

**COUNCIL  
BUSINESS PAPER**

**AUGUST 25, 1998**

## NOTICE OF COUNCIL MEETING

**An ORDINARY MEETING of LISMORE CITY COUNCIL will be held at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on TUESDAY, AUGUST 25, 1998, at 6.00pm and members of Council are requested to attend.**

**(Ken Gainger)**  
GENERAL MANAGER

**August 18, 1998**

# COUNCIL BUSINESS AGENDA

25/8/98

## **PUBLIC ACCESS SESSION:**

**PAGE NO.**

### **PUBLIC QUESTION TIME:**

### **OPENING OF MEETING AND PRAYER (MAYOR):**

### **APOLOGIES AND LEAVE OF ABSENCE**

### **CONFIRMATION OF MINUTES - Ordinary Meeting 4/8/98**

### **CONDOLENCES**

### **DISCLOSURE OF INTEREST**

### **MAYORAL MINUTES**

### **NOTICES OF RESCISSION**

### **NOTICES OF MOTION**

### **SUSPENSION OF STANDING ORDERS**

(Consideration of the Suspension of Standing Orders to debate matters raised during Public Access).

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**Subject/File No:** LOCAL GOVERNMENT REGULATORY REFORMS - ON-SITE SEWAGE MANAGEMENT FACILITIES  
(MK:MJK: S245 S38)

**Prepared By:** Manager-Environmental Health - Matt Kelly

**Reason:** Review of Regulatory Reforms.

**Objective:** Council determination of an implementation strategy.

**Management Plan Activity:** Environmental Health

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**Background:**

On March 9, 1998, the Honourable Ernie Page, Minister for Local Government, announced a package of Local Government Regulatory Reforms and Guidelines to enable more effective Council regulation and performance supervision of septic tanks, aerated wastewater treatment systems, composting toilets and other on-site sewage management facilities. Local Government (Approvals) Amendment (Sewerage Management) Regulation 1998 was gazetted on March 6, 1998 and the Guidelines document "Environment and Health Protection Guidelines - On-Site Sewage Management for Single Households" was released as part of the Regulatory Reform package.

The main objective of the on-site sewerage management reforms is to put in place a sound framework to enable Council to implement ecologically sustainable on-site sewage management practices over the next 3 - 5 year period and to strategically address on-site sewage management issues in existing communities and during settlement planning for new releases. The Regulation:

- a) clarifies Council responsibility and powers to regulate the installation and ongoing operation of on-site sewage management systems;
- b) specifies performance standards for on-site sewage management, including protection of public health and prevention of environmental damage;
- c) clarifies the accreditation roles and responsibilities of NSW Health;
- d) places a responsibility on owners of existing on-site sewage management facilities (in existence prior to April 6, 1998) to seek a renewable approval to operate the facility; and
- e) identifies Council's responsibilities to develop a strategy for on-site sewage management within its area prior to June 30, 1999.

The Regulatory Reforms enable Council to charge application, inspection and renewal fees to recover the cost of monitoring and providing additional regulatory services. The initial legislative framework and associated target dates recognise the importance for Council of an appropriate information base in the development of the required sewage management strategy. The Regulation, following advice from the Local Government and Shires Association and feedback from a regional workshop for Councils, was initially amended by the Minister to extend the transitional period owners of existing systems had to lodge an application to their local authority to September 30, 1998, also providing Councils with a full six month period to develop an implementation programme.

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On this structure and direction of the Department of Local Government, Council proceeded to address their responsibilities of the Regulatory Reforms. On July 8, 1998, approximately 5,300 personally addressed letters and application forms were mailed to owners of properties within the Local Government Area that may be the owner of an existing on-site sewage management facility. The reason for the mailout being twofold:

1. Inform owners of their responsibilities under new Regulatory Reform; and
2. Assist in identification of existing facilities.

The Regulatory Reform package has received significant media attention, community interest and Council focus over the past few weeks. As a result of numerous representations to the Minister, Council has now been further advised that the Minister has approved amendments to extend the final date landowners are required to have lodged an application with their Local Government Authority to seek approval to operate an existing system from September 30, 1998 to June 30, 1999. To address the recent inconsistencies of the Minister and the Department of Local Government in relation to the management of the Regulatory Reforms, it is essential that Council:

- a) Review the current and proposed implementation strategy; and
- b) Determine an implementation strategy to ensure the reforms can be implemented with confidence.

To identify the programme that has been established to manage the legislative reforms and most recent amendments, the following information is provided:

1. As part of the 1998/99 Management Plan Process, Council adopted a \$40.00 fee as a “reasonable charge” to facilitate the management of the reform package. The fee as such was publicly exhibited and adopted by Council following that exhibition period.
2. The \$40.00 fee is a combined fee consisting of an administration approvals component and site inspection verification component. Administration activities include:
  - development of standard letters and approvals,
  - development of software package to manage application, approvals and renewal activities,
  - development of community consultation and media materials,
  - notification to property owners of obligations under the Regulatory Reforms,
  - administration of applications received,
  - desktop evaluation of applications, and
  - determination with the issuing of a renewable approval to operate a waste management facility.

The inspection component includes infield verification of information provided to the initial application process. It is anticipated that this initial evaluation/site inspection programme will require commitment of resources for at least a 2 year period. No further costs will therefore be appropriate until this stage is completed and Council adopts formally a Sewage Management Strategy.

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## Local Government Regulatory Reforms - On-Site Sewage Management Facilities

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3. Waste Strategy - A key component of the reform package is the requirement upon Council to prepare and publish a draft Sewage Management Strategy addressing environmental monitoring programmes, landowner report and/or licensing requirements and service industry co-ordination. To assist this process, regulations initially required landowners to lodge an application with Council by September 30, 1998. As identified previously, this was done to ensure that Council has basic information about location and type of systems in use, and to allow a limited revenue collection from effected landowners to fund the process of community consultation and development of the Sewage Management Strategy. As identified, the Minister determined that action was necessary to diffuse uncertainty and provide time for community consultation to develop practical, least cost sewage management strategies for Local Government Areas. Consequently, the Minister has approved amendments to extend the final date to register existing systems from September 30, 1998 to June 30, 1999. The extension of time for lodgement is expected to better focus community attention on the development of practical sewage management strategies for the local area. It is anticipated that a draft Strategy will be developed for community consultation in March/April 1999 to enable adoption as part of the 1999/2000 Management Plan.
  
4. Notification - Council formally notified property owners of their obligations under the reforms on July 8, 1998, by individual letter. To address the amendment to the final date to register an existing system it is proposed to re-notify all owners who have not already returned an application form to Council. Council has received some 700 forms of the initial 5,000. It is anticipated to continue to encourage the early lodgement of applications and advise that refunds will not generally be supported. This will enable development of the Strategy and verification of information processes to continue with an appropriate confidence level.

### **Manager - Financial Services Comments**

The main financial issue from the information provided appears to be the charging of the \$40 fee. As outlined in the report the fee is to cover the administration of this legislation plus the initial evaluation / site inspection programme. As to whether or not this is the appropriate amount for this fee is unclear, as there is still an extensive amount of research to be undertaken. Based on the estimate of 5,000 potential sites, Council will generate \$200,000 in revenue from this charge. Preliminary discussions with the Manager - Environmental Health indicate that these funds will be expended as follows;

<b>Item</b>	<b>\$</b>
(i) Employment of Full-time Environmental Health Officer- based on two years salary, oncosts and associated travelling expenses	110,000
(ii) Employment of Part-time Administrative Assistant (two years)	50,000
(iii) Necessary amendments to existing computer software	10,000
(iv) Development, communication and implementation of sewage management strategy	20,000
(v) Incidentals	10,000
<b>Total</b>	<b>200,000</b>

These figures are to be used as a guide only and they may well change once further research is undertaken in respect to the proposed strategy. The big problem at this stage is that Council still has to develop its sewage management strategy and until that is adopted, it is still very unclear as to how much work will be required to comply with the legislation.

# **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

## **Local Government Regulatory Reforms - On-Site Sewage Management Facilities**

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One other issue associated with this is that sections of the work will need to be undertaken before the bulk of the revenue from the charge is collected. I am advised that the charges should all be paid in full by 30 June, 1999 and if this is the case there should not be a problem, as any expenses incurred this year, will be more than matched by the revenue collected. It is imperative that this happens, as otherwise Council will be left with a deficit for this year.

The final issue I wish to comment on is that Council has collected \$20,325 in fees to date. As these fees appear not to be due until 30 June, 1999, Council may feel obliged to refund the money. This will incur an additional expense and a better approach could be to write to the owners who paid the fee, outlining the current situation, and ask if they want the money refunded. As the charge will still be due by 30 June I would expect that the majority of people will want Council to hold onto the money.

### **Public Consultations**

Community consultation will be actively encouraged in the development of the draft Sewage Management Strategy.

**Other Group Comments** Not required for this matter.

### **Conclusion**

The Regulatory Reforms do not alter the fundamental responsibilities of landowners to ensure that waste water management systems do not spread disease or cause water pollution and environmental damage. The reforms, however, formally put in place a sound framework to enable Council to implement ecologically sustainable on-site sewage management practices over the next 3 - 5 year period and to strategically address on-site sewage management issues in existing communities and during settlement planning activities.

It is considered important that, as the principles of the legislative reforms have not been eroded, that a Council Working Party review the current programme that has been established to manage the reform package and most recent amendments. It is recommended that the Working Party review the programme in the immediate future to determine an implementation strategy for consideration by Council.

In the interim, Council will continue to ensure that sewage practices do not cause risk to public health and must monitor accumulative impacts to prevent water pollution and environmental damage. Council will also ensure that landowners have access to appropriate information in regard to responsible sewage management practices, technology and support services.

### **Recommendation (PLA61)**

- 1 That a Council Working Party consisting of three (3) Councillors and staff review the current programme established to manage the Local Government Regulatory Reforms for on-site sewage management facilities.
- 2 That a further report be presented to Council recommending the preferred implementation strategy.

**Subject/File No:** RURAL HOUSING: SEPP NO. 15 - RURAL LANDSHARING COMMUNITIES & RURAL RESIDENTIAL DEVELOPMENT (HM:MJK: S668 S285)

**Prepared By:** Manager-Strategic Planning - Helen Manning

**Reason:** To advise Council of the operation of SEPP No. 15 and of the status of the Rural Settlement Strategy.

**Objective:** To obtain Council's determination as to whether it remains within SEPP No. 15 or undertakes preparation of its own policy for rural landsharing communities.

**Management Plan Activity:** Strategic Planning

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**Background:**

The previous State Government repealed State Environmental Planning Policy No. 15 - Multiple Occupancy of Rural Land on December 1, 1994. However, the current State Government sought in 1996 to reintroduce the Policy by reproducing the former Policy as a draft for exhibition purposes, with some additions such as requirements for site analysis and management plans.

In response to the exhibition of the draft State Policy Council resolved as follows:

1. *That Council make a submission to the Department of Urban Affairs and Planning seeking either an exemption from the proposed SEPP No. 15 Multiple Occupancy or deferral of the coming into force of the draft SEPP until at least July 1, 1998, on the basis that Council will agree to include multiple occupancy planning provisions within its LEP, introduced within the context of an agreed rural settlement strategy.*
2. *That the submission outline the points of concern as detailed in the report to this Council Meeting by the Group Manager-Planning and Development, and in particular that the introduction of a SEPP is inappropriate in view of the essentially local or at most regional implications of multiple occupancy.*
3. *Council seeks the support of the Local Government Executive to pursue this matter as a matter of urgency and with the same vigour it took on the matter of dual occupancy.*
4. *Council put forward a motion to the annual Local Government Association Conference to discuss this matter, recommending adoption of a policy that local government be responsible for implementing its own policy and not be dictated to by State Government in relation to multiple occupancy."*

A submission of February 14, 1997, to the Department of Urban Affairs and Planning and a letter of February 9, 1997 to the NSW Local Government Association fulfilled this resolution. The Department responded by organising a meeting with concerned North Coast Councils in March 1997, and the views of representatives of these Councils were included in a further submission to the Director General of DUAP. The consensus of these Councils was that the introduction of a blanket State Policy would not meet the needs of local communities.

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**SEPP No. 15 Rural Landscaping Communities**

Notwithstanding the views of Local Government, the new State Policy, now called 'Rural Landsharing Communities', was gazetted on April 9, 1998. The Policy applies to Lismore and to most non-metropolitan Councils in eastern NSW. Byron Shire is excepted on the basis that it had prepared its own MO provisions and they were included in its LEP. In Lismore Local Government Area the Policy will apply to all rural zones.

The new SEPP No. 15 generally restates the provision of the old SEPP No. 15, with certain additions:

- Reference to the requirements of the Threatened Species Conservation Act;
- Requires the consideration of acid sulphate soils, need for any buffers to avoid land use conflicts, and impact on heritage items;
- Requires applicant to undertake a site analysis;
- Requires applicants to prepare a Management Plan for the following:
  - (a) water management,
  - (b) waste management,
  - (c) prevention, control and management of soil erosion,
  - (d) bush fire management,
  - (e) flora and fauna management, including the control of noxious weeds and noxious animals,
  - (f) provision and maintenance of internal roads, boundary fences, water reticulation, service corridors for telephone and electricity cables and similar matters.

A copy of SEPP No. 15 - Rural Landsharing Communities, is in the Attachments to this Business Paper.

The Circular to Councils which accompanied the gazettal notice of SEPP No. 15 states:

*“Should Councils listed in Schedule 1 make provisions that provide the same opportunities as SEPP No. 15 for Rural Landsharing Communities then they may apply for exemption from the operation of the SEPP.”*

Clarification from DUAP was sought and the following response was received:

*“The Department’s Circular to Councils B11 indicates that Councils may apply for exemption from SEPP 15 if similar provisions allowing rural landsharing are incorporated into a local environmental plan. Given the requirements of the Department’s “Guidelines on Rural Settlement on the North Coast of NSW”, that rural landsharing opportunities be restricted to appropriate locations, it is likely the Department would consider a suitable LEP amendment upon adoption by the Council of a suitable rural residential strategy.”*

**THEREFORE THE ONLY PATH BY WHICH COUNCIL MAY GAIN EXEMPTION FROM SEPP NO. 15 IS TO PREPARE ITS OWN POLICY THAT PROVIDES “THE SAME” OPPORTUNITIES.**

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# LISMORE CITY COUNCIL - Meeting held August 25, 1998

## SEPP No. 15 - Rural Landsharing Communities

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The Lismore Affordable Housing Strategy recommended that multiple occupancy provisions be introduced in order to provide low cost rural housing. The reintroduction of SEPP No. 15 was subsequent to this recommendation.

There have been no Development Applications submitted for rural landsharing communities since the reintroduction of SEPP No. 15.

