditions requiring customer car parking to clearly signpost their private car parks for customers and remove "reserved for staff" car parking spaces.**
- 5. Review Murwillumbah parking regulation to optimise time restricted and unrestricted parking zones within the CBD in consultation with the Murwillumbah District Business Chamber.**
- 6. Defer any consideration of the introduction of parking meters into the CBD.**



7. **Advises the Murwillumbah District Business Chamber that should businesses wish to pursue a physical solution to provide additional car parking (such as a new car park), Council would be prepared to enter into negotiations with the Chamber to consider the introduction of a “special rate for car parking” to be applied to all Murwillumbah businesses.**
8. **Considers the conversion of the council owned property at 113 Wollumbin Street adjacent to the existing car park to provide about 30 new car parking spaces as a medium to long term project.**
9. **Request the Murwillumbah District Business Chamber to facilitate the amalgamation of private car parks in Proudfoots Lane in conjunction with Proudfoots Lane upgrade to maximise parking opportunities.**
10. **Defers consideration of a covered walkway from the South Murwillumbah public car parks to the Murwillumbah CBD.**

## REPORT:

### INTRODUCTION

This report investigates the provision and adequacy of public and private parking within the Murwillumbah Central Business District (CBD). The report has been broken into three parts:-

- Part A - Estimation of demand for private parking by individual businesses as per Council's Development Control Plan No. 2 (DCP2) Site Access and Parking code; or Roads & Traffic Authority Guide to Traffic Generating Developments; and
- Part B - Adequacy of on-street and off-street car parking as provided by Tweed Shire Council.
- Part C - Proposed actions to identify potential solutions to include the provision of additional car parking and managing both public and private car parking with improved efficiency.

This study attempts to reconcile the demand for parking created by businesses within the Murwillumbah CBD (see figure 1) with the supply of both private and public car parking.

This report addresses the long term parking needs for the Murwillumbah CBD and does not attempt to ameliorate short term impacts on parking availability such as the construction of the pool and multi-level car park. These short term impacts will be the subject of a future report to Council.

### PART A - THEORETICAL ESTIMATION OF DEMAND FOR PRIVATE PARKING

This section of the report estimates the demand for car parking generated by existing businesses within the Murwillumbah CBD. It is an estimate only based on data available to Council during the preparation of the report.

#### Methodology

For the purposes of this study, buildings within the Murwillumbah CBD were classed as either single or multi storey. Gross Floor Area (GFA) was determined from aerial photography and business types were classified according to DCP2 Site Access And Parking Code, as follows:-

Automotive car repair station  
Art  
Bank  
Bottle shop  
Car sales  
Church  
Cinema  
Club  
Professional consulting  
Commercial  
Fast food

Gym  
Hotel  
Medical Consulting  
Motor showroom car sales  
Motor trade e.g. Tyres  
Motel  
Nursery  
Residential  
Restaurant  
Shop  
TAFE  
Vet

Additional information collected included the number of staff, the number of tables at restaurants, cafés and take-a-ways. The number of automotive work bays and the number of consulting medical rooms were also determined.

Private business parking requirements for the CBD was then calculated in three ways and compared to the parking requirements as adopted by Tweed City.

Method 1	A specific car-parking rate was applied to each business classification to determine the number of car parks required, as per Council's development control plan for car parking in new developments (Section 4.9 of DCP2 Site Access and Parking Code).
Method 2	The Roads & Traffic Authority (RTA) rate of 4.1 spaces/100m <sup>2</sup> for large shopping centres exceeding 30,000m <sup>2</sup> was applied to the calculated Gross Lettable Floor Area (GLFA). The GLFA is assumed at 75% of Gross Floor Areas as it excludes lifts, stairs, staff rooms etc.
Tweed City	The Tweed City parking rate of 4.6 spaces/100m <sup>2</sup> was applied to the calculated Murwillumbah business district GLFA for comparative purposes.

### **Assumptions**

This investigation excludes:-

- TAFE;
- RSL;
- Shops West of Nullum Street; and
- South Murwillumbah

### **Results**

The Murwillumbah CBD is considered a large retail centre attracting multiple trip ends. That is, consumers will visit multiple stores during the one visit and given the relatively compact size of the CBD and the variety of shops available.

The estimated Gross Floor Area (GFA) for the Murwillumbah CBD was 85,161m<sup>2</sup>, with a calculated GLFA of 63,870m<sup>2</sup>.

Table 1 GLFA and Required Vehicle Spaces For Murwillumbah CBD

	GLFA Murwillumbah (m <sup>2</sup> )	CBD	Vehicle Parking Rate (spaces/100m <sup>2</sup> )	Vehicle Parking Spaces Required (spaces)	DCP2 (ESD) ## Reduced by 80%
Method 1	63870		5.03*	3218	2574
Method 2	63870		4.10**	<b>2615</b>	<b>2092</b>
Method 3	63870		4.60***	2938	2350

\* Vehicle parking rate determined by using vehicle parking space requirements (calculated from method 1) divided by GLFA (calculated by Method 2)

\*\* RTA rate of 4.1 spaces/100m<sup>2</sup> for large centres greater than 30,000m<sup>2</sup> GLFA

\*\*\* Tweed City rate of 4.6 spaces/100m<sup>2</sup> (Tweed City Shopping Centre Proposed Extensions for comparison purposes– Traffic Engineering Report 2006)

## ESD - Ecologically Sustainable Development

To support Council's Strategic Plan, ecologically sustainable development and reduced car dependence principles of this plan, the car parking requirements of the Murwillumbah CBD may be reduced to 80% of that calculated, as shown in Table 1.

As can be seen from Table 1 the vehicle parking rate determined by all methods closely match the vehicle parking rate adopted by Tweed City and result in a range from 2092 car park spaces to 2574 spaces.

Given that the GLFA of the Murwillumbah CBD is much greater than 30,000m<sup>2</sup>, its relatively compact nature and its multi use attraction for consumers and the results in Part B, the RTA rate of 4.1spaces/100m<sup>2</sup>, with a resultant parking space requirement of 2092 spaces, is considered the most appropriate representation of the car parking demand for the Murwillumbah CBD.

The observed private parking provided by business within the Murwillumbah CBD is approximately 900 spaces, leaving a short fall of 1192 spaces (2092–900=1192) required to adequately service the private business in the CBD.

This means that adequate on-site parking has historically not been provided by individual businesses and is a function of the CBD's age and the relatively recent introduction of DCP2 – Site Access And Parking Code. This result is not unique to Murwillumbah with similar shortfalls in on-site parking observed in many older CBD areas.

Historically, businesses and the community have relied upon Tweed Shire Council to address this shortfall in the form of on-street and public off-street parking.

In summary, private businesses in the Murwillumbah CBD generate an estimated demand for 2092 car parking spaces to meet the needs of their customers. In newer developments, such parking is provided by the private businesses, not relying on public car parking. Due to the age of the CBD and relatively recent introduction of DCP2, approximately 900 car parking spaces are provided on privately owned land. Many of these spaces are marked as "reserved" for particular owners making them unavailable for customers (in Proudfoots Lane 69 spaces on private land are reserved).

Part B will address the adequacy of on-site and off-site parking within the Murwillumbah CBD.

## **PART B - ADEQUACY OF ON-STREET AND OFF-STREET CAR PARKING (OCTOBER/NOVEMBER 2006)**

### **Methodology**

A parking survey was undertaken of the Murwillumbah CBD to determine current on-street and off-street car parking demand during business hours. The study was confined to the central CBD bound by Nullum St in the West to Commercial Rd in the East, Main St in the North and King St in the South. (See Figure 1).

The parking survey was undertaken hourly from 9.00am to 4.00pm on the following days:-

- Thursday 05/10/06 and Friday 06/10/06 (during school holidays)
- Thursday 19/10/06 and Friday 27/10/06
- Wednesday 01/11/06

Data derived from the parking survey was analysed to determine peak usage for both on street and off street parking.

The adequacy of public parking within the Murwillumbah CBD was then related back to the on site car parking shortfall as discussed in Part A.

### **Assumptions**

The following items were excluded from the parking study:-

- Private car parks and gated car parks;
- Taxi ranks, Police parking and loading zones; and
- South Murwillumbah commercial zone.

### **Results**

Tweed Shire Council supplies public parking in the form of on-street and off-street public parking. Total public parking provided is 948 spaces composed of 484 on-street and 464 off-street parking. Thursday is a busier day than Friday and Wednesday with peak usage times between 10.00 and 12.00pm.

While off-street parking is more heavily utilised than on-street parking, the survey showed that even during peak usage time, some form of parking was always available.

*Refer Attachment A – Parking Availability Survey Data.* The collected data of vacant car spaces is listed in 18 sub areas for various times during the day surveyed.

*Refer Attachment B – Murwillumbah CBD Map.* This map shows the data collection areas (1 to 10) for the Murwillumbah CBD.

### On Street Parking

Table 2 lists cumulative on-street car park vacancies available in the Murwillumbah CBD during peak usage times. Table 2 shows that Thursday is the busiest day with between 61 and 91 on-street vacancies available during peak usage times (10.00am to 12.00pm) for the CBD followed by Friday and Wednesday.

On-street parking is less heavily utilised than off-street parking primarily due to parking regulations. In general, between 61 (13%) and 103 (21%) on-street parking spaces were available at various times during the peak usage period (10.00am to 12.00pm).

*Table 2 Murwillumbah CBD On Street Parking Vacancies During Peak Usage (10:00am to 12:00pm) (484 total spaces available)*

Date	No. of Vacant Spaces 10:00am - 12:00pm		
	Wednesday	Thursday	Friday
5/10/06	-	77 to 103	-
6/10/06	-	-	123 to 139
19/10/06	-	61 to 91	-
27/10/06	-	-	83 to 90
1/11/06	114 to 124	-	-

Main St (Area 2), Queen St (Area 3), Brisbane St Nth of Wollumbin St (Area 6) and King St (Area 8) were the most heavily used on-street parking, with vacancy rates of 0 to 13 spaces during the peak period.

Wollumbin St West of Brisbane St (Area 10), Proudfoots Lane East and West of Brisbane St (Areas 5 & 7), and Brisbane St Sth of Wollumbin St (Area 9) had the least utilised on street parking with vacancy rates between 5 and 19 spaces during the peak period.

*Refer Addendum A – On-Street and Off-Street Parking Charts, Tables 1, 2, 3*

The data collected clearly shows that vacant on-street parking is available but as expected, the prime on-street parking in Main Street is in higher demand than other locations but spaces can be found in other locations such as Proudfoots Lane. Customers may need to walk relatively short distances to their destinations (it is 380m from the Pool to the Post Office) whilst for comparison purposes, at Tweed City it is between 175m and 225m to Woolworths from the undercover car park.

### Off-Street Car Parking

Table 3 lists cumulative off-street car park vacancies available in the Murwillumbah CBD during peak usage times. Table 3 shows that Thursday is the busiest day with between 33 (7%) and 60 (12%) off-street vacancies available during peak usage times (10.00am to 12.00pm) for the CBD followed by Friday and Wednesday.

Off-street parking is more heavily utilised than on-street parking, possibly due to reduced parking regulation. In general between 32 and 60 parking spaces were available at various times during the peak usage period (10.00am to 12.00pm).

Table 3 Murwillumbah CBD Off Street Parking Vacancies During Peak Usage (10:00am to 12:00pm) (464 total spaces available)

Date	No. of Vacant Spaces (10:00am - 12:00pm)		
	Wednesday	Thursday	Friday
5/10/06	-	33 to 50	-
6/10/06	-	-	53 to 90
19/10/06	-	43 to 60	
27/10/06	-	-	32 to 72
1/11/06	72 to 135	-	-

The busiest off-street car parking included the Civic Centre car park (Area 11), and the car park next to Come Alive Gym (Area 14) and the Old JH Williams site in Wollumbin St (Area 12) with vacancy rates between 0 and 6 spaces.

The least utilised off-street car parking included the Knox Park car park opposite Come Alive Gym (Area 15) with between 26 and 30 (11%) spaces available during peak usage times. Next to Sunnyside (Area 17) and Knox Park near Red Cross (Area 16) with vacancy rates between 0 and 32 spaces during the peak period.

Outside of peak usage times (i.e. 9.00am to 10.00am and 12.00pm to 4.00pm), vacancy rates of between 52 and 225 (48%) spaces were available.

See Addendum A – On-Street and Off-Street Parking Charts, Tables 4, 5, 6.

Similarly to on-street parking, off-street public parking exhibited several vacant car park spaces throughout the day.