### Status of Council's Rural Settlement Strategy

In 1996 Council resolved (inter alia)

*".....Council prepare a rural residential release strategy which identifies preferred areas for rural residential and which facilitates such development by way of the rezoning process after subdivision designs are endorsed by Council...."*

Although that resolution was specific in its reference to rural residential development only, since that time every other form of rural housing development has come to be added to the expectations for the Rural Settlement Strategy. It is now expected to include detached dual occupancy, rural workers dwellings, hobby farms, community title subdivision of existing Multiple Occupancies, to identify areas suitable for further MO development, and the Steering Committee is now also to consider a draft DCP for Rural Landsharing Communities.

Direction is now sought from Council as to whether it wishes to pursue its own policy for rural landsharing opportunities and seek exemption from SEPP No. 15, **OR** whether it wishes to remain covered by SEPP No. 15 and delete consideration of rural landsharing communities from the Rural Settlement Strategy.

Preparation of the Strategy was delayed by the allocation of resources to the Caniaba Village development. However, the Strategy has now been recommenced with an analysis of current and future demand for rural dwellings, revision of the preliminary draft Strategy by former GMPD, Nick Juradowitch, and evaluation of additional areas proposed by the Steering Committee members.

Councillors will recall a report considered on March 10, 1998, which analysed the last Census results and proposed growth rates and projected population estimates to the year 2020. The Census indicated that Lismore's growth rate had dropped to below 1% per annum between 1991 and 1996.

Analysis of dwelling approvals since July 1, 1996, indicate that annual growth rates are still below 1% per annum. The demand for rural living opportunities is reduced accordingly. Considerable stocks of rural residential land are available from approvals granted under the now revoked Clause 15 of Lismore LEP and in the 1(c) zone. The statistics for supply and demand for rural residential land since 1995 to date are as follows:

<b>Zone</b>	<b>Lots Approved</b>	<b>New Entitlements Created</b>	<b>Lots Released (Linen Plan)</b>	<b>Dwellings Approved</b>
Rural 1(a) (former Clause 15)	296	255	98	39
Zone 1(c) Rural Residential	122	104	30	17
<b>TOTAL</b>	<b>418</b>	<b>359</b>	<b>128</b>	<b>56</b>

This indicates that current demand for rural lots is so low that many approved subdivisions are not even being created. New dwelling entitlements created total 359 from rural subdivision and three

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**SEPP No. 15 - Rural Landsharing Communities**

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from detached dual occupancy, and when this is subtracted from the quota of 375 lot approvals over 5 years, as agreed by DUAP, the result is 13 potential lot approvals remaining, or 1 year's supply. This would apply to the 1(c) zone (dwelling approvals over the last 4 years average 14 per annum), and applications for further subdivision in this zone have been submitted and are under consideration.

The five year quota period ends in August 1998. A quota may be re-introduced if Council prepares a rural land release strategy that identifies sufficient land to meet projected demand, and this strategy is agreed by DUAP. Demand is measured by averaging the number of dwelling approvals on rural lots plus 30%.

Following completion of Council's Rural Settlement Strategy, and its agreement by DUAP, a new quota will be sought. However, because of the reduction in demand for rural lots it is likely to be less than the previous quota of 375 lot approvals over 5 years.

Population projections have been used to estimate future demands, and if the "medium" growth projections of 600 people per annum is reached over the next 20 years demand is still for only 30 lots per year. At this rate of demand there is 10 years supply of lots already approved. Application to DUAP for extension of the quota for lot approvals therefore cannot be justified.

Advice from DUAP indicates this situation is not unique to Lismore; significant reduction in demand for rural residential lots is being experienced generally on the North Coast.

On these demand figures the preliminary draft Rural Settlement Strategy already prepared identifies sufficient land for the next 50 years, which is an unrealistic time scale. The amount of land identified in this Strategy is therefore being reduced so as to accord with the timescale of the 2020 Strategy, i.e. if we already have 10 years supply approved then only enough for a further 10 years should be identified.

When this review of the preliminary draft is completed it will be given to the Steering Committee for comment before being reported to Council for endorsement for exhibition purposes.

**Content of Strategy**

Before further work is undertaken on the Strategy direction is sought from Council as to whether it wishes to pursue its own rural landsharing community policy and seek exemption from SEPP 15, or whether it will remain covered by the State Policy. **There is no possibility of achieving exemption from the Policy without replacing it with an equivalent policy, i.e. Council is required by the State Government to have provisions permitting multiple occupancy/rural landsharing.**

It appears that a policy restricting rural landsharing communities to appropriate locations in accordance with the Department's guidelines may be an alternative to SEPP 15 acceptable to the Department. This would certainly be the best option in land use and social planning terms as it would potentially allow such development to be limited to localities with good standard of road access and other facilities. It is not known whether such a policy would be acceptable to the MO movement and to village residents.

Should Council wish to pursue its own MO policy, then the identification of land suitable for such development should conform with criteria previously supported by Council for rural housing development. These principles are reproduced in the attachment to the Business Paper. This could result in a significant reduction in land area in which MO may be considered, in comparison with that in SEPP No. 15 (being all rural zones).

If Council wishes to prepare its own policy for rural landsharing opportunities, then it is recommended that this be undertaken as a separate consultancy project, thus allowing staff resources to concentrate on the remainder of the Rural Settlement Strategy and other planning priorities. The priority for the Strategy preparation will be addressed in a subsequent report on the Strategic Planning Section Work Programme following discussions with General Manager, Ken Gainger, and Group Manager-Planning and Development, Phil Sarin. However, given the existing large supply of lots and reduced demand, high priority over other planning projects should not be given to the Rural Settlement Strategy.

**Manager - Financial Services Comments**

There are no direct financial implications. Funds for a Consultant, if required, can be found within the existing Strategic Planning Budget allocation.

**Public Consultations**

Any strategy prepared by Council for rural housing, whether or not it includes rural landsharing communities, will be exhibited for public comment.

**Other Group Comments**

The Community Services Section and the City Works Group did not wish to comment.

**Building and Regulation Section**

The Building and Regulation Section has no objection to either recommendation. However, the following comment is made in relation to the consideration of rural landsharing communities being restricted to specific localities.

The negative side to restricting MO's to certain areas where services are more readily available are as follows:

1. Many occupants of MO's make a conscious decision to live away and remote from such services.
2. The areas where these services exist are likely to be more heavily populated or used for intensive agricultural purposes, thereby creating greater potential for land use conflicts.
3. Land prices in areas where these services exist are generally higher and may be out of the reach of such communities, thereby restricting the potential of MO's as a low cost housing option.
4. MO's have been predominantly established on land that is "out of the way" and has limited development potential. One could therefore argue that under these circumstances MO's have provided a viable alternative land use option.
5. Concentrating MO's in specific areas may not be a desirable approach to community integration and development.

**Recommendation (PLA58)**

- 1 That Council remain within SEPP No. 15 Rural Landsharing Communities and delete such provisions from the Rural Settlement Strategy currently under preparation.
- 2 That the operation of SEPP No. 15 be monitored for 2 years from the date of its reintroduction, ie to April 9, 2000, in terms of number of applications, number of dwelling sites approved, and compliance of applications with State Government Guidelines.
- 3 Should the result of this monitoring indicate that rural landsharing communities are developing in inappropriate locations and creating demands for services that cannot be met, the Rural Settlement Strategy be reviewed to include Rural Landsharing Communities.
- 4 That Council not seek from DUAP an extension of the quota for rural residential lot approvals.

## REPORT TO COUNCIL - Meeting - August 25, 1998

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<b>Subject/File No:</b>	REVIEW OF THE ROLE OF LISMORE CITY COUNCIL (LDSA) IN SPORT FACILITY PROVISION, PROMOTION AND DEVELOPMENT (S375)
<b>Prepared By:</b>	Recreation Planner - John Bancroft
<b>Reason:</b>	Council request
<b>Objective:</b>	Council determination of review matters.
<b>Management Plan Activity:</b>	Community Services

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### **Background:**

Lismore Districts Sports Association Committee resolved in August 1996 to request Council to “determine a criteria for nomination with respect to future appointments to the LDSA”.

Council on October 29, 1996 resolved as follows:

- \* Council engage an independent person to make recommendations to Council and LDSA on:
  - a) how the Council and LDSA Committee can best work together to develop long term strategies for sports development
  - b) how the Management Plan adopted by the Council and LDSA can be best implemented;
  - c) an appropriate composition for committee membership, and
  - d) formulation of a long term development and funding strategy.
- \* That the General Manager prepare, in consultation with the LDSA, a consultant’s brief for the consideration of the Council
- \* That the General Manager be authorised to select and engage an appropriate Recreation Consultant once a suitable Consultant’s Brief (previously circulated) has been adopted by the Council.

Michael King and Associates - Leisure and Tourism Planners were ultimately chosen to conduct the review and “provide a written final report with related supporting documentation for Council’s ultimate determination.” A draft report was considered at the Council Workshop, held on September 23, 1997. The report’s contents include the history/background to the study and the processes embarked upon.

Further to this Council received the Report on November 18, 1997 and resolved as follows:

## **REPORT TO COUNCIL - Meeting - August 25, 1998**

### **Review of the Role of Council (LDSA)**

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440/97     *Resolved that the report be received and noted and Council summarise the report and forward it to all major sporting associations/organisations for their information and comments. Further, the matter be discussed at the Association's scheduled March/April end of summer season public meeting.*

The final report document is included as an attachment to the business paper.

### **Evaluation of the Consultancy Meetings/Interviews**

The relatively substantial change (1995 elections) to the LDSA committee membership resulted in a desire to amend the responsibilities of the Association and shape its future directions. Having sat in with a number of Mr King's interviews I concluded that the interviewees fell into two groups being:

- 1 Those who think change is necessary.
- 2 Those who don't.

The equation was further confused by the fact that some of those who favoured change thought the Association had done so already yet some thought it hadn't

The motivation to amend or enhance the Association role to assume some responsibility for sports development planning, promotion of activities etc. began well prior to the 1995 elections hence both the ex and current committee expressed some desire to change the Association's charter.

Some former LDSA members approached the notion with a view to enhancing (not relinquishing) its responsibilities. Many post 1995 members approached the idea on the basis that the Association substantially change its position and, in accordance with the provisions of the Local Government Act 1993, assume no responsibility for day to day operations. As a result of the divergence of opinions it became obvious that an independent assessment was required. Mike King provided the independence and he conducted the interviews in an open, and fair manner. His final report included modifications suggested at the September 23, 1997 workshop attended by Councillors and staff.

### **The September 23, 1997 Workshop**

The Draft report put forward at the workshop detailed Mr King's independent assessment of the words contained within the LDSA's Plan of management and his opinion on what was required of a Committee (Assembly) whose charter encapsulated responsibility for "Sport, Recreation and Fitness". A very broad and all encompassing interpretation of the words was presented and a complex committee system or Sports Assembly was put forward as being the best way for the organisation to most effectively work with the community to develop long term strategies for implementation of the Association's objectives.

Those in attendance at the Workshop advised that it was not desirable to create such a large structure as Council had resolved to scale down its committee numbers and servicing the many suggested sub-committees could prove to be a difficulty. Further, the Management Plan's inclusion of the broad terms "Recreation and Fitness" were questioned. Though not denying the obvious importance of unstructured/passive recreation areas and non-Council owned fitness facilities, it was proposed that the Association's primary purpose is to advise Council on matters specific to Sport/Sports facilities and sundry related matters. The Association amended its Plan of Management in order to clarify this matter.

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# REPORT TO COUNCIL - Meeting - August 25, 1998

## Review of the Role of Council (LDSA)

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### **The LDSA Public Meeting** ( Minutes attached) April 29, 1998

At the meeting Mr King spoke on documents circulated to the 36 people in attendance. Those in attendance spoke at length about the roles and authority levels of the Committee. As per most review discussions the issue ultimately moved towards Committee membership. A membership structure was recommended which has been further modified by LDSA Committee and is reflected in the report recommendations

### **Issues Raised via the Review Process**

The Review process and the LDSA's Plan of Management deliberations have taken a substantial amount of time. Despite Mr King's review detailing many and varied issues most debate resolved around the LDSA Committees function and its membership. Since the 1995 elections the Committee and Council have reviewed and restructured itself extensively. Many of the "amendments" to the LDSA's focus are already being pursued. With this fact in mind I put forward the following major issues that surfaced via the review process with corresponding comments on the situation to date.

#### **\* The LDSA has Traditionally been Urban Based**

**Comment** - The LDSA currently advises on matters relating to rural and urban sportsgrounds and its Management Plan states its sphere of influence includes "both rural and urban areas". The issue revolves around the LDSA's historic control of the Urban Sportsground maintenance budget. The Association has no direct control over any maintenance budget in the Council's current structure.

#### **\* Council Sportsground Fee Recovery and Booking Systems are Fair and Equitable**

**Comment** - Council's City Works Department currently control these matters without LDSA involvement.

#### **\* The Words (in the LDSA Management Plan) "Sport Recreation and Fitness indicate a very broad area of influence**

Comment - The LDSA has re-visited these words on many occasions. In order to clarify this matter it has recommended that the Committees overall AIM be to "Assist Council and the community to *Establish Lismore as a Centre of sporting, recreation and fitness participation and excellence by facilitating provision of high quality sporting facilities in both rural and Urban areas*".

The aim states that processes related to "*provision of high quality sporting facilities*" are the Committees sphere of influence hence the LDSA has no involvement in other recreational spheres i.e. Natural Areas, Libraries etc.

#### **\* The Merits of a Sports Assembly** (as detailed in the report Page 28)

**Comment** - The merits of a Sports Assembly as originally proposed by Mr King was deemed (via Lismore City Council Workshop) to be too large and unworkable given that Council has repeatedly signalled its intention to reduce and streamline its Committee structure. Further to this the LDSA was conducting bi-annual public meetings with user groups to discuss relevant issues.

## **REPORT TO COUNCIL - Meeting - August 25, 1998**

### **Review of the Role of Council (LDSA)**

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#### **\* LDSA to Document Strategies/Objectives etc**

The LDSA (August 12) settled upon a set of Objectives as per Council Policy Number 1.2.3.

They are:

- \* Pursue Council's desire (March 31, 1998) to attract sports events in the January "trough" period.
- \* Pursue funding for implementation of the adopted (by Council) outcomes of the Recreation Needs Study and other prioritised projects.
- \* Pursue Olympic 2000 Games training links.
- \* Refine and implement rural and urban grant funding systems once Recreation Needs Study is adopted by Council.
- \* Provide comment on all major recreation facility developments and proposals.
- \* Consultation with clubs and recreation providers.
- \* Provide input into other Council processes, i.e. Plans of Management, etc.
- \* Assist Council with policy development relevant to sportsground usage, etc.

Performance Evaluation Methods were considered by Committee on August 12. All objectives are consistent with the LDSA's Management Plan and to varying levels have already been enacted. Promotion, development and facility Planning (not maintenance and day to day control) are now focused upon.