The above results demonstrate that at least 7% of the public off-street parking and 13% of on-street parking was vacant during the survey period.

## Impact of Council Projects on Parking

### Civic Centre Car Park

#### Tweed Shire Council S94 Contributions and Staff Usage of Civic Centre Car Park

The original Civic Centre car parking requirements were adequately addressed in the original DA. The parking requirements of the 1998 expansion and the planned 2005 – 2025 expansion will be in addition to this.

The Section 94 Plan No 18 Council Administration Offices and Technical Support Facilities Version 1.0 1998, determined that \$600,000 (or 29 spaces) was to be contributed to the Section 94 Plan 23 Offsite Parking scheme to accommodate the planned increase in staff resulting from the expansion.

The Section 94 Plan No 18 Council Administration Offices and Technical Support Facilities Version 2.0 2005 presents a plan for expansion of the Administrative offices and technical support facilities from 2005 – 2025. Short-term extensions will require an additional \$148,000 (13 spaces) and the long-term new building will require \$455,000 (39 spaces) to be contributed to the Section 94 Plan 23 Offsite Parking scheme.

The \$1,203,000 ( $\$600,000 + \$148,000 + \$455,000 = \$1,203,000$ ) and 81 car parks ( $29 + 13 + 39 = 81$ ) contributed to the Section 94 Plan 23 Offsite Parking scheme, will partly finance the proposed 291 spaces multi level car park to be constructed in the Civic Centre car park. This clearly justifies the ultimate use of 81 of these spaces for use by Council staff in the same manner as the general public.

To partially address Civic Centre additional parking requirements TSC has provided 22 temporary spaces in Sunnyside Lane.

A survey was undertaken on the 5 December 2006 of the Murwillumbah Civic Centre Car Park to determine current usage by TSC staff and non-TSC staff. It was observed that between 7.00am and 8.00am 43 TSC staff and 21 non-TSC staff used the car park. As discussed above TSC has paid for 39 spaces under the Section 94 Plan 23 Offsite Parking scheme and is within the planned range of staff usage.

### **Murwillumbah Memorial Swimming Complex Parking**

The proposed redevelopment of the Murwillumbah Memorial Swimming Complex will expand the function of the current swimming pool complex and will include sports remedial and recreational activities. The redevelopment will have an associated increase in car parking requirements taking the total car parks required for the complex to 34 car spaces for daily general pool activities and 120 car spaces for special events, totalling 154 car spaces. Peak parking demand by special events would typically occur outside of business hours. Generally, on a daily basis, 34 car spaces will be consumed by customers of the Pool complex.

### **Civic Centre Multi Level Car Park**

Work on the planned multi level car park is scheduled to begin in March 2007 and is due for completion in Mid 2007. The new multilevel car park will provide 291 new car parking spaces, however it will consume 80 of the 104 existing spaces in the process (i.e. 24 remaining). The effective parking added to the civic centre car park then, is 211 spaces ( $291 - 80 = 211$ ). This will result in the civic centre car parking being increased by a total of 235 spaces ( $211 + 24 = 235$ ).

The TSC Section 94 Plan No 18 1998 requires the provision of 29 spaces and the Section 94 Plan No 18 2005 – 2025 will consume 52 spaces ( $29 + 13 + 39 = 81$ ). The Murwillumbah Memorial Swimming Complex will require a further 34 spaces on a daily basis and an extra 120 spaces for special events. Only the daily car parking requirements are included in this discussion.

The addition of the Civic Centre Multi-level Car Park will add an additional 211 car parking spaces. This results in a surplus of 93 car spaces after allowances for TSC's S94 No23 Offsite Parking commitments for both the TSC Chambers expansion and the Murwillumbah Memorial Swimming Complex redevelopment ( $211 - 81 - 34 = 93$ ).



## **CONCLUSION ON ADEQUACY OF EXISTING MURWILLUMBAH CBD CAR PARKING**

Part B of this study shows that although public parking availability was reduced during peak usage time, parking was still available in the form of public on and off-street parking. On Thursday 19/10/06 between 61 (13%) and 188 (39%) on-street car spaces were available at various times between 9:00am and 4:00pm. Similarly off-Street Public Car Parks exhibited between 43 (9%) and 200 (42%) vacant spaces at various times between 9:00am and 4:00pm. It is acknowledged that between 10:00am and 12:00pm the vacancy rates are considerably lower and scattered throughout the CBD area, making the spaces difficult to locate.

On-street parking is regulated and generally allows greater turnover of parking. Off-street parking has little or no turnover and generally did not allow for good turnover of parking as reflected by the lower vacancy rates.

Part A of this study estimated that the parking demand for the Murwillumbah CBD equates to 2092 spaces, based on applying current development standards for new development. Due to the age of the CBD and noting such standards did not apply when most of the buildings were constructed in the CBD, private business supplies 900 on-site spaces. TSC supplies a further 948 in the form of on-street (484) and off-street (464) spaces resulting in a theoretical maximum shortfall of 244 spaces (2092-900-948=244).

The proposed Civic Centre Multi-level Car Park provides an additional 211 car parking spaces. Of these spaces, 115 are associated with the Civic Centre and Swimming Pool Complex expansion, leaving a net gain of 93 additional spaces.

Based on the above, after construction of the multi level car park the calculated parking deficiency of 244 spaces is reduced to 151 spaces. This shows that in theory there is a shortfall in car parking within the CBD however the parking survey results show that vacant spaces do exist. The above parking surveys show at least 7% of off-street parking and 13% of on-street parking being vacant in the public parking areas within the Murwillumbah CBD. It can be concluded from this report that in theory after the multi-level car park is constructed an estimated shortfall of 151 spaces exists in the CBD. In reality car parking spaces are generally always available even though they may be difficult to locate and not in ideal locations which indicates that the availability of public parking is not at critical levels. This is based on current demand but it is expected that even if the total floor space of the CBD remains the same the trend for increased car ownership and usage may result in the parking situation deteriorating in the future. The main concern that needs to be addressed is ensuring that the supply of customer car parking provided by future development is sufficient so that it does not erode the current parking situation.

## **PART C - PROPOSED OPTIONS**

There are several options available to Council to ensure the supply of private customer car parking is adequately catered for in future developments as well as physical provision of additional spaces. The business community similarly have options available to facilitate more parking or more effective use of existing private customer car parks.

These options can be categorised as Policy Options and Physical Options and are listed as follows:-

### **Policy Options**

Policy solutions can be implemented immediately to address future provision of parking with limited cost to TSC. Policy solutions however, will not address the current calculated parking deficit.

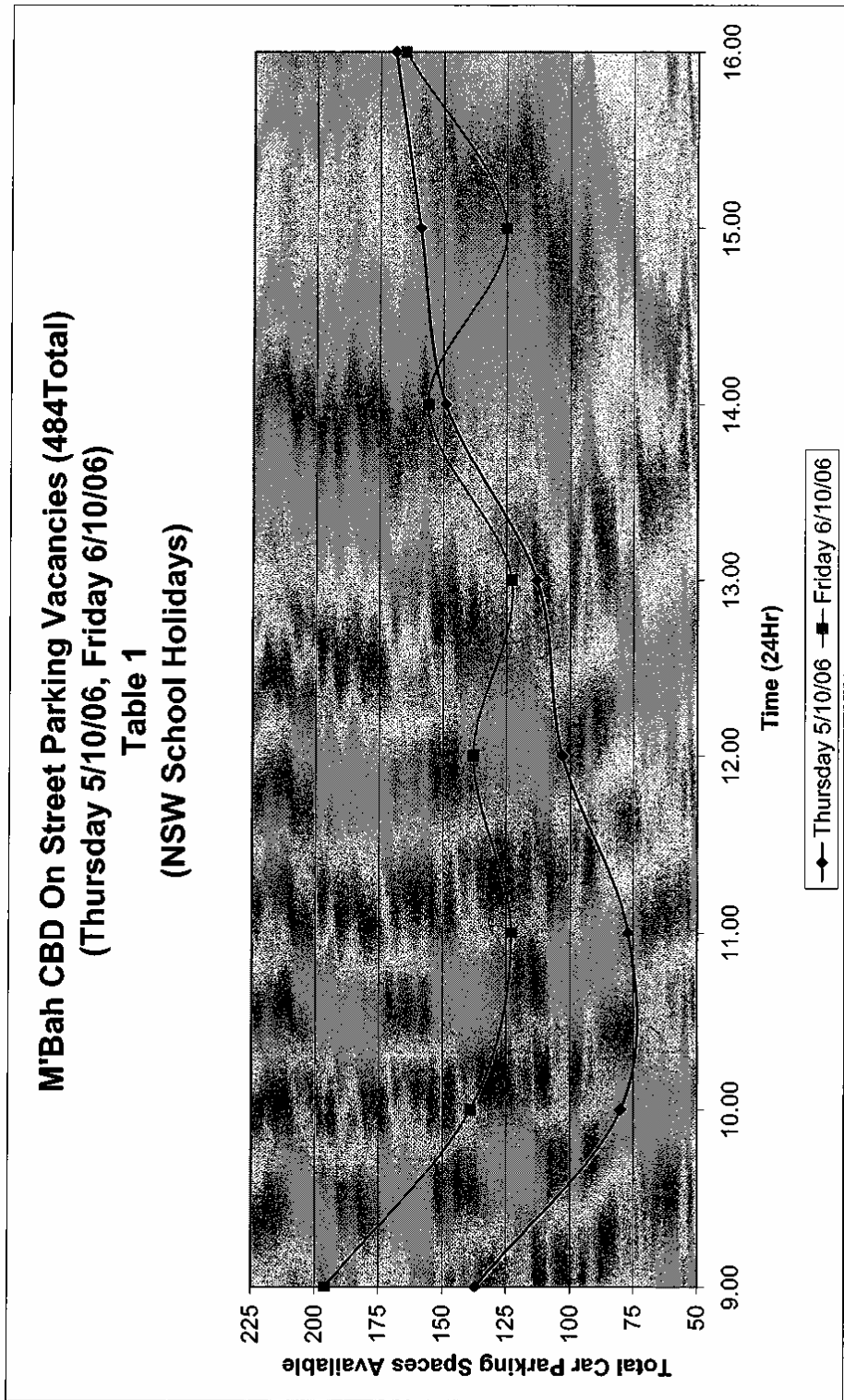
- A. Currently Council's Development Control Plan for Car Parking in New Developments allows a reduction in the supply of parking by 30%. This was based on the assumption that adequate public car parking was available to offset this concession. This report demonstrates that this is no longer the situation. It is therefore proposed to remove the local area customer car parking concession of 30% as detailed in Section 4.8 of DCP2 Site Access and Parking Code, V1.1. The removal of this concession will reduce overall pressure on public parking by new development.
- B. Currently new developments are permitted to pay cash contributions to cover shortfalls in the provision of on-site customer car parking. As there is a shortage of land for Council to provide new public car parks it is proposed to restrict Section 94 Plan 23 Offsite Parking contributions such that all new developments must provide parking as required by DCP2 Site Access and Parking Code. In exceptional circumstances based on merit considerations such as undesirable impacts on street frontages caused by driveway penetrations Council may still consider accepting cash contributions in lieu of on-site provision of parking. This will ensure most developments comply with DCP2 Site Access and Parking Code and reduce the need for Council to provide parking in the future.
- C. Council has been approving outdoor dining applications that consume on-street parking provided a cash contribution is paid in accordance with Section 94 Plan 23. This has been based on the assumption that adequate public car parks existed to cover the lost car parking spaces. As discussed in the above report, this is no longer the case. It is proposed to restrict applications for outdoor dining that consume on street parking to those that can provide alternative customer car parking on the adjoining property. This restriction would prohibit applications that could not provide alternate public parking and reduce the requirement of Council to provide parking in the future.
- D. Where businesses have been required by development consent conditions to provide customer car parking owners should be requested to clearly signpost such spaces as customer car parking and such spaces should not be reserved for staff. In addition the Murwillumbah District Business Chamber should be requested to negotiate with owners of other private car parks with a view to removing the substantial quantity of "reserved for staff car parks". This would free up private car parking for public use and require staff to park in public unregulated areas located on the fringe of the CBD area. This action will make available many centrally located car parking spaces for customers, for example in Proudfoots Lane about 70 spaces could be reallocated for customer car parking, greatly improving the supply of centrally located parking.
- E. Review of Murwillumbah public car parking to optimise time restricted and unrestricted parking zones within the CBD.