#### **\* Specific Criteria for LDSA Membership**

**Comment** - The original motivation for the review revolves around Committee membership and future direction. Some advocated that Committee membership be made up of user group representatives. Some felt that as the Committee is no longer involved in day-to-day operations of Sportsgrounds other skills were desired i.e. submission writing, promotion of events, etc. The Committee has resolved to recommend a compromise structure being:

- a Councillors x three
- b Business Community x one
- c Southern Cross University x one (or North Coast Academy of Sport)
- d Outdoor Sports Groups x five
- e Indoor Sports Groups x one
- f Sports Council for the Disabled x one

The Committee was also of the opinion that upon Council calling for and receiving applications for membership that more specific information be obtained from potential citizens. Details of this matter are contained within the recommendation (and also LDSA minutes July 29, 1998)

#### **\* Recreation Needs Study**

**Comment** - As the Council has amended its expectations relevant to the LDSA the Recreation Needs Study is positioning itself as a very important document from the Committee's perspective.

## **REPORT TO COUNCIL - Meeting - August 25, 1998**

### **Review of the Role of Council (LDSA)**

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The determination of this document will detail the priority projects for the Committee in future years. The Committee will be able to assist Council with its aim once the aims are adopted

### **Conclusion**

As previously stated the LDSA review process has been a lengthy affair. Many of the recommended amendments to the Council/Committees focus are already being partially initiated by the LDSA, Lismore Tourism Advisory Panel, Recreation Needs Study Committee and others.

The matter that appears unresolved is the criteria for future membership of the LDSA Committee and how its objectives etc can be promoted prior to calling for membership. With this motivation in mind I put forward the following recommendation (mostly formulated at LDSA Meeting July 29, 1998).

### **Recommendation (COR49)**

1 The LDSA's Management Plan aim be amended to read:

*“Assist Council and the Community to establish Lismore as a Centre of sporting recreation and fitness participation and excellence by facilitating provision of high quality sporting facilities in both rural and urban areas.”*

2 Council endorse the LDSA's 1998/99 objectives being :

- \* Pursue Council's desire (March 31, 1998) to attract sports events in the January “trough” period.
- \* Pursue funding for implementation of the adopted (by Council) outcomes of the Recreation Needs Study and other prioritised projects.
- \* Pursue Olympic 2000 Games training links.
- \* Refine and implement rural and urban grant funding systems once the Recreation Needs Study is adopted by Council.
- \* Provide comment on all major recreation facility developments and proposals.
- \* Consultation with clubs and recreation providers.
- \* Provide input into other Council processes, e.g. Plans of Management, etc.
- \* Assist Council with policy development relevant to sportsground usage, etc.

3 Council acknowledge the expanding role of the LDSA to incorporate responsibility for advising Council on matters related to urban and rural sports fields and facilities and in line with the adopted Management Plan for the Association.

4 Council adopt the following as criteria for future membership of the LDSA Committee.

Regardless of what organisations, industries or association nominees represent, nominees must indicate their ability, experience and commitment to assist Council with its aim to:-

## REPORT TO COUNCIL - Meeting - August 25, 1998

### Review of the Role of Council (LDSA)

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- a) Achieve a balanced provision of facilities relevant to the sporting demands of the Lismore Community.
  - b) Establish Lismore as a City renowned for its sports facilities and participation levels.
  - c) Provide high quality sports facilities in both rural and urban areas and ensure the most efficient use of existing and future facilities.
  - d) Develop strategic and management plans for existing future active sporting facilities.
  - e) Accurately identify future and current needs with respect to sporting facilities.
  - f) Encourage and assist clubs and associations to pursue State and Federal funding for provision and enhancement of sporting facilities.
  - g) Promote shared usage and development of Lismore's sporting facilities via liaison with universities, schools and other institutions.
  - h) Ensure adequate assistance is provided to local clubs and associations who are attracting and promoting significant sporting events.
- 5 Committee Membership be as follows (implementation after 1999 elections):
- a) Councillors x three
  - b) Business Community x one
  - c) Southern Cross University x one (or North Coast Academy of Sport)
  - d) Outdoor Sports Groups x five
  - e) Indoor Sports Groups x one
  - f) Sports Council for the disabled x one
- Potential citizen members are encouraged to have the endorsement of their respective associations.
  - Membership from outdoor sports groups shall be limited to one per sporting code.
  - Consideration be had to gender mix and urban/rural representation.
- 6 Upon calling for Committee nominations in 1999 Council is to forward the Management Plan, Committee's Strategies and Objectives etc. to potential members for their information.

**Subject/File No:** OPERATIONAL HOURS OF THE WYRALLAH ROAD WASTE FACILITY  
(P25041)

**Prepared By:** Manager Waste Services – Kieran Wade

**Reason:** Council meeting April 21, 1998 resolved to carry out survey of Operational Hours

**Objective:** Seek community advice regarding the current operational hours.

**Management Plan Activity:** Waste Services

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**Background:**

At its meeting on 21 April, 1998 Council resolved that a survey of customers be carried out to gauge whether the current operating hours of the Wyrallah Road Waste Facility should be amended.

The survey asked respondents to nominate whether the operating hours should be retained, increased or decreased. Respondents had the opportunity to select presented alternatives or develop other specific options. A copy of the survey is attached.

The staff at the weighbridge began handing out the surveys to customers on May 23, 1998. 1500 surveys were handed out to customers from May 23, 1998 to June 12, 1998. Council received 422 responses.

The results of the survey are as follows:

<b>Option</b>	<b>Description</b>	<b>Responses</b>	<b>%</b>
1	Retain Current Operating Hours	167	40
2	Reduce Operating Hours to 47 hours per week	174	41
3	Increase Operating Hours to 78 hours per week	18	4
4	Increase Operating Hours in general	45	11
5	Decrease Operating Hours in general	18	4
		<b>422</b>	<b>100</b>

**In Summary**

Retain Current Operating Hours	40%
Increase Hours	15%
Decrease Hours	45%

Apart from the casual users of the facility who were surveyed, the major users (approximately 70% of landfill by volume) of the Waste Facility are:

- 1 Lismore City Council - Waste Services through waste collection;
  - 2 Lismore City Council - City Works;
  - 3 Richmond Waste.
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## **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

### **Operational Hours of the Wyrallah Road Waste Facility**

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All of Council's usage of the Waste Facility occurs during Monday to Friday operating hours. Mr John Barnes Manager of Richmond Waste, stated he was happy with the operating hours from Monday to Friday and wishes the facility to be open on Saturday for a delivery at 10:00 am.

#### **Current Hours of the Facility**

Current hours of the facility are 61 hours per week as follows:

Monday - Friday 8:00am to 5:00pm

Saturday, Sunday and Public Holidays - 9:00am to 5:00pm

Closed New Years Day, Australia Day, Good Friday, Easter Sunday, Anzac Day, Christmas Day and Boxing Day

#### **Proposed Hours of the Facility**

Based on the outcome of the survey and consultation of the major users it is proposed to reduce the operating hours of the facility. The proposed reduction is not as significant as the reduction surveyed (from 61 hours to 47 hours), but as a reduction from 61 hours to 52 hours this still represents a substantial saving to Council.

The proposed reduced operating hours of the Wyrallah Road Waste Facility are from 61 hours per week to 52 hours per week.

Monday – Friday, 7.00am – 3.00pm

Saturday, Sunday and Public Holidays - 11.00am – 5.00pm

Closed New Years Day, Australia Day, Good Friday, Easter Sunday, Anzac Day, Christmas Day and Boxing Day

#### **Comments from the Survey**

As part of the survey respondents were also asked to give comments about the proposed changes or the Waste Facility in general. In general these comments were favourable and some suggestions for varied hours to benefit from daylight saving could be further investigated.

#### **Expenditure Accountant's Comments**

If Council determines to reduce the operating hours of the Wyrallah Road Waste Facility, there will be a reduction in operating costs and, if desired, a reduction in the cost per tonne of disposal for user.

We currently employ staff to operate the weighbridge and mobile plant, and regulate traffic movements at the facility for 61 hours per week. Based on the proposal to reduce the number of operating hours to 52, a saving of approximately \$50,800 would be achieved.

These savings relate directly to reduced employee costs of \$29,000 and plant hire costs of \$21,800.

## **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

### **Operational Hours of the Wyrallah Road Waste Facility**

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Based on an annual disposal quantity of 25,000 tonnes, the approximate net cost per tonne reduction would be \$2.00. This would mean that for 1998/99, the cost per tonne for disposal could be \$37.00 instead of \$39.00.

From a financial perspective, if the service required can still be delivered by reducing the operating hours at this facility, then this opportunity should be taken.

#### **Conclusion**

From the responses received by Council there is an opportunity to reduce the operating hours of the waste facility without adversely affecting the majority of customers while delivering cost savings to Council.

Should any change be adopted by Council a strategy of public information through the media and handouts to Waste Facility customers will be undertaken.

#### **Recommendations (ENT29)**

1. That Council propose to reduce the operating hours of the Wyrallah Road Waste Facility from 61 hours per week to 52 hours per week effective November 1, 1998.

ie.:

Monday – Friday 7.00am – 3.00pm.

Saturday, Sunday and Public Holidays 11.00am – 5.00pm

Closed New Years Day, Australia Day, Good Friday, Easter Sunday, Anzac Day, Christmas Day and Boxing Day

1. The proposed changes be put on display for public comment for 28 days prior to formal decision of Council.
2. If adopted the changes to the Operational Hours of the Facility be on trial until June 30, 1999. The Manager Waste Services is to evaluate the reduction in hours and any cost reductions to this forecast with a view to report this to Council for consideration in March, 1999.

## LISMORE CITY COUNCIL - Meeting held August 25, 1998

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**Subject/File No:** SECTION 356 COMMUNITY DONATIONS  
(TS:S164)

**Prepared By:** Community Development & Project Officer - Tricia Shantz

**Reason:** Section 356 - Policy Guidelines

**Objective:** To inform Council of the Section 356 Funding for 1998/99

**Management Plan Activity:** 1.5

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### **Background:**

Council has allocated \$29,500 in its 1998/99 budget for miscellaneous Section 356 Community Donations. In accordance with Council policy, applications were sought from community groups and a total of 50 applications totalling \$98,928 were received. A report was written to the August 4th meeting of Council to inform Council of the outcome of the voting. At the August 4th, 1998 Council meeting Council resolved that:

1. Council re-vote for projects to be funded from Section 356 Donations on the basis of one vote per project excluding the applications from Young Drums, rural halls and Friends of the Koala.
2. The voting be completed within one week of receiving the revised listing.

Given that Young Drums have been allocated funding from this financial year's vote there is \$27,300 left to allocate. After the re-vote the following projects received the most votes from Councillors:

<b>Project</b>	<b>Amount</b>	<b>No. of Votes</b>
1. Modanville P&C	\$2,100	11
2. Friends of the Lismore Rainforest Botanic Gardens	\$2,200	9
3. Rosebank Rural Fire Service	\$1,500	8
4. Goonellabah RSL Cricket Club	\$2,200	8
5. Jiggi Valley Rural Fire Service	\$2,200	8
6. Richmond Hill Community Pre-school	\$2,000	7
7. Lismore District Good Shepherd Carers	\$2,200	7
8. Tuncester Rural Fire Service	\$2,200	7
9. Blakebrook P&C	\$2,000	7
10. Wyrallah Volunteer Bushfire Brigade	\$1,300	7
11. St. Vincent de Paul Society	\$2,000	6
12. Tullera Rural Fire Service	\$1,250	6
13. Koori Works Inc.	\$1,900	6
<b>SUB TOTAL</b>	<b>\$25,050</b>	

There were four projects that each received five (5) votes. There is an amount of \$2,250 left to allocate. The projects are as follows:

14. Visions of Nimbin	\$2,200	5
15. Lismore Regional Mission-Uniting Church	\$1,600	5
16. Lismore Pre-school Kindergarten	\$1,000	5
17. Lismore City Ballet Productions	\$2,200	5

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**Manager - Financial Services Comments**

The allocating of these funds is in accordance with Council's revised Section 356 Miscellaneous Community donations policy.

**Public Consultations**

N/A

**Other Group Comments**

N/A

**Recommendation**

1. That 1998/99 Miscellaneous Section 356 Donations be provided to the following thirteen (13) projects.

1. Modanville P&C	\$2,100
2. Friends of the Lismore Rainforest Botanic Gardens	\$2,200
3. Rosebank Rural Fire Service	\$1,500
4. Goonellabah RSL Cricket Club	\$2,200
5. Jiggi Valley Rural Fire Service	\$2,200
6. Richmond Hill Community Pre-school	\$2,000
7. Lismore District Good Shepherd Carers	\$2,200
8. Tuncester Rural Fire Service	\$2,200
9. Blakebrook P&C	\$2,000
10. Wyrallah Volunteer Bushfire Brigade	\$1,300
11. St. Vincent de Paul Society	\$2,000
12. Tullera Rural Fire Service	\$1,250
13. Koori Works Inc.	\$1,900

2. That Council vote for one of the following listed projects:

Visions of Nimbin	\$2,200
Lismore Regional Mission-Uniting Church	\$1,600
Lismore Pre-school Kindergarten	\$1,000
Lismore City Ballet Productions	\$2,200

3. That the remaining funds be held over to meet unexpected requests for Community Donations to a maximum of \$200 for the remainder of this financial year.

**Subject/File No:** RECREATION NEEDS STUDY (ALSO KNOWN AS MUNICIPAL RECREATION PLAN)  
(S575)

**Prepared By:** Recreation Officer - John Bancroft

**Reason:** Request By Council

**Objective:** Have Council consider recommendations contained within the Draft Recreation Study Document.

**Management Plan Activity:** Community Services

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**Background:**

Council on December 9, 1997 considered a report detailing matters related to the (then called) Outdoor Recreation Study initiated in 1994. The task to complete the Study was deemed to be beyond Council's (then) current resource levels. It was resolved to appoint external consultants (Michael King & Associates) to complete the study and extend its scope to include indoor, privately owned and school facilities as recommended by Council's Recreation Study Steering Committee. The primary motivation of the Committee and Management was to expedite the study in order to clarify direction for Council Management, Section 94 Committee, LDSA etc. The Recreation Study Steering Committee oversaw the consultancy as directed by Council.

**The Study**

The Study involved:

- \* Distributing survey forms to Clubs, Groups, Hall Committees etc
- \* Reviewing the provision, distribution and adequacy of recreation/sporting facilities and services via interviews, submissions, public forums
- \* Identify current and potential future needs of residents and visitors and developing a strategy to address such needs
- \* Working with Clubs and others on the priorities for future recreation services and facilities
- \* Draft study documents were placed on public exhibition from June 11 to June 26, 1998.