- F. Consideration to installing parking meters within the CBD on and off-street car parks. The benefits offered by parking meters would be a funding source for provision of additional public car parking and to generate better turnover of car spaces. Adverse impacts could be the loss of customers choosing to shop in localities where free parking is available. This option is considered to be one for the longer term.

### Physical Options

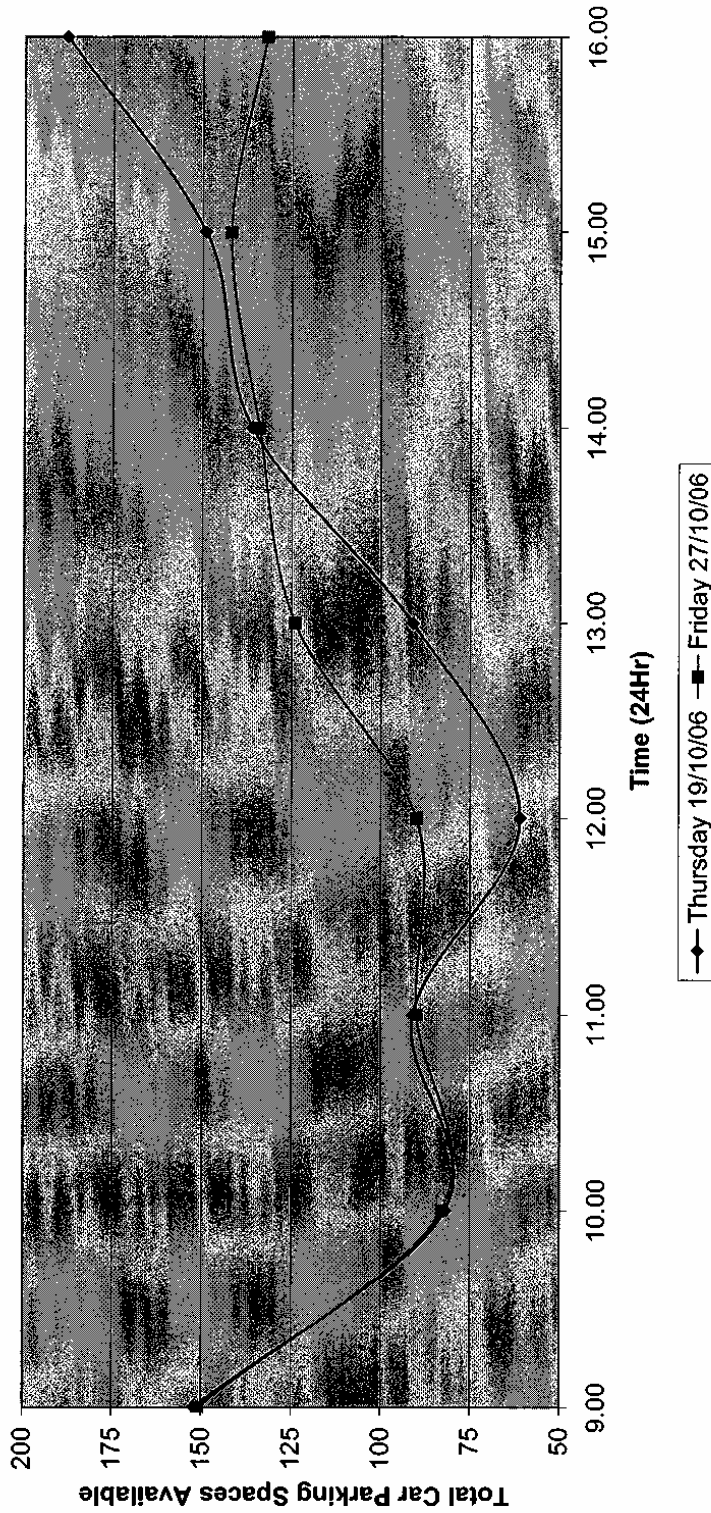
- A. The purchase of more land for public car parking. This could be partially funded through a "special rate for car parking" which could be justified due to the car parking shortfall but would need the support of the Murwillumbah District Business Chamber. It is proposed Council approaches the Murwillumbah District Business Chamber to advise that should businesses wish to pursue a physical solution to provide additional car parking (such as a new car park), Council would consider an application for a "special rate for car parking" to be applied to all Murwillumbah businesses. The benefit of a special rate would enable the provision of the theoretical shortfall of car parking spaces to be provided in an earlier time frame.
- B. Provide covered walkway from South Murwillumbah to encourage public parking in unregulated fringe areas, for example:-
- i) Railway Station – unrestricted parking at railway station would provide 47 spaces
  - ii) River St – Seal area behind Phil Taylor's garage
  - iii) Levee Bank Under bridge – Provide fill pad under northern bridge abutment. Construct entry and exit. This would provide an extra 40 spaces. This option is considered to be a medium to long term project given the results of the report but should be considered in future Council works programs.
- C. Provide shuttle bus services to unregulated fringe parking areas funded by the business community. Again this is considered to be a medium to long term solution due to funding issues regarding the provision of the service.
- D. Consideration be given to the conversion of the Council owned property at 113 Wollumbin Street adjacent to the existing car park which would provide about 30 new spaces. As this option requires funding it is considered to be a medium range project, given the imminent construction of the multi-level car park at the Swimming Pool Complex.
- E. Amalgamate private car parks in Proudfoots lane in conjunction with Proudfoots Lane upgrade to maximise parking opportunities. This option would need to be negotiated with the owners of the subject properties and the Murwillumbah District Business Chamber.
- F. Potential exists to reconfigure on-street parking to generate additional spaces. After investigation the only street wide enough to accommodate angle parking within the CBD (other than current parking) is Wollumbin Street. To achieve this traffic flow would need to be converted to one way flow, west to east. This would create significant traffic congestion in King Street, Brisbane Street and Main Street as westbound traffic across the Alma Street bridge would need to be redirected via these streets. Whilst the conversion to one way flow would allow an extra 19 on-street car parking spaces is not considered justified given the adverse consequences of redirecting traffic.

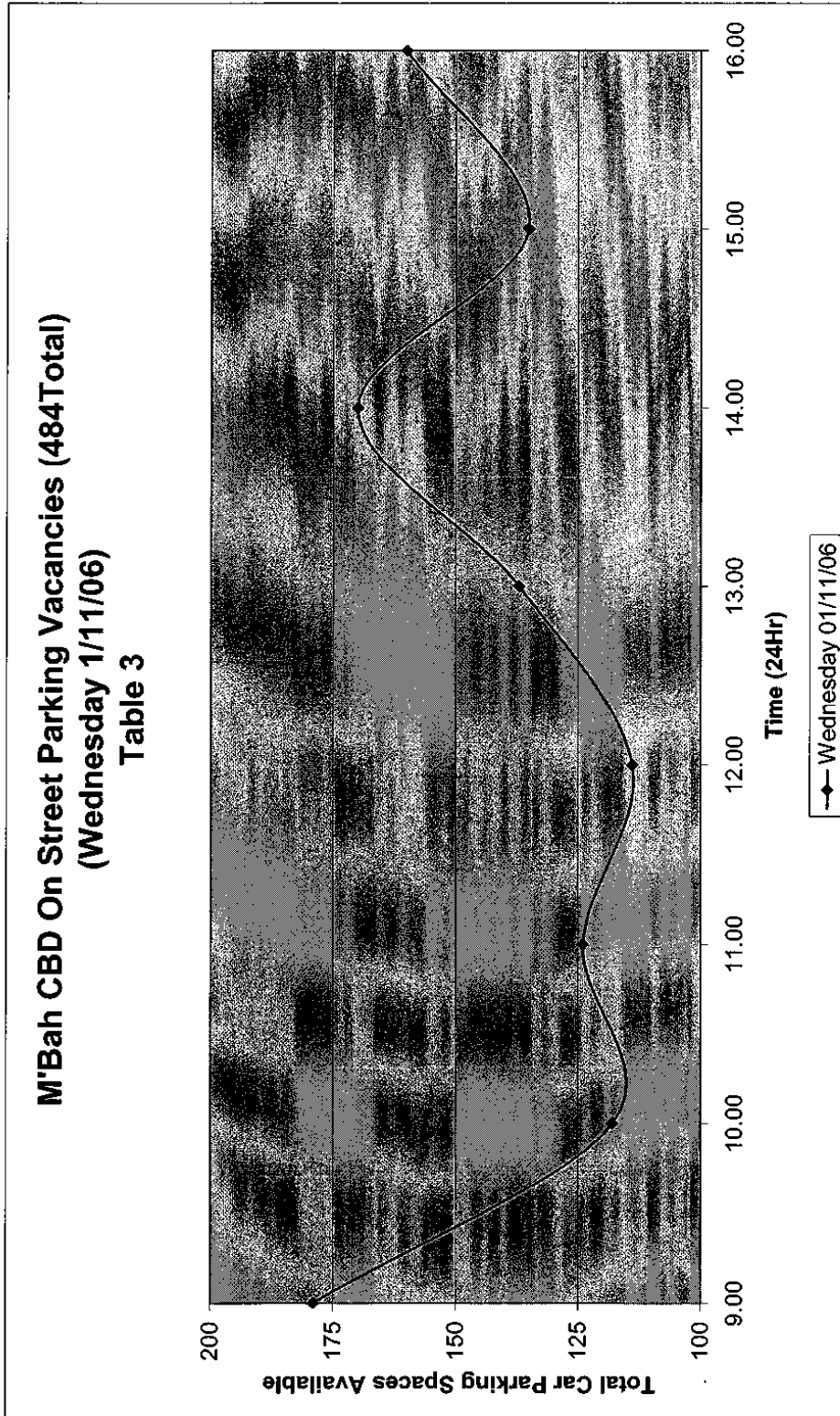
Addendum A - On-street & Off-street Car Parking Charts



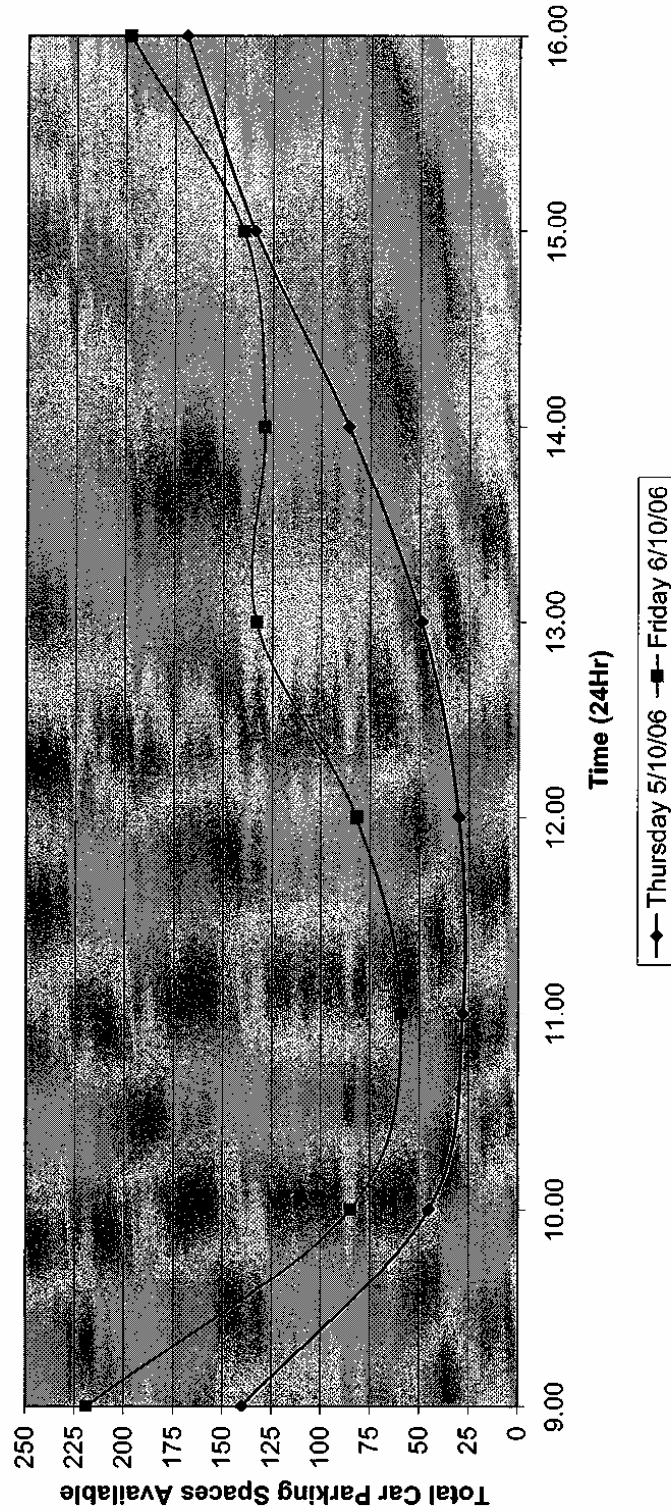
**M'Bah CBD On Street Parking Vacancies (484 Total)  
(Thursday 19/10/06, Friday 27/10/06)**