Two submissions were received during the exhibition period

**The (Draft) Study Documents**

The Study documents were distributed in two volumes with both revealing aspects of the process and methodology applied.

Volume II (previously circulated) details aspects of the consultation process and research findings of the survey, submission or meeting process.

Volume I (copy attached) is the integral section of Mr King's document as it details specific strategy and associated recommendations. The focus areas being:

**Recreation Needs Study**

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- \* Regional Aquatics
- \* Local Pools
- \* Indoor Stadiums
- \* Sporting Reserves
- \* School Facilities
- \* Recreation Land
- \* Playgrounds
- \* Public Halls
- \* Waterways
- \* Regional Sport & Recreation Centre
- \* Information and Communication
- \* Funding Schemes

were determined by the Steering Committee. Recommendations are highlighted in Volume 1 on pages 25, 26, 27, 28, 30, 31, 33, 35, 36, 38, 39, 41 and 42.

**Council Workshop July 13, 1998**

Mr King provided a verbal and visual presentation to the Workshop detailing the Recreation Needs Study process and its recommendations.

The following workshop items were noted:

- \* All recommendations and further works generated from the study must be mindful of Councils financial limitations.
- \* Sports Ground surface quality is an issue that needs further review as standard is often poor. Thoughtful implementation of grant programmes should address this fact over time.
- \* Some rationalisation process with respect to Country Halls funding needs to be determined. Ongoing allocation of funds to such buildings needs justification i.e., record of usage levels.
- \* Waterways recommendations had merit.
- \* Aquatics and Indoor Stadium component of the Plan are linked to Aquatic Study Outcomes.
- \* Consultants to draft an Executive Summary (with timeframes) for the Recreation Study Steering Committees consideration.

**Submissions received during the Exhibition Period**

As stated previously two submissions were received during the exhibition period. The submissions were forwarded to the Workshop for Councillors information.

I provide the following information and comments relevant to the two (2) submissions

**FNC Men's Hockey**

Advised that development plans for a second synthetic hockey field at Hepburn Park should occur to the East (not west as indicated in the report) of the current facilities

**Comment** - Document will be amended to say east (not west) of existing facility as west is being developed (by Sports Clubs) for other purposes.

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**Roy Waddell Community Centre**

Committee advising that a previous submission (P.50 Recreation Study Vol. II) did not have the endorsement of the Committee as stated in the document.

**Comment** - Information is to be received and noted.

**Financial Management Comment**

As no specific timeframes, resource levels or expenditure is under consideration via this report (i.e. approval is sought on an 'in principle' level) no specific finance comments are put forward. Nonetheless Council, as always, needs to be mindful of the potential financial implications associated with any project(s). This matter will be scrutinised more thoroughly in subsequent reports and decision making processes.

**Conclusion**

Prior to the consultants moving onto preparing executive summaries and project implementation timeframes as per the Council's (Workshop July 13, 1998) desire, it is deemed necessary to gauge the Council's level of acceptance relevant to the draft recommendations contained within Vol. I of the Study documents. The initiation of processes (with timeframes) resolved "in principle" will be undoubtedly an interesting process as current resourcing levels will have to be seriously considered. To my mind timeframes will have to be generous as the recommendations have wide reaching impacts on numerous Council departments and services and a number of Council staff members. A further report will be compiled on such matters. It is also noted that Aquatic matters are subject to a separate feasibility study to be considered by Council in the near future.

With these facts in mind the following recommendations, as determined via the consultancy process, are put forward for Council determination

**Recommendation (COR51)**

- 1 Council signal its "in principle" adoption of the recommendations determined via the Recreation Study process and detailed in Vol. I of the Recreation Needs Study document (pages 25, 26, 27, 28, 30, 31, 33, 35, 38, 39, 41 and 42).
- 2 A further report on resource allocation, project timeframes relevant to Study, recommendations etc. be forwarded to Council in the future for consideration and determination.

**Subject/File No:** LISMORE SQUARE DEVELOPMENT - DEVELOPMENT CONSENT  
CONDITIONS COMPLIANCE SCHEDULE  
(WR:MJK: DA97/293)

**Prepared By:** Manager-Development Assessment - Warren Rackham  
Manager-Subdivisions - Bob Hanby

**Reason:** Need to schedule responsibility for various works within the conditions of  
Development Consent.

**Objective:** Council endorsement of negotiated agreement.

**Management Plan Activity:** Development Assessment

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**Background:**

Development Consent to the (amended) Lismore Square extensions application was endorsed by Council at its meeting of August 4, 1998. The consent includes 94 conditions which address matters identified in the Development Assessment Report under Section 90 of the Environmental Planning and Assessment Act. These conditions detail the requirements which must be complied with (as commensurate with the development), however some of the conditions, by the nature and scale of the development, provide a wider community benefit and do not solely relate to the approved development nor are they solely created as a result of the development.

Following approval of the original Lismore Square Extensions under DA96/8, a report similar to this was placed before Council's meeting of October 8, 1996, and a 'Responsibility for Compliance' schedule was adopted. The purpose of this report therefore is to present Council with an updated positional report commensurate with the amended Development Application.

There have been two meetings held with the applicant to discuss the conditions of consent, and to clarify the Council's intentions and requirements. As at the date of this report a further meeting is scheduled with the applicant, in order to finalise issues within the draft Conditions Schedule.

All conditions of approval must be complied with as approved by Council, unless any 'Section 96' (formerly Section 102) modifications are submitted by the applicant and approved.

As per the previous report of 1996 to Council, the most significant conditioned works relate to the extent of traffic facilities and associated roadworks, and as a result the following comments are made by the Manager-Subdivisions.

**Manager-Subdivision's Comments**

As tabled before Council with the original application, the developer has been required to undertake all works immediately fronting the development at no cost to Council. Any works which are located outside the immediate precinct of the development shall be undertaken by Council.

# LISMORE CITY COUNCIL - Meeting held August 25, 1998

## Lismore Square Development - Development Consent Conditions Compliance Schedule

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The attached tables and sketch clearly identify the responsibilities of both the developer and Council.

Indicative construction costs have been included, however these should be viewed as being generally greater than true estimates.

A summary of total costs to both parties as itemised in the attached sketch is tabled as follows:

<b>Developer</b>	1 (a)	63,000
	2 (a)	70,000
	3	300,000
	5	70,000
	7	<u>100,000</u> ( contribution.)
Sub total		\$ 603,000
less items 5 & 7		- <u>170,000</u>
<b>TOTAL</b>		<b>\$433,000</b>

Items 5 and 7 shall be undertaken by Council at the developers expense, however, both are to be credited against Section 94 Road Improvement Levies to be paid by the developer, as clarified in the draft compliance responsibility schedule.

Item 4 has also been deleted as the Group Manager-City Works has indicated this work shall be undertaken by Council. A summary of Council's commitment is as follows;

<b>Council</b>	1 (b)	60,000
	2 (b)	60,000
	4	15,000
	6	50,000
	7	<u>200,000</u> ( contribution )
<b>TOTAL</b>		<b>\$ 385,000</b>

Item 7 is a contribution to be funded by both Council and the RTA with an additional \$100,000 from the developer as tabled above.

Refer to the following comments from the Manager - Financial Services regarding the funding of Council's commitment.

### **Manager - Financial Services Comments**

When this report was originally adopted in October, 1996 it was proposed to fund the works listed from a variety of sources such as reserves, Section 94 levies and existing budgets. It was also emphasised in that report that before any works commenced the mix of funding required needed to be clearly defined.

The final mix of funding is still to be determined; the points that need to be reinforced regarding funding are:

- a) there is no funding in the current budget for any of the items listed;

**Lismore Square Development - Development Consent Conditions Compliance Schedule**

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- b) there are no longer any pre-plan urban road Section 94 levies held by Council which could fund part of this work;
- c) from my reading of the Section 94 Urban Arterial Roads Plan, none of the works listed are included in that plan. Therefore no Section 94 Urban Arterial levies can be applied to the works listed;
- d) the initial report mentioned potential use of reserve funds. Considering that Council is currently examining two significant capital works projects (swimming pool replacement and art gallery / library co-location) which will require extensive use of reserve funds, this is no longer a preferred option;
- e) the RTA has not included in its 1998/99 works program any funds for the Ballina / Diadem Street roundabout; and
- f) the remaining problem is that Council does not know when the works will be required as the applicant has three years to commence work, although one would expect work to commence sooner, rather than later.

The only saving grace regarding funding Council's portion of the works, is that from discussions with the General Manager, it is apparent that Council will receive funds from the sale of surplus land connected with the proposal. It will be imperative that any funds collected be applied to finance Council's commitment. Dependent on the level of funds received it may then be necessary to alter existing road works programmes to complete the works planned.

Unfortunately the final funding solution is still unclear and it will be necessary to report back to Council once all negotiations are finalised.

**Public Consultations** Not required.

**Recommendation (PLA60)**

- 1 That Council endorse the schedule for compliance with the conditions of Development Consent (DA97/293) as attached to this report, with costings when finalised being adjusted for movements in the Building Price Index.
- 2 That a further report be submitted to Council identifying proposed funding options to finance Council's obligations pursuant to the proposed development before works are commenced.

**Subject/File No:** CENTRES STRATEGY  
(PS: S371)

**Prepared By:** Group Manager-Planning & Development - Phil Sarin

**Reason:** Request by Council.

**Objective:** To clarify Council's preferred approach to determining the location of retail centres.

**Management Plan Activity:** Strategic Planning

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**Background:**

At its meeting on June 23, 1998, Council resolved to not proceed with Draft LEP Amendment No. 46 (Eastpoint Shopping Centre proposal on Ballina Road/Holland Street). Council further resolved that *'the Group Manager-Planning & Development report back to Council on strategies for determining the location of local neighbourhood shopping centres.'*

Members may recall that this resolution was made in the context of advice that in the absence of a retail centres strategy/policy Council will continue to find itself in a position where its decisions are at best an ad hoc response to shopping centre proposals that come to it from time to time.

**Options:**

**1. Neighbourhood Centres approach**

The Council resolution relates specifically to local neighbourhood shopping centres. It is possible to undertake a discrete project which looks at only this aspect of the shopping centre hierarchy. However, there are disadvantages in considering this order of centre in isolation of the total retail picture for the Lismore urban area. All centres (local, neighbourhood, district/regional) have an impact upon each other to a varying degree. It is therefore difficult to analyse one part of the hierarchical chain without considering its impact upon the other parts.

The Strategic Planning Manager has received indicative costs from three consultants who have expertise in this specialised area of planning. Their fee estimates range from \$7,500 to \$25,000 for a strategy which analyses the provision of neighbourhood centres for the urban area of Lismore. It should be noted that these figures have not been based on a detailed brief, which could account for what appears to be a somewhat unrealistic figure at the lower end of the range.

A strategy of this type would assist Council in reaching informed decisions on neighbourhood shopping centre proposals and give greater certainty to developers and investors looking for retail opportunities of this type in Lismore. Its disadvantage is that while the research will still have to be undertaken for the whole retail trade picture (demographic analysis, trade catchment areas, site investigations, etc) no specific recommendations will be forthcoming on the broader retail hierarchy which includes local centres and the CBD.

## **2. All Centres approach**

A comprehensive strategy of this type would assist Council in its decision making ability on shopping centre proposals generally and provide Council with recommendations for appropriate amendments to its LEP or development of a DCP which promotes appropriate centre development in locations where such services are warranted and justified.

Apart from consideration of the neighbourhood centres issue, a review of the various zones, which comprise the CBD area, is long overdue and would provide valuable supporting information for the introduction of a more flexible and relevant planning scheme to encourage greater retail and commercial investment opportunities. Such an approach could also ultimately reduce the need for developers and investors to submit costly and speculative rezoning applications to Council with no degree of certainty over their likelihood of success.

The Ballina Road/Dawson Street retail proposal is a good example of where an LEP amendment to facilitate a development was supported but its specific limitations on floor space and tenant mix (because of zone provisions, flooding impacts and other issues) resulted in difficulties in securing appropriate lessees in advance of project commencement. This has resulted in the applicant requesting a further amendment to the LEP to allow greater flexibility in marketing the proposal to a broader range of tenants.

Costs for undertaking a comprehensive strategy are likely to be in the order of \$10,000 above that suggested for the neighbourhood centres study.

## **3. Sites analysis - Goonellabah**

Another alternative is to undertake a specific site analysis of options for a neighbourhood centre in the Goonellabah area. If Council were of the view to use and accept existing information that has already been presented to it in conjunction with the Goonellabah Town Centre rezoning and DA, Lismore Square rezoning and DA and the recent Eastpoint Shopping Centre proposal it could engage a consultant to specifically focus on a detailed analysis of alternative sites for a new neighbourhood centre in Goonellabah. This would obviously be at considerably less cost than the other options.

The disadvantages with this approach are its limited application to the Goonellabah area and no independent scrutiny of the demand/impact analysis put together for the previous submissions and applications. One could argue that this work should have been undertaken by the proponent of the Eastpoint Shopping Centre rezoning application.

## **Preferred Option**

While resource implications are obviously a significant issue, the option Council chooses to support will ultimately be determined by the priority it wishes to place on this project given an already extensive and overcommitted Strategic Planning work programme.

All options would provide some benefits and could be undertaken independently, however, from my perspective the preferred approach should be to support a comprehensive centres strategy for the Lismore urban area. Although the more costly option, it would ultimately provide the best value for money and more relevant and useful information from which to consider amendments to current planning controls. I would suggest that a project of this type be listed for consideration in the 1999/00 budget estimates.

**Resource Implications**

Council has set aside no allocation for such a project in the current budget. Whichever option is selected it will be necessary for an external consultant(s) to do the work. Options 1 and 2 will require the use of experts in the areas of demographic, socio-economic and trade catchment analysis and spatial planning.

If Council believes that this project has a higher priority over other items in the Strategic Planning work programme then it will be necessary to delete a project(s) of an equivalent value in the current budget. Alternatively, Council could increase the deficit and fund the project as an additional item. If it chooses the latter this will still have resource implications for the Strategic Planning programme to a varying degree depending on which option is selected. The more comprehensive the project the greater the time Council staff will have to allocate to its administration.

**Manager - Financial Services Comments**

The recommendation listed does appear appropriate as it allows this study to be considered along with all projects requested.

**Public Consultations** Not required.

**Other Group Comments**

**Manager-Economic Development Unit**

Certainty is a primary concern for investors when considering a location or city to conduct a project.

Council should endeavour to provide the best available information to assist with investments of all kinds.

A detailed retail centres strategy for the City would be a significant step in providing greater investment certainty.

If a study were to be conducted it is necessary that the resultant strategy should maintain flexibility to allow for market shifts.

Future retail trends are difficult to predict and the Council must not be put in the position of having adopted a rigid document.

The strategy should also consider Lismore in the broader regional context, particularly with trends towards the extremely large centre to our region's north.

**Conclusion**

The absence of firm guidelines and objectives on where centre-type development should occur throughout Council's urban areas makes the assessment of retail development proposals difficult and gives the development and investment industry no great confidence in putting together proposals for Council's consideration.

## **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

### **Centres Strategy**

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Undertaking a comprehensive review of centre development in the Lismore urban area would provide a more strategic approach to the issue.

### **Recommendation (PLA59)**

That Council list the preparation of a Centres Strategy for the Lismore urban area as an item for consideration in the 1999/2000 budget estimates.

**Subject/File No:** PURCHASE OF PROPERTY - 28 CITY VIEW DRIVE, EAST LISMORE  
(PS: P25878)

**Prepared By:** Group Manager-Planning & Development - Phil Sarin

**Reason:** Request by property owner for Council to acquire land.

**Objective:** To seek Council approval to proceed with the acquisition.

**Management Plan Activity:** N/A

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**Background:**

A large portion of this parcel (Lot 6 DP 865421) was zoned from Residential 2(a) to Recreation 6(a) about 8 years ago. It has a total area of 3.512 hectares. The reason for the rezoning was to preserve the land for future acquisition for either urban bushland and/or koala habitat purposes. At one time the property was also considered a possible site for a Koala hospital.

Council's LEP contains a clause (29) which specifies that recreation zoned land held in private ownership (i.e. zoned 6(a)) **must** be purchased by the Council upon the request of the property owner. Such a request has been received from Mr J Wade.

Mr Wade is interested in selling the entire parcel not just the 6(a) component. The portions which are zoned 2(a) are, like the 6(a) component, very steep and thickly timbered. Easements required for existing water and sewer infrastructure and access difficulties restrict opportunities for these portions of the site to be used for residential purposes. However, as detailed investigations into the development potential of the 2(a) zoned portions have yet to be completed it is recommended that the land be classified as operational upon its transfer to Council. A further report will then be presented to Council which recommends the reclassification of either the whole or only the 6(a) zoned part to a community classification.

A valuation has been undertaken by the SVO which recommends that the sum of \$30,000 be offered to Mr Wade for the entire parcel.

Parks and Gardens will require a firebreak to be put in place for maintenance and access purposes.

As this land has been identified in the Section 94 Plan as urban bushland area it can be purchased and embellished using Section 94 funds. Sufficient funds exist to cover the recommended purchase costs and embellishment.

**Manager - Financial Services Comments**

The Manager - Financial Services has confirmed the availability of Section 94 funds for the purchase of the property.

**Public Consultations**

Not required.

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# **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

## **Purchase of Property - 28 City View Drive, East Lismore**

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### **Other Group Comments**

Other staff have had a considerable input into investigating the potential acquisition of the property.

### **Conclusion**

Council has no alternative other than to purchase the property in accordance with requirements of the LEP. Funds have been identified and are available for this purpose.

### **Recommendation (PLA62)**

- 1 That Council to purchase Lot 6 DP 865421, 28 City View Drive, East Lismore from Mr J Wade for the amount of \$30,000 with funds to be provided from Section 94 Plan reserves.
- 2 That Lot 6 DP 865421 be classified as Operational upon its transfer to Lismore City Council subject to receipt of and subsequent consideration of submissions from the public under Section 34 of the Local Government Act 1993.

**Subject/File No:**           **QUARTERLY REVIEW - MANAGEMENT PLAN 1997/98  
(S4)**

**Prepared By:**               **Corporate Development Officer**

**Reason:**                   **Requirement of Act - June 1998 Quarter**

**Objective:**               **Information and Annotation of Councillors**

**Management Plan Activity:**

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**Background:**

Clause 407 (1) of the Local Government Act, 1993 requires Council to periodically report on the performance set by the Management Plan.

The following information relates to the performance of activities and functions highlighted in the Plan for completion during the quarter ended June 1998.

**GENERAL MANAGER'S OFFICE**

This report is the fourth or final report on the activities contained in the 1997/8 Management Plan. All quarterly reports were presented to Council within the time constraints prescribed by the Local Government Act.

Performance Agreements for all Group Managers have been prepared and associated guidelines are now under negotiation.

The functions and operations of each Group have been monitored through the business agendas of the Management Group Meetings. These meetings were scheduled on a fortnightly basis throughout the entire year and have proven to be a very successful form of management for Council. One of several initiatives to enhance internal communication was the introduction of inviting a member of the Middle Management Group to the Management Group Meetings. Their attendance at these meetings has been informative and rewarding for both levels of management.

Councillors' access to the public has been encouraged throughout the year with Public Contact Forums and Councillor Interviews being well attended. The processing of 'Councillor Requests' continues to provide Councillors with quick response to their urgent enquiries.

Council has continued to maintain a close liaison with all forms of the media in promoting Council activities and business in Lismore. Our Communication and Marketing Officer actively participated in meetings with peak organisations, i.e. Lismore Unlimited.

During this quarter all media releases prepared were either published and /or put to air.

On the international scene Council established and signed a sister city 'friendship' agreement with Wudi County in China. The City also hosted a 10 strong business delegation from Wudi County. Members toured many of our local industries during their visit.

The student exchange with our 'Sister City' Yamato Tadaka has again been well supported with Lismore playing host to ten Japanese visitors during July/August. Arrangements for our delegation of students to visit Japan in September was well under way by the end of June.

# LISMORE CITY COUNCIL - Meeting held August 25, 1998

## Quarterly Review - Management Plan 1997/98

### HUMAN RESOURCES MANAGEMENT:

The following actions have been undertaken in relation to the Goals and Objectives within the Management Plan.

<b>Goal/ Objectives</b>	<b>Actions</b>
Maintain a stable industrial climate	Information sessions for all staff on results of staff survey, new protected disclosure procedure, development of skills assessments
Develop and implement the Performance Evaluation System (PES)	Provision of samples and draft Performance Plans issued as requested, reminders issued to all supervisors
Develop a Skills Assessment Component of the Salary System in accordance with Award provisions	Working party has established draft procedures, identified target group, finalised position descriptions for target group and arranged appropriate training for supervisors.
Manage the procedures for performance based contracts and associated total remuneration packages (TRPs)	Packaging arrangements reviewed. Procedures drafted reflected industry best practice.
Measure staff morale	Recommendations from survey reported to staff and actioned via Middle Management Group
Implement OH&S practices	Ongoing development of Safe Working Procedures Handbook New procedures initiated (with support of State Government) for collection and disposal of used syringes
Develop Human Resource Strategies within a Human Resources Plan	Components of Human Resource Plan drafted.
Accurate and timely payment of wages	Ongoing payment of wages plus implementation and ongoing development of employee related statistical reports
Develop, document and implement training plan	All supervisors issued with data sheets (prior to PES) for recording section and employee training priorities. Results correlated into draft plan.
Implement the Workers Compensation strategy	Ongoing implementation and education. Pro-active redeployment program undertaken.
Facilitate the development of enterprise agreements	In-house briefing session delivered to target groups. Preliminary discussions conducted on potential agenda items
Refine and expand recruitment and selection services	Induction Program reviewed and changes implemented. Ongoing improvements to reflect Best Practice approaches.

### ADMINISTRATIVE SERVICES

#### Council Business Papers

Preparation of all agendas met their target dates and the resolutions arising from the Council meetings were distributed to the appropriate personnel for action on the following day:

Resolution follow up action implemented with monthly reports submitted to MGM and Councillors

**Bar Coding**

Bar Coding commenced operation in June. Prior to commencement bar codes were placed on over 35,000 files and all Council staff given a specific designation. An audit is carried out each week of all files booked to staff.

Arrangements were completed for the introduction of EFTPOS and this should be in place in time for the commencement of the new rating year.

Final adjustments are being made to the process associated with computerised Section 603 (Rating) Certificates. Again this should be in place for the new rating year.

**Records**

Staff survey completed to determine service levels and action taken to improve the service delivery process associated with the receipt of facsimile messages.

Changes to legislation concerning the storage of records have halted investigations into the electronic storage for archive material. Legislation is expected to be introduced in September and once changes have been understood investigations will resume.

**FINANCIAL SERVICES**

All statutory obligations such as the annual statements, budgets, quarterly reports and the levying of rates and charges have been completed.

A priority for the year was to ensure that the financial information complied with the requirements of the National Competition Policy. This work was successfully completed with a high level of acceptance from the staff responsible for the areas effected.

The financial year also saw a rationalisation of the Finance Department, with the number of staff directly involved in the Rating and Debt Collection area reduced from three to two. The additional staff member being transferred from Finance to Water Services. It is pleasing to note that even with this reduction in resources, the total rates and charges outstanding as at June 30, 1998 decreased in real terms. Credit for this must be given to the Rates and Services Co-ordinator, John Beacroft.

Future priorities revolve around improving the quality of management information available and continued enhancement of the day to day processes involved in the provision of financial information.

**INFORMATION SERVICES**

**Prepare an Information Services strategy**

• **Preparation of Draft Strategic plan.**

The Management Group has resolved to appoint an external contractor to prepare a Corporate Information Strategy. Completion of the IT Plan to implement the Corporate Strategy is dependent on outcomes of the consultancy.

**Implement solutions in response to Council requests**

• **Cater for Legislative changes**

Legislative changes are catered for as required. A detailed Environmental Protection Management system specification has been prepared and delivered to CIVIL Software. Modifications required to cater for Development Applications processing have been identified and a specification prepared and delivered to

CIVIL Software. Minimum changes required to cater for processing of Development Applications from the July 1, 1998 changeover date were implemented on schedule.

- **Respond to external agency requirements**  
External agency requests are catered for as required.

### **Improve administrative efficiency**

- **Expand PC Network**  
Target of a PC per desk for Administrative users has been achieved. 120 PC's are now connected to the Central Network. The PC replacement program and conversion to the Windows 95 operating system environment is on-going with 35% of PC's converted.
- **Provide Training and Support**  
User training is on-going with specialised training for new PC users being carried out in conjunction with the PC roll-out. Support services are provided to users on a daily basis.
- **Cater for new user requirements**  
New user requirements are discussed and appropriate action plans agreed.  
Implementation of Corporate e-mail facilities is on target. Schedule for development and implementation of non-contracted Administrative software items are negotiated with CIVIL and work is being carried out to the agreed schedule.  
Urgent software modifications are implemented as required and in conjunction with our agreed schedule. Major items implemented: RMS Bar coding, Creditors EFT transfers, Payroll daily costing, Minimum EPA changes for DA processing, New Rating System. Major items in progress: Finalise the new Rating system, Complete EPA changes for DA processing, EFTPOS facilities for Cash Receipting, S603 Certificates, Cemeteries, Data Purging facilities. Other Projects in progress: Occasional Child Care package evaluation for Gingerbread House.
- **Maintain current user documentation**  
Maintenance of User documentation is on-going
- **Upgrade communications capability**  
Remote site ISDN links, equipment installation and set-up for Brunswick Street Depot and the Crematorium were complete. Full Network access from the Tourist Office and Wyrallah Road Depot has been established.

### GEOGRAPHICAL INFORMATION SERVICES

Identify and implement Geographic Information Services.

- **Continue implementation of data sets identified in GIS Management Report.**

As per previous report – program for year achieved.

- **Evaluate and acquire appropriate GIS technologies.**  
Program for year completed.
- **Evaluate and acquire appropriate GIS data sets.**

Achieved as per program.

### **Maintain Geographic Information Services.**

- **Maintain existing primary GIS map layers.**  
On-going maintenance of:-  
House number layer 100% complete.  
Zoning layer 100% complete.  
Lot/DP layer 100% complete.  
Cadastral layer 100% complete.  
Road layer 100% complete.
  - **Verification of GIS/CIVIL suburbs**  
As per last report
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# LISMORE CITY COUNCIL - Meeting held August 25, 1998

## Quarterly Review - Management Plan 1997/98

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- **Develop customer focused GIS access interfaces.**  
Development of LGES 1.02 89% Complete.
- **Provide effective geographic information.**  
As per last report.
- **Provide effective support services.**  
Corporate training of LGES continuing as new computers installed – 70% completed. Support for GIS and LGES – 0 customer complaints.
- **Provide effective management of GIS Section.**  
On-going management of GIS Branch.  
1997/8 Project plan 89% completed.

### **Investigate and implement Internet/Intranet solutions.**

- **Maintenance of Web site.**  
On going maintenance of web site – as per last report.  
Business papers updated on schedule.
- **Continued development of web site.**  
Intranet pilot project completed.  
11 new pages added to Web site.

## **COMMUNITY SERVICES**

### **Heritage Park and Skate Park Committee**

A community based committee was formed to deal with safety issues in both park areas. Skaters, Council staff and Police representatives, along with mini train operators have worked together to improve communication between all concerned. Police patrols have increased and an evening barbeque, “lights on” skate event will be held.

### **Integrated Youth Services- a co-operative approach**

A Youth Services Directory has been compiled for local use and the Directory was launched at an Open Day held at RATYS in Lismore, on June 30. The day was well attended by young people and service providers.

### **Submission Writing Workshops- or How to get that Grant!**

The Community Services Co-ordinator, Karuna Fielden conducted 2 separate workshops at Nimbin and Goonellabah to assist community based organisations with grant applications. The workshops were well attended and generated much interest.

### **General Interagency and Regional Interagency**

Community Services staff continued to have input into these vital network forums and are participating in a Community Caring for Kids Campaign to address the links between child abuse, neglect and juvenile crime.

### **Crime Prevention**

Council was successful in attracting a \$118,773 grant for 2 years under the NSW Attorney General’s Department, Crime Prevention Division, Safer Community Development Grants Programme to employ a Crime Prevention Officer. The Officer will work within the community to identify problems and develop strategies to address them.

### **Community Safety Committee**

The committee is a joint initiative by Council, the Police, Lismore Unlimited and the community. It aims to focus on public space, including parks, streets and shopping centres and to make Lismore a safer place for all citizens. The committee aims to liaise with other community groups and it is envisaged that it will work closely with the Crime Prevention Officer, when that position is filled.

# **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

## **Quarterly Review - Management Plan 1997/98**

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### **Health Planning for Nimbin**

The Northern Rivers Health Service has established a Community Planning Committee to investigate the future development of health services for the Nimbin area. Anne Meagher and Tricia Shantz are part of the group which has been meeting since March to look at the future design, mix and type of health services needed for Nimbin's growing population. Anne Meagher, the Mayor, Ros Irwin and Councillor Dianna Roberts were involved in a deputation to the Health Minister, Andrew Refshauge in Sydney, about the future upgrade of the Nimbin Hospital.

### **Area Assistance Scheme**

The AAS 1998/99 round of funding opened on June 6th. There have been some changes to priorities this year following a review of the scheme.

The projects funded in the 1997/98 round were:

\$3,287 to the Little Citizens Playgroup for a shade area, \$3,287 to the Lismore Pre-school and Kindergarten for shade cloth, \$2,064 to the Richmond River Historical Society for equipment, \$15,851 to the Nimbin Community Development Association for a Community Development Planner for one year. Lismore Family Support Service received \$16,156 second year funding for a Young Mother's Support Group.

### **Social Impact Assessment**

Tricia Shantz attended the 18th Annual Conference of the International Association for Impact Assessment in Christchurch, New Zealand in April. The conference hosted over 500 delegates from 85 countries. Tricia presented a paper, on behalf of Council on our Social Impact Assessment Policy (SIAP) within the Institutionalising SIA in Resource Management stream as well as participating in a hypothetical on the institutionalisation of SIA

### **Access Committee.**

A sub committee has been working on producing a video on access issues. Members of the Access Committee are writing and filming it with input from other services.

### **Disability Action Plan Project Team**

The Disability Action Plan Project Team gathered together and prioritised 8 projects for the 1998/99 budget. Disabled access at the Crematorium will be undertaken as the project in the next financial year.

### **Seniors Week Writing Competition**

All the stories submitted for the Seniors Week Competition are being published as a book by Southern Cross University in conjunction with Lismore City Council.

### **Community Profile**

Compilation of the Community Profile is underway, based on 1996 Census Data. The Profile will be complete by August 1998.

### **Community Recreation**

Recreation Study Workshop conducted. All matters will be referred to the Council meeting of August 25, 1998. LDSA to instigate action.

Masters Games. 15 sports have now enlisted themselves in the Games and nominated convenors

Albert Park - Several meetings with users regarding Draft Management Guidelines. Intend to have documents signed off by users and LDSA by December

### **KOALA CHILD CARE CENTRE**

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### Centre Patronage

Occupancy rate of enrolments from April - June 1998 91.8%. Variable - beginning of April 89.3% to end of June 95.0%. We have based our utilisation rate for the next financial year on 25 children per day.

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### Staff Redundancy

Due to our continued falling enrolments Koala Management decided to offer a redundancy package to Melissa Murray our part-time child worker. This package was accepted and became effective mid July. Sylvia has now become the floating member of staff working in all three rooms.

### Staff Performance Reviews

Completed and forwarded to Anne Meagher June 26, 1998. Standard of Koala staff performance over a very difficult 12 months of a high standard.

### Accreditation

Review due May 1999, therefore preparations have begun for a formal review of the centre's internal policies.

### Community Involvement

Koala parent advisory panel - 2 councillors, 4 parents, 4 staff.

Numerous placements for TAFE and Secondary school Students undertaking work experience or specific tasks relating to children's development and Koala's services to the community.

### Government Requirements

1998. Application to DOCS for one off funding register for capital improvements for the 1998/1999 financial year was unsuccessful due to only \$13,000 alone being available for this region. Application to Federal Government Department of health and Family Services for Major Capital Upgrading grant unsuccessful will re apply with 3 specific quotes for works to be completed in July as our initial application was at the conceptual stage.

### Children's Development Records

Babies and kangas staff receive relief from teaching time to fulfil programming responsibilities. Possum staff, done in own time. All other programs especially the children's are individualised and of a high standard.

## **GINGERBREAD HOUSE CHILD CARE CENTRE**

Various decisions were made to reduce staffing oncosts during the last quarter. We took out a subscription to the Australian Early Childhood Association which provides us with journals and up to date literature about changing work practices and funding arrangements.

Maximum effort has been put into advertising the Centre.

Staff entered a jingle contest at a local radio station where our jingle was given free play time on radio for one week. Although we did not win the feedback from the community was positive.

Advertising space to the value of \$900.00 was provided by the Square after negotiations with Square management. We were able to have display where vouchers for one hour free child care were given away for shoppers with young children.

The media profile of the Centre was lifted by our Open Day 10 year anniversary coverage.

Staff promoted the Centre at the local Car Boot market by selling playdough plus offering fun free activities to children and information to interested members of the community.

Another initiative for promoting the Centre is that we have developed a magnetic fridge sticker which appears to be very successful.

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This advertising was secured to Council at no cost to Council through efforts of Gingerbread House Staff. Staff training and programming is an area continuously monitored. We received a positive and favourable review from the Department of Community Services the licensing body.

### **AFTER SCHOOL CARE**

Lismore After School Care has had pleasing results in all areas during the quarter ending June 1998.

Enrolments have increased with a remarkable and pleasing result

The increase in enrolments has been achieved by constant advertising through School newsletters, flyers, business cards and regular talks at local seminars. These actions have proved to be favourable and a benefit to the service.

There have been no reported incidents/accidents recorded during the quarter.

The Centre and its service is supported by qualified and reliable staff.

Customer service and feedback has been closely monitored this quarter with good outcomes achieved. This can be supported by the amount of enquiries and feedback received through the parents, children and Centre staff.

TAFE Students - Our service is the only service in the local district to be requested to take 6 students at one time who are completing an 8 week block for their diploma in child care certificate, every twelve months

We have also been approached by the university of Western Australia - Perth to take part in the examining and monitoring of their child care students on their behalf.

Staff training - Centre staff are constantly encouraged to participate in regular training and information sessions that are relevant to their positions/job requirements. we believe that well informed/educated staff = high productivity

### **PUBLIC LIBRARIES**

Both Lismore and Goonellabah branches experienced increases in loans for this quarter

	4th quarter	4th quarter	
	1996/97	1997/98	% change
Lismore	66368	68965	3.9
Goonellabah	10121	10919	7.9

Contributing factors to this are new titles entering the system, a heavy weeding program of older, out-of-date material and a consistent exchange of materials between Lismore and Goonellabah.

The Bookmobile also exchanges material with Lismore branch on a regular basis.

### **Annual Statistics**

These figures again show an increase on the previous year's statistics the same factors of course also apply here.

	1996/97	1997/98	% change

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Lismore	251423	255656	1.7
Goonellabah	38337	39894	4.1

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### Workers at the Library

During the last year workers have contributed to the work done at Lismore and Goonellabah Libraries. Volunteers for Lismore Friends of the Library, work experience students from local schools and TAFE colleges, participants from Lismore Community panel and from Probation and Parole, realise Every Dream Inc. and Commonwealth Rehabilitation Service all have contributed to assisting the library to provide service to the community.

At this point I must thank all these participants as well as all my hardworking staff who always meet what is asked of them. Thank you to all.

### Donations

Patrons have been very generous this year. A total of \$438.85 has been given this quarter to purchase extra materials for both Goonellabah and Lismore branches. Lismore patrons donated \$373.85 while Goonellabah branch received \$65.00. thank you to our generous patrons who donated a total of \$1,765.60 during this year.

### Computer Usage

The Internet continues to be used by patrons. A total of 469 hours was used at Lismore and 239 hours at Goonellabah. Word processing is another service to both branches. Lismore's PC was used 54 hours while Goonellabah's PC was used for word processing 17 1/2 hours.

By providing both Internet and word processing facilities in the libraries, patrons who cannot afford to have these technologies in their home, have access these facilities in the library at little or no cost.

Overall it has been a busy and varied year. Every day is different with new questions and challenges.

### Art Gallery

#### Exhibitions

The exhibition program has continued on schedule with many positive comments from the public. Forward planning for 1999 and 2000 included locating the Byron bay series works by Bret Whitely for a possible exhibition in 1999 as well as booking travelling exhibitions for 2000.

The possibility for a cultural exchange with our sister cities during 2000 and/or Federation is fading with no prospects for funding this proposal either by Lismore City Council or other sources.

During 1999 and 2000 the LRGA will be travelling the Lismore/Hanoi exhibition Crosscurrents to the NT, WA, QLD, NSW and Vic. We have secured 10 venues for this show. A full 12 page catalogue, education kit, posters and invitations have been prepared and will be included with our tour. This exhibition opens on July 23.

#### Education and public Programs

Four diverse events were held, An Evening of Multicultural Food and Fashion, Capminster Corporate Patrons Function, Joy of Singing Accapella Concert and Presentation of Readings by NC Branch of the Fellowship of Australian writers. Three artists talks and two cameo dance performances were held in conjunction with Three Festive Exhibition launches. Special guest speaker The Honourable Professor Dr John Waaiko, Minister for Higher Education Papua new Guinea came to Australia specifically for the launch of LRAG exhibition Mnmon yad Kalam.

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# **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

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### **Collection Management**

All the art gallery's public art work in Heritage park and Spinks park have had brass name plates installed and where required these works have been restored.

### **Audience Development**

The gallery hopes to attract tourists from Byron Bay and Ballina as a new Tourist destination for a regular weekly bus service to the gallery.

## **DEVELOPMENT ASSESSMENT**

### **Processing of Development Applications and Section 96A (Formerly Section 102) Applications**

Development Application lodgement remains steady, averaging 5 applications per week over the past year. From July 1, 1998, there will be a statistical change to the number of Development Applications received, due to the commencement of the Integrated Assessment process into Part 4 of the Environmental Planning and Assessment Act.

Median processing time has improved on last year's figures, from 40 days to 37 days, with an average of 18 DA's being processed monthly. Miscellaneous and Section 96A (formerly Section 102) Applications have reduced in number over the year's period, with 83 applications being processed.

Public interaction places a high demand on overall processing times, and this is an area which is noticeably becoming more and more prominent and time consuming

### **Correspondence/Public Enquiries**

Enquiry based services continue to occupy a considerable amount of staff time, and remains a prominent aspect of service to the public.

### **Enforcement**

Due to staff time being almost exclusively occupied in Development Applications, legal issues, and enquiries, little time is available for enforcement issues. As previously advised, enforcement action usually occurs as a result of specific complaint or public concern, when follow up is promptly taken.

### **Strategic Planning Assistance**

Changes and improvements to Council's statutory and control plan documents is an ongoing process. A progressive list is maintained in the Development Assessment Section, to assist with LEP and DCP reviews. With the reduction in Strategic Planning staffing, there may be more responsibility placed on the Development Assessment Section to effect regular processing and reporting action.

### **Mediation**

There has been no use of mediation services since the quarry issues earlier this year.

### **Quarry Monitoring**

Quarterly returns from specific quarries continue to be received by Council. Most "attention" has, once again, been drawn to two specific quarries, resulting in a more concentrated focus on operational issues of those two quarries. The annual quarry situation report is due to be prepared for Council's information during the next quarterly period.

## **STRATEGIC PLANNING**

### **Maintain local heritage fund:**

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## **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

### **Quarterly Review - Management Plan 1997/98**

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This fund was commenced in early 1998 with the allocation of a grant from the NSW Heritage Office. Thirteen applicants were successful in obtaining grants, exhausting the funds available. This activity was therefore completed by the end of June.

**Produce Affordable Housing Strategy:**

This Strategy was adopted by Council on 23rd June 1998. Generally its recommendations are able to be implemented concurrently with other activities being undertaken by Strategic Planning and the Business & Enterprise Group.

**Prepare Outdoor Recreation Study:**

Responsibility for completing this Study was transferred to the Community Services Section, which has overseen the production of the Study.

**Carry out Public Transport Study:**

Several delays have been experienced with this Study. Draft recommendations were presented to the Public Transport Advisory Panel on 6 July 1998, but the Panel identified the need for some revisions. A draft of the final study and recommendations is expected to be available for the Panel's August meeting. Completion of the Study, for reporting to Council, should be achieved by September 1998.

**Update Subdivision DCP:**

The revised DCP is being exhibited for two months, ending 31 July 1998. Depending on the number and complexity of submissions received, and any requirement for revision of the draft, it may be possible to report this DCP to Council for adoption on September 15.

**Develop City Centre Design Guidelines:**

Council has resolved that this project now be regarded as a development control plan and that it be carried out in the second half of 1998.

**Aboriginal Archaeological Study:**

Council's applications for grant funding for this Study have been refused to date. Another grant application was submitted in early 1998 but its outcome may not be known until November 1998.

**Rural Residential Strategy:**

Preparation of this Strategy was delayed by the resource demands of the required planning for Caniaba Village. It is intended to recommence preparation of this Strategy in July 1998 and to revise the intended procedure so as to reduce demands on Council's resources and to include indicative road costs to landowners and Council. Exhibition of a draft Strategy is now targeted for November 1998.

**Acid Sulphate Soils LEP/DCP:**

This has been delayed by the substantial resources demanded for heritage related planning matters to date. Preparation will commence at the end of August 1998, and it should be reported to Council during September, with exhibition during October 1998.

**BUILDING AND REGULATION**

The Building and Regulation Section's major activity is the assessment of Building Approvals and inspections to ensure compliance with The Building Code of Australia. An objective of our management plan is the timely processing of these applications. This is being satisfactorily achieved by constant monitoring and evaluation of statistics. Figures have just become available in regard to our 2 day Fast Track Approval system. Since its introduction in October 1997, there have been 66 Building Approvals issued under this system. This is a very pleasing result and quite apparent that the community has fully embraced this initiative.

Random monitoring of Building Application Assessments, discussions and reporting on sensitive matters ensures that the buildings are being constructed in accordance with The Building Code of Australia. The level of enforcement and investigation of matters is mainly driven by items that are brought to Council's attention

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and these matters are being satisfactorily investigated and actioned. The mandatory essential service annual maintenance certification and the swimming pool fencing survey are both still progressing well.

### **ENVIRONMENTAL HEALTH**

The Environmental Health Section has the primary purpose to provide efficient and responsive management of environmental health services to the community. This is achieved through obtaining the following goals.

1. Implementation of environmental health statutes and policies.
2. Provision of environmental health management and the development and implementation of strategies and programmes.
3. Maintain acceptable standards for all commercial premises regulated by Council.

The Environmental Health Section is continuing to evolve within the organisation developing a solid foundation upon which to provide expert advice both internally and externally on environmental and health related matters. Ranging from environmental health monitoring to environmental health education and promotion, activities are diverse in nature.

The planned action of auditing of all commercial premises registered with Council within the Management Plan period was successfully achieved. This programme facilitated on-site auditing and education of proprietors, managers and staff. This level of service will provide a solid foundation for the implementation of food regulatory reforms anticipated to be implemented later this year.

The provision of environmental health management through the development and implementation of strategies and programmes continues.

#### **a) Environmental Audit**

Environmental audits of industrial and commercial land uses are continuing on a regular basis. The audits identify waste discharges to the physical environment and to Council's sewerage system that do not meet current environmental and/or waste water standards. The initial round of inspections is nearing completion. Re-inspection of premises is now being undertaken to determine compliance with Council's previous advice and/or instruction to ensure adequate upgrading works have been effected. Through the audit process operators are encouraged to review current practices and explore opportunities that will effectively address the environmental audit objectives.

#### **b) Northern Rivers Phosphorus Reduction Campaign**

The Regional Phosphorus Reduction Campaign has continued throughout the north-east region with participating Councils increasing in number. Lismore City Council continued to be the co-ordinator for the programme. A regional campaign continues to be a community awareness and education programme focussed on the need for responsible use of water and care for waterways, particularly through the reduction on nutrients into sewerage, stormwater and natural systems. A school calendar programme is currently nearing completion which will result in production of a yearly calendar illustrated with local school artwork.

At a local level the Phosphorus Campaign focused on school education. Council's Environmental Health Education Officer effectively delivered to upper primary school students within the Council area the key messages of the phosphorus reduction campaign in a fun and interactive way.

#### **c) Sun Protection Strategy**

The Sun Protection Strategy is being actively implemented across relevant sections of Council. Shading of Nimbin pool has currently been finalised, with significant shaded areas now in place for the upcoming summer season. The Strategy was recently evaluated by staff of Queensland University of Technology as Council is one of the few that have developed such an appropriate strategy for the community.

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**d) State of the Environment Report**

Activities are continuing for a comprehensive review of Council's State of the Environment Report programmed for submission to Council in early 1999. The key focus of the comprehensive review will be the identification and monitoring of indicators within the catchment. One key indicator - water quality - is continuing to be monitored throughout the Wilsons/Richmond River Catchments. Council has now nominated twelve (12) key sites which will be monitored on a quarterly basis.

**e) Gasworks**

The preliminary phases and approval phases associated with the Lismore Gaswork's Remediation Programme are now complete and it is anticipated that on-site works will commence in the month of August following Council's determination of an appropriate tenderer. The Gaswork's Remediation Programme has been a complicated activity and to have the works completed by the end of the year will be a successful result.

**WASTE STRATEGIES**

The Waste Strategies Unit has the principle role of developing a strategic framework for efficient and environmentally responsible management control and minimisation of waste. This is achieved through the attainment of the following goals:

- Development and implementation of waste strategies, policies, systems and services;
- Development, implementation, evaluation and co-ordination of Council's dynamic waste minimisation strategy and leadership in the development and implementation of waste management and minimisation strategies, policies, systems and services.

Lismore City Council's leadership role in waste management resulted in the formalisation of the North East Waste Forum. The regional group has been funded by the Environment Protection Authority (to the value of \$100,000) to develop a reasonable waste plan for the north east region. To facilitate this outcome, Council's Waste Strategy Officer will be employed by the North East Waste Forum for a period of two (2) days per week for a 12 month period.

Council's Integrated Waste Management and Minimisation Strategy Development focussed significantly on a community consultation phase and development of a revised service regime. With approximately 2,500 survey responses, Council recently resolved to introduce a new waste management and minimisation service commencing July 1, 1999. The implementation phase of the service with green waste collection and reprocessing, infrastructure development and community education will dominate activities of the Waste Strategy Unit for the immediate future. To facilitate community education Council has employed a Waste Education Officer for an initial 12 month contract period.

**SURVEY, DESIGN AND SUBDIVISION**

Survey/Design classified Roads

- Investigate and identify need
- Undertake survey
- Carry out design
- Produce plans and documentation

Projects completed (or commenced) in this Quarter

1. Nimbin Road Blakebrook
2. Nimbin Road Goolmangar

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Delays have been experienced on (1.) due to property negotiations

Survey/Design Council-owned Roads

- Investigate and identify need
- Undertake survey
- Carry out design
- Produce plans and documentation

Projects completed (or commenced) in this Quarter

1. Uralba Street
2. Stony Chute Road
3. Richmond Hill Road
4. Thorn Bridge approaches

Delays experienced on (1.) due to North Power cables

Survey/Design Miscellaneous Council Assets (Drainage, Parks etc.)

- Investigate and identify need
- Undertake survey
- Carry out design
- Produce plans and documentation

Projects completed (or commenced) in this Quarter

1. Caniaba Street Culverts
2. Diadem Street drainage
3. Captain Rous Park
4. Purri Burri Park

Delays experienced on (1.) due to Sinclair Knight Merz flood analysis

### **WORKS DEPOT WYRALLAH ROAD**

The running of the depot has progressed satisfactorily over the last quarter. Amenities have been kept to a good standard. There have been no recorded complaints associated with delays in stock ordering or delivery.

### **WORKSHOP AND FLEET OPERATIONS**

During the last quarter, workshops have completed preliminary inspections and repairs to the entire Bush Fire fleet and also completed the 'Heavy vehicle Inspections' for that fleet with only one large tanker requiring additional repairs after inspection.

Also Council's entire fleet has had registration inspections completed with the minimum downtime and effect on plant operations and usage.

Plant replacement for this quarter has included nine (9) utilities, six (6) cars and station wagons, one (1) 13 Tonne, Self Propelled, Smooth Drum Roller which will mostly be used for rural roadworks and one (1) 6x4, truck mounted 22m<sup>3</sup> capacity Garbage Truck for Lismore City Council's Waste Collection section.

The older section of the Workshop building (Section closest to Brunswick Street) has undergone a facelift, other sections of the buildings will receive a similar facelift during the next two to three years.

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**BUSHFIRE SERVICE**

The 18 Brigades of Lismore City Council Rural Fire service continued to provide an efficient and professional service to the rural residents of the Council area.

The Annual Rural Fire Service budget process was completed recently. Application for funding of three new tankers and a station for Blue Knob Brigade were amongst the major items requested by Lismore City. Although the Northern Region of the service suffered a cut in funding, I feel confident that these items will be funded this year. With the completion of a station for Blue Knob, all Brigades will have station buildings. The Lower River's Station is nearing completion.

To ensure all emergency calls are answered promptly, and to avoid the reliance on mobile telephones, the services of a 'monitoring service' is currently being trialed for a period of three months. If this proves satisfactory or more permanent arrangement will be considered.

Training of members continues to be high priority. All members are trained to Basic level after completion of a three month probationary period. Several members have accepted nomination to advance courses on a State level. The issue of personal safety equipment is at a high level with all active fire fighters being fully equipped.

Overall the Fire Controller is proud of the standard and dedication of the volunteers of Lismore Rural Fire Service.

**TRAFFIC, ENFORCEMENT AND LIGHTING**

**Car Parking**

Law Enforcement Officers continue to patrol off street carparks resulting in 159 infringement notices being issued during the quarter.

Negotiations have recommenced with the NSW Police Service with the view to Council issuing a shared role in enforcement of on-street parking. Our initial discussions were encouraging and Council will soon be informed of the decision. Sign posting to off-street carparks has recently been upgraded as a result of a combined survey with Lismore Unlimited.

**Dogs**

Dog registrations have now exceeded the target set for this year and stands at 3696.

This achievement is largely due to the excellent work being performed by Council's Law Enforcement Officers in ensuring residents are made aware of the rules pertaining to dog ownership. In the quarter ending June 1998, 156 dogs were registered and 109 dogs were impounded.

**Education Programme**

Law Enforcement Officers have commenced a programme of school visits, initially speaking with all students in years 4, 5, and 6 at Goonellabah Primary School regarding 'responsible pet ownership' and use of bicycles, skateboards etc on footpaths and in particular around the CBD. Feedback to date has been very positive and it is intended to continue the programme in other primary schools.

**Lighting**

General maintenance of street lighting continued to be carried out as reported.

'Nightwatch' lighting has been installed in Benelong Car Park and will be installed in Carrington Street Car Park in the near future.

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### **Road Safety**

#### **Safe Driving Policy**

The draft policy was presented to the Occupational Health and Safety Committee and MGM for comment. MGM has referred the draft onto the Middle Management Group for further comment.

### **Road Safety Strategic Plan**

The draft Plan was presented to Council on 21 April 1998 for consideration and adoption into Council's Management Plan. Council recommended that the draft be placed on public exhibition for a period of thirty (30) days and following the exhibition period, a further report be presented to Council. At present, the submissions are being considered and presentations are being made for the final plan to be printed and presented back to Council.

### **Safer Routes to School (SRTS) Programme**

At the request of the RTA, Council issued media releases encouraging schools to participate in this programme. These were picked up and received attention by television, radio and print media.

Initial meetings have been conducted with three schools in Lismore LGA.

### **Local Government Road Safety Conference 14/17-7-98**

Cr Irwin was invited to address a special seminar for Councillors at the Local Government Road Safety Conference. Council's commitment to road safety and the success of the local campaigns were presented very effectively and Lismore received high praise and recognition.

Wendy Johnson delivered the Opening Address on behalf of Road Safety Officers which was also well received. She also delivered a paper on the Skate Safe Project. Overall, Lismore enjoyed a high profile for the duration of the conference.

## **EMERGENCY SERVICES**

### **Flood Levee**

The Flood Levee Committee continues to work to solve the operating problems associated with lowering the levee to a 1 in 10 flood level. This has been a time consuming activity and is now nearing completion.

### **Flood Sirens**

The first of these sirens has been installed in South Lismore, near the railway Station and will be sounded when a major flood is predicted.

### **Information Circular**

A circular has been delivered to 3000 residents who reside in flood effected sections of town. The circular advises the actual flood heights in both metric and imperial for all floods since 1921, based on Australian Height Datum at the Rowing Club gauge.

## **PARKS, RESERVES, BEAUTIFICATION AND RECREATION SERVICES AND LEISURE**

Parks and Reserves encountered several problems over the year which aggravated their financial position. They included the constant effects of vandalism to street furniture and public amenities, maintenance to the Skate Park and increase in water consumption and associated charges.

The maintenance schedules were reviewed and re-drafted and are currently being trialed. It is anticipated that these trials will last for at least twelve (12) months to cover both the growing season and cooler season.

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The other main issue being addressed is the amalgamation of the sportsgrounds section with the Parks and Reserves Department and the cross use of plant and equipment. Progress has been good on this front.

### ROADS - URBAN

Urban Roads maintenance programme was fully expended at the end of June 1998. Construction of Fermoy and Weaver Streets was completed during this last quarter.

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### **Drainage Maintenance and Construction.**

The Drainage maintenance programme was fully expended at the end of June 1998. Drainage construction behind Wyrallah Road Public School was completed and drainage work in Uralba Street was completed during the forth quarter.

### **Footpaths and Cycleways.**

The Cycleway programme which consisted of shared Pedestrian / Cycleways in Oliver Avenue, Goonellabah between D.J. Olley and Rous Road and Sibley Street, Nimbin between Cullen Street and Thorburn Street.

The footpath program which consisted of construction in Cathcart Street and Cynthia Wilson Drive is now complete.

### **ROADS - RURAL**

Rural Roads maintenance programme for sealed and unsealed roads was fully expended at the end of June

The Bitumen reseal programme was completed during this quarter.

Construction work was completed on the following roads;

Wyrallah Road, Boyles Road, Richmond Hill Road, Rosehill Road, Tuntable Creek Road, and Terania Creek Road.

### **BRIDGES**

#### **Bridge Maintenance**

Minor maintenance work on various bridges has been undertaken during the quarter.

#### **Bridge Construction**

Construction work Thorne Bridge on Rock Valley Road commenced during the fourth quarter.

### **RTA WORKS**

#### **State Roads**

The maintenance programme for State Roads was fully expended.

Several Projects on Ballina Street, Lismore were completed including;

Rehabilitation of Dibbs Street to Diadem Street. Rehabilitation of the Ballina Street Bridge approaches, Wyrallah Road Roundabout and resurfacing between Rotary Drive and High Street.

#### **Regional Roads**

Maintenance works on Regional Roads was fully expended.

Construction on Nimbin Road at Koonorigan and Blakebrook was also completed during this last quarter.

#### **Blackspot Funding**

Guard-rail Installation at Bexhill totalling \$50,000 was completed. The Pedestrian Underpass in Ballina Street, Lismore near Hunter Street was approaching completion at the end of June 1998

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### WASTE MANAGEMENT SERVICE

An audit of the waste collection within the Central Business District has been completed and receptacle stickers are being distributed. Expected completion for the distribution is August 31, 1998.

In the area of operation improvement, the current four (4) shifts per week for waste collection will be reduced to (3) shifts by the end of August 1998

The waste collection 'sticker' which is to be distributed with the 1998/99 rate notice is on target for completion by August, 1998.

The EPA licence for the operation of the Wyrallah Road Waste Facility was received in July 1998.

Operation of the weighbridge was reviewed in June 1998 and casual staff are expected to commence duties in July 1998.

### LAWN CEMETERY AND CREMATORIUM

<b>Goal/Objective</b>	<b>Response to Quarterly Target</b>
Develop Business Plan	Preliminary draft prepared.
Conduct Burial/Cremation Services	Activities conducted as per client expectations Reporting of activities consistent with the format desired by management.
Provide Memorials	Provided to meet individual requirements
Maintain and enhance gardens and general landscape environment.	All programmed activities have been completed
Operate Administration Office	Ongoing activities conducted with a strong emphasis on serving the customer.
Contract for Cremator Unit	Remote monitoring software installed and operating

### ECONOMIC DEVELOPMENT

The Lismore EDU, in conjunction with the Lismore Economic Development Advisory Board, has continued to implement its strategic Plan adopted in August, 1997.

To date eight out of the ten Near Term Goals commenced activities with success already being achieved in several arenas.

Activities include the unanimous adoption by Council of the Lismore City Airport Development which will see the construction of a new airport terminal for the city.

In June the EDU launched its investment promotion brochure and the first edition of the Lismore Business Bulletin, a quarterly business survey document. Both will be primary marketing tools for the Unit.

Also completed was the Lismore Incentives for Investment policy which was adopted by Council at its July Meeting.

The Unit is continuing to provide business assistance to local and proposed developments with currently over fifty business development proposals being facilitated.

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The EDU has continued to expand its client database and business inquiry tracking system which is fully operational.

### **QUARRY OPERATIONS**

The development of the Business Plan for the Quarry operation is proceeding which is scheduled for completion in December 1998. A slight delay has occurred in the preparation to allow proper consideration of the diverse market of quarry products and an analysis of the target market customer base to be included into the Plan.

Production at the Quarry has been undertaken within the needs of the customers' demands which have seen a full range of products being sold to various customers during the period.

As usual for this time, minimal maintenance has been undertaken which has included screen cloth replacements. Customer's orders have been filled on time with minimal amounts of overtime having been required. There have been no cases of product not being available including to "off the street" customers.

Compliance with licence and consent conditions is being carried out with no notices or other complaints being received.

The continuance of customer purchases indicates acceptance of the product quality. Continued product quality testing is being undertaken to ensure that specifications are being met.

### **AERODROME**

Licence obligations and maintenance of pavements, structures and surrounds are continuing to be met. The runway has been operational at all times during the period, excluding weather problems such as low cloud/fog.

Council has not received any claims against its Aerodrome operation in the period.

Council has adopted to construct a new passenger terminal adjacent to the Bruxner Highway at the southern end of the runway.

### **TOURISM**

In the quarter ending June 1998 the Centre staff attended to 12900 face-to-face visitor enquiries (an increase of 3.4% on the same quarter in 1997). During the 12 month period of the 1997/98 financial year the Centre staff attended to 53900 face-to-face enquiries (an increase of 6.4% on the 1996/97 financial year).

For the main part of this quarter the Tourism unit was managed by Acting Tourism Director, Anne Hart, as Andrea Roberts was overseas on annual leave.

In April, Shirley Donovan co-ordinated our display and attended the Brisbane Getaway Holiday Expo and Ski Show which was attended by approximately 21,000 people. Due to budget restrictions and a changed format of similar Shows in Sydney and Melbourne, the Tourism office did not participate in those events this year but is evaluating for 1999. Promotional material was, however, sent for distribution by Tourism NSW at the

Sydney and Melbourne Getaway Holiday & Travel Shows and by NNETA at the Brisbane Caravan and Camping Show.

## **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

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The Centre managed most accommodation bookings for the Forestry Growers Conference and contributed promotional entertainment to the opening ceremony.

The Centre prepared a conference bidding document that is flexible and may be accessed by organisations wishing to host conferences or events in Lismore. The Apex Club were the first to use the new document, which they say impressed the selection panel but not as much as the Hunter Valley wines. This document has also provided support to a bid for The Rural Lands Protection Board 1999 Conference to be held in Lismore.

Along with other advertising activities, we purchased a "gold membership" site to maximise Lismore's exposure on the Tourism NSW "Visit NSW" web site.

Lisa Murphy began working on the new edition of the Lismore Holiday Guide due for release early in the 98/99 financial year.

A submission was prepared for Tourism NSW Flagship Funding for the Rainbow Region Masters Games to be held in September 1999. Also prepared a submission for the NSW Australia Day Awards which succeeded in winning the Most Creative Ceremony category with funding attached to assist with hosting next year's event.

### **PROPERTY SERVICES**

All tenancy agreements due for renewal during this quarter were attended to.

The financial and operational functions of the Nimbin Caravan Park were closely monitored. No serious problems were experienced with the running of the Park during this quarter.

Three (3) flood prone properties, in the Barry Street precinct, were acquired with subsidies funding from Lismore Voluntary Purchase Scheme.

Construction of the Lismore Transit Centre was completed with funding provided by Council and the RTA. The Mayor, Cr Ros Irwin, opened the Centre on July 4, 1998. Property Services have assumed the responsibility of monitoring the operations and management functions of the Centre.

Opening hours of the Centre were altered to meet the demands of the general public and bus operators.

Tenders for grazing rights were called and the majority of available sites were leased.

### **SWIMMING POOL**

**Memorial Baths** - Tenders were called and contracts let for the restoration of the Memorial Baths Building Restoration.

Following concerns about public safety a prototype cover has been installed on the diving blocks at Nimbin Pool and public comment has been invited..

**Joint Venture Swimming Pool** - A workshop of Council and interested parties was held on July 13 to discuss the consultant's report on a regional swimming facility developed in conjunction with Southern Cross University and the University union. Out of that workshop a number of further issues for discussion were raised. These are currently under review prior to the proposal being brought back to Council.

**WATER SUPPLY SERVICES**

Asset replacement contracts have been let for the water main replacements in Ewing, Cathcart, Noel and Hunter Streets.

The new water pump station in Esmonde Street servicing Robinson's Reservoir has been commissioned and is fully operational. This station replaced an old station in Maclean Park, which is currently being decommissioned.

An offer of subsidy is yet to be received from the Department of Land and Water Conservation to investigate water quality issues at Nimbin. Water quality testing using Council staff is proceeding.

**SEWERAGE**

The Environmental Management system has now documented risk criteria for Nimbin and South Lismore Wastewater Treatment Plants.

Documentation of program maintenance and safe work procedures is continuing.

The asset replacement program continued with sewer mains in Bright, Magellan and Parkes Street being replaced using trenchless methods of reconstruction. Designs for Caldwell Avenue Sewage Pump Station upgrade have been completed and new pumps purchased. Replacement of the sewer line at North Lismore Sewage Pump Station has been delayed. The sewer line in excess of 8 metres deep and combined with difficult site conditions requires further investigation.

In the operational areas, Council's mobile service teams attended to 1658 service calls for the year, which averages 128 calls per month.

**BNR Plan and I/I Program AWT** - The new BNR Wastewater Treatment Plant at East Lismore was commissioned in June. The new works are being put through the start-up phase. This will be followed by a 12 months treatment optimisation phase.

Contract documents for the monitoring of stormwater Inflow / Infiltration are presently being finalised. Monitoring will commence in October and continue for 12 months.

The second phase of the program will be the development of a program of capital works to reduce I/I to manageable levels.

**Recommendation**

That the report be received, the actions undertaken in each of the programmes noted and staff be congratulated on their performance during the quarter ended June 1998.

**Subject/File No:** COUNCIL WORKSHOP POLICY  
(GW/LM: S43)

**Prepared By:** Manager-Administrative Services - Graeme Wilson

**Reason:** Lack of Council policy.

**Objective:** To provide guidelines for workshops.

**Management Plan Activity:** Councillors

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**Background:**

An important component of Council's strategic planning process is the conduct of workshops. To date workshops have been held in an ad hoc manner in respect to the procedures to be applied to their conduct.

The following report raises and discusses issues of concern, with the suggested courses of action being incorporated into a policy which is attached to the report.

**Chairperson:**

The Local Government Act provides that the Mayor chairs all meetings of council, but this provision does not extend to workshops.

The options which are available seem to be:

- The Mayor
- Another Councillor (e.g. Chairperson of a working group)
- Staff member

Given that the workshops are designed to consider strategic/policy issues by councillors, it is inappropriate that a staff member chair such a workshop. This will not prevent staff, where relevant, making presentations to workshops.

A number of workshops are the result of a planning process which has involved a council steering committee, e.g. Caniaba Steering Committee. These steering committees are chaired by councillors and it would seem appropriate that on these occasions the Chairperson of the steering committee continue this role into the workshop.

Other workshops that are say the result of council resolutions, e.g. roads policy or significant development applications, where there is no previous involvement by a councillor, should be chaired by the Mayor.

**Timing:**

By and large workshops are planned to commence at 6pm. This seems to be working well. On occasions workshops have been held mid-afternoon, but this makes it difficult for all councillors to attend and is not encouraged.

## Council Workshop Policy

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Occasionally two workshops are scheduled for the one night. This is in recognition of the tight meeting schedules councillors have and the fact that a workshop on a particular issue may only take a short time to complete. It should be noted that this “doubling up” is not encouraged as it provides problems with anticipating the commencement time of the second workshop and distracts councillors from giving their undivided attention to each strategic issue.

With respect to timing, it is very difficult to ‘guess’ a definite finish time. By their very nature, workshops are designed to generate discussion, questions and consideration of issues not previously contemplated. To speed up workshops or to work to a time deadline will involve the Chairperson having to limit questions/debate. This will work against the concept of having a workshop. Accordingly, the allocation of specific finishing times is not encouraged. However, broad timings will give some discipline to the proceedings and their inclusion in workshop agenda will be encouraged.

### **Workshops - Open or Closed**

As councillors are aware, this Council is committed to a decision making process which is accountable and transparent to the general public; this has extended to workshops.

There have been concerns expressed in the past that by having the public in attendance there is a tendency for debate to be stifled, particularly around topics or alternative approaches which may be sensitive to the general public as a whole or to particular interest groups. The issue of councillors ‘speaking to the gallery’ rather than to the topic has also been raised.

Whilst there may be occasions where a topic requires discussion in “closed committee”, as a general rule I believe that workshops should be open to the public and advertised in Council’s Newsletter in a similar manner to other meetings. However it is not proposed to specifically send letters to citizens who have expressed an interest in an item advising of the workshop. Workshops proposed to be held in “closed committee” will not be advertised.

By allowing the public to attend workshops they can be assured that the process of arriving at a decision, as well as the actual decision, say at a council meeting, is open and transparent.

### **Workshop Participants**

As I touch upon throughout the report, the format, style and procedure of a workshop need to be kept flexible to obtain the maximum benefit. This flexibility also extends to the participants in workshops. A fairly standard workshop may involve a presentation by a consultant and subsequent questions and discussion by councillors/staff. However there may be occasions where there will be benefits by having other “experts” or interested groups involved in the workshop proper. Provision for this has been included in the attached policy document.

### **Attendance of Staff:**

I have already touched on the issue of the inappropriateness of staff chairing a workshop. Such a role could for instance involve disciplining councillors who are “out of order” and this **would** be inappropriate.

**Council Workshop Policy**

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Workshops which tackle major strategic issues will be attended by the General Manager and all Group Managers; other staff will attend at the direction of the General Manager. Workshops of a more limited scope will be attended by the respective Group Manager and staff as determined by the Group Manager in consultation with the General Manager.

**Meeting Procedure:**

Obviously a workshop is designed to be more relaxed than a council meeting, but having said that, there needs to be some “rules” to prevent the workshop degenerating into a rabble. Rather than document point by point a meeting procedure which will only inhibit the workshop process, a general series of points is suggested, these being:

- The chairperson will conduct the meeting.
- All speakers will only speak with the permission of the chairperson.
- All speakers will treat fellow workshop attendees with courtesy and respect. (As detailed in Council’s Policy No. 1.2.13 Code of Behaviour)
- Should any disciplinary action be necessary, this will be in accordance with Council’s Code of Meeting Practice.

**Public Involvement:**

A general practice with workshops has been that the general public has been able to attend workshops but not participate in them. Exceptions have been made where the chairperson has permitted a question/comment from the public gallery. There is value in this process and it has been formalised within the policy.

An alternative to this format of public involvement would be the allocation of a specific time slot similar to Question Time at council meetings. It would need to be stressed that this part of the workshop was for questions, not speeches and not an opportunity to debate councillors/staff on issues.

**Manager - Financial Services Comments**

Not requested.

**Public Consultations**

No public consultation has taken place. The only “real issue” would seem to be the issue surrounding workshops being open to the public.

**Other Group Comments**

The General Manager and all Group Managers have had input into this report.

**Conclusion**

Overall, the workshop system operating at present is functioning well. The report addresses issues raised over the years by participants and the policy seeks to formalise a standard approach to these issues.

# **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

## **Council Workshop Policy**

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### **Recommendation (COR45)**

That Council adopt Policy No. 1.2.20 Council Workshop Policy.

**Subject/File No:** REVIEW OF DELEGATES - RICHMOND RIVER COUNTY COUNCIL  
(CMC/LM: 98-10731: S409)

**Prepared By:** Group Manager-Corporate & Community Services - Col Cooper

**Reason:** Request by Richmond River County Council (RRCC)

**Objective:** Determine appropriate delegate numbers.

**Management Plan Activity:** Emergency Services

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**Background:**

Ballina Council, in agreeing to support the new financial agreement (40:40:20 split) for the period 1/7/97 to 30/6/98, has requested that equal representation by the three constituent councils, namely one councillor each, be considered. This would (if approved) commence from the start of the new council term in September 1999.

The RRCC has requested comment on this representation issue in order to collate the attitude of each member council for consideration by the Department of Local Government in due course.

The County Council comprises three constituent councils, with Lismore having 2 delegates and Ballina and Richmond River one each. From my knowledge of the operation of RRCC, the allocation of funds has always been distributed on a needs basis in a fair and equitable manner without regard to council boundaries.

Whilst Lismore will now make the same contribution to operational expenses as Ballina, i.e. 40%, regard should be had to the special contributions for drainage unions of \$20,000 and other specific proposals such as voluntary flood prone purchases, EIS, etc. estimated at \$220,000 this year.

Further regard should also be had to the Lismore Levee Scheme which, if it proceeds, will surpass in scale all other activities that the County Council has ever conducted.

**Expenditure Accountant's Comments**

If the number of councillors sitting for RRCC were reduced to three (3), there would be some financial benefits to all constituent councils. After discussion, it is estimated that the saving for this Council would be approximately \$900.

As the potential savings are not significant, other issues such as the level of future capital works, should be the basis for consideration.

**Public Consultations**

Not required.

# **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

## **Review of Delegates - Richmond River County Council**

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### **Other Group Comments**

#### **Acting Group Manager-City Works**

Until the flood levee issue is resolved it would be beneficial to Council if the status quo remained.

### **Conclusion**

On balance, it is my belief that the status quo should remain for at least the next five years and the matter of representation be reviewed prior to the 2003 elections.

### **Recommendation (COR46)**

That Council advise the Richmond River County Council that it would not agree to a reduction in the delegate numbers at present, but a further review prior to the 2003 election would be supported.

**Subject/File No:** INVESTMENTS HELD BY COUNCIL AS AT JULY 31, 1998  
(GB/LM: S170)

**Prepared By:** Financial Accountant - Graeme Blanch

**Reason:** To comply with Section 625 of the Local Government Act.

**Objective:** To invest Council's surplus funds to best advantage to comply with Council's investment policies.

**Management Plan Activity:** General Purposes Revenues

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**Information:**

The attached list of investments held by Council with various financial institutions has been made in accordance with Section 625 of the Act and in accordance with Council's investment policies.

Council's total investment for July amounted to \$21,823,857.03 with an average interest return of 5.35% compared to 5.30% the previous month. At the same time last year the average interest return was 5.69%. The current outlook is that interest rates will remain at current levels.

**Manager-Financial Services Comments**

Included in the body of the report.

**Public Consultations**

Not required.

**Other Group Comments**

Not requested.

**Recommendation (COR47)**

That the report be received and noted.

## REPORT TO COUNCIL - AUGUST 25, 1998

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**Subject/File No:** CAPITAL ASSISTANCE PROGRAMME 1998/99  
(S183)

**Prepared By:** John Bancroft - Recreation Officer

**Reason:** Request From NSW Sport & Recreation

**Objective:** To provide the Department with a recommendation re: projects seeking CAP funding

**Management Plan Activity:** Community Services

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### **Content:**

Council Procedure No CW9.2 states as follows:

*“The process to be followed in determining its priority order for applications received for the NSW Sport and Recreation Capital Assistance programme be that Council rank the projects after receiving the advice of the LDSA and Council’s Community Projects Officer.”*

Scheme Information, guidelines etc. are attached for Councillors information.

All applicants that forwarded submissions to NSW Sport and Recreation relevant to the 1998/99 programme were deemed to comply with scheme guidelines, hence Council must now prioritise all projects (1 highest to 6 lowest). The Department will ultimately determine who and what is funded and it requires Council’s suggested priority listing by August 28, 1998. Council must determine a priority listing at tonight’s meeting as it appears there is no opportunity to re-consider this matter.

### **Project Details**

The attached details and comments with respect to the applicants was compiled by Community Services staff. (See Separate Sheet). Councillors are welcome and encouraged to view the applications and all supporting documentation.

Staff will also have to provide comment on:

- \* location of nearest similar facility
- \* confirmation of Council