**Table 2**



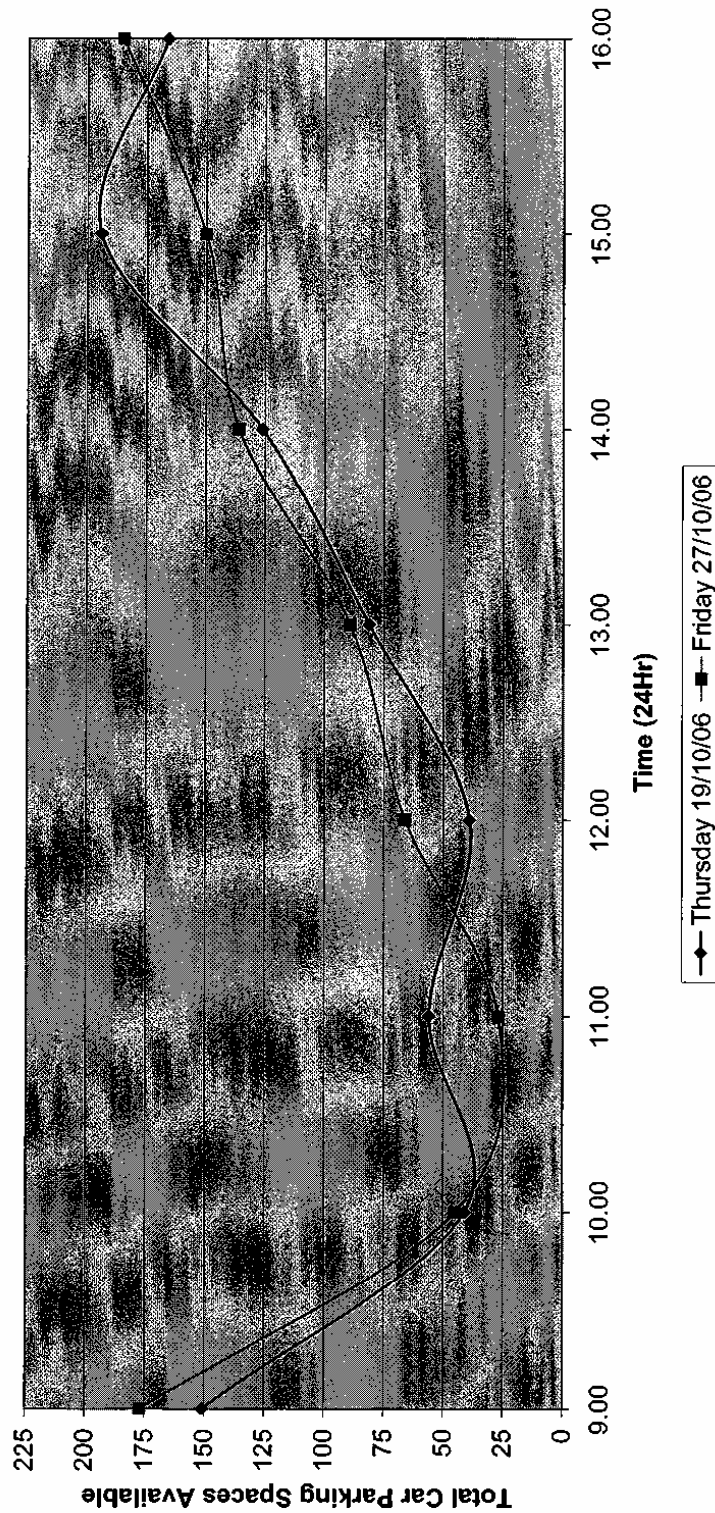


**M'Bah CBD Off Street Parking Vacancies (464 Total)  
 (Thursday 5/10/06, Friday 6/10/06)  
 Table 4  
 (NSW School Holidays)**





**M'Bah CBD Off Street Parking Vacancies (464 Total)  
 (Thursday 19/10/06, Friday 27/10/06)  
 Table 5**





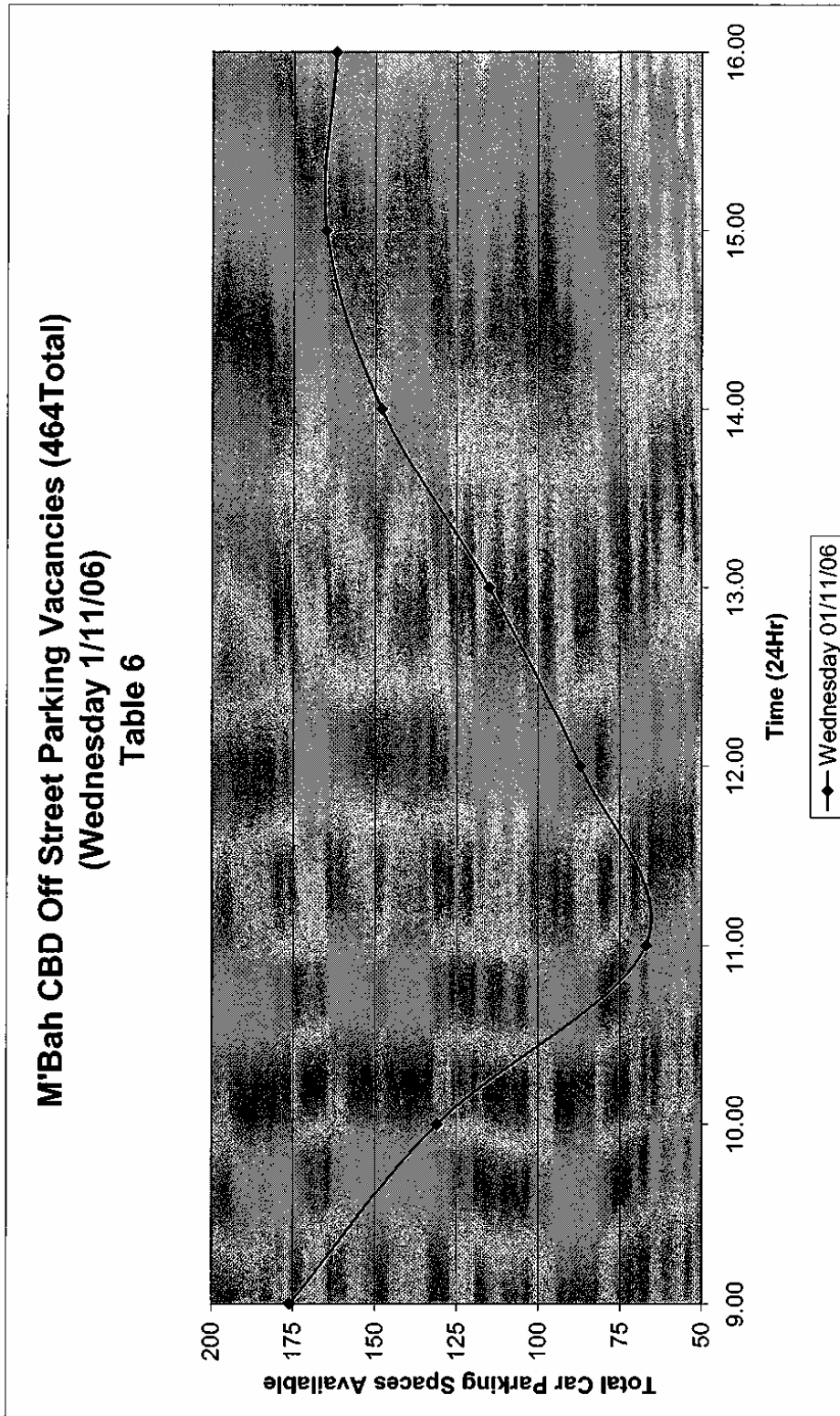
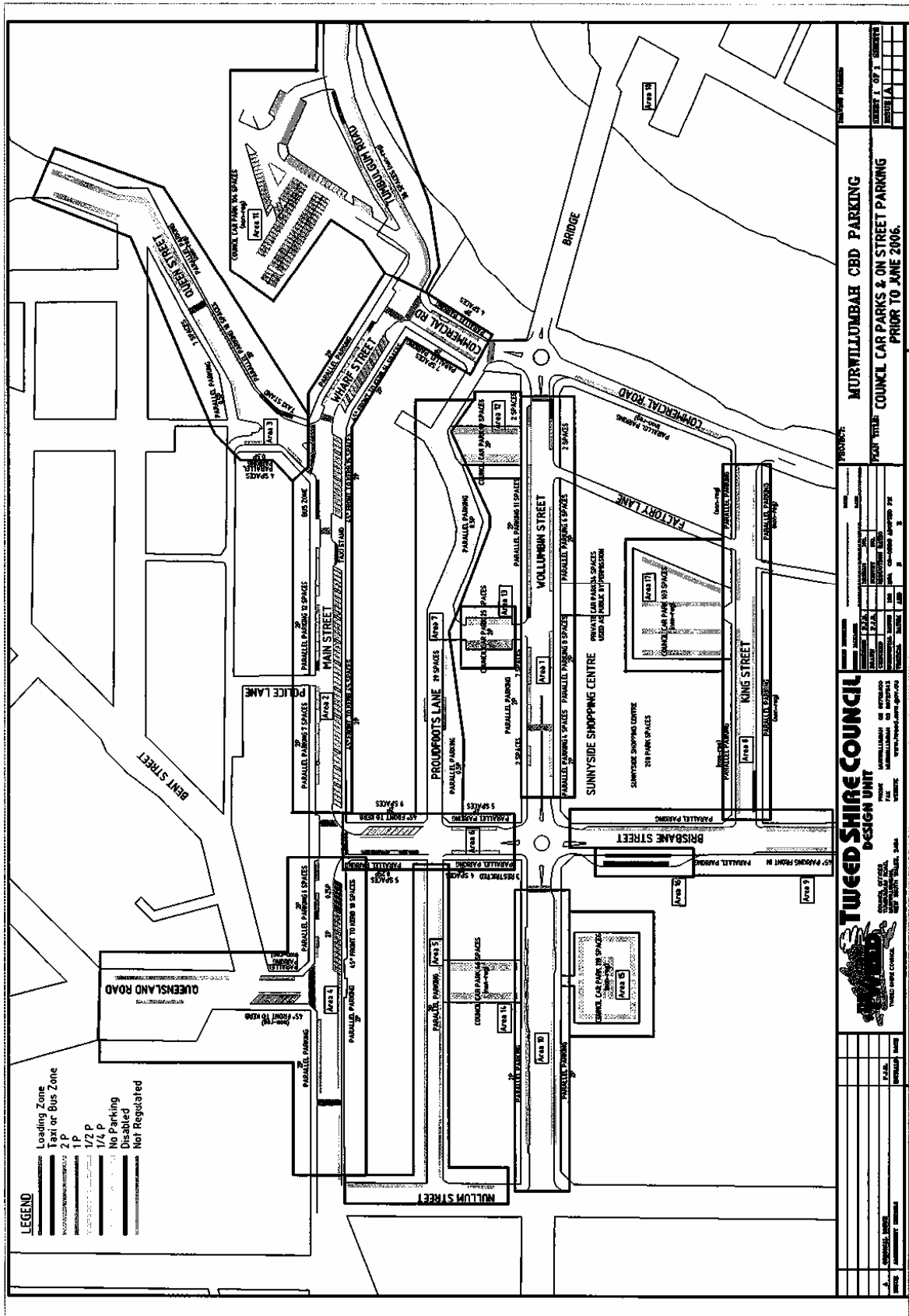


Figure 1 - Murwillumbah CBD Map



**LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:**

Nil.

**POLICY IMPLICATIONS:**

Implementation of the recommendations will involve the amendment of Council Policy in the form of DCP2 being revised.

**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. Attachment A - Off-Street and On-Street Parking Analysis Tables (DW 1523038).
  2. Attachment B - Murwillumbah Parking Study 20/10/2006 (DW 1523005).
  3. Figure 1 - Murwillumbah CBD Map (DW 1523746).
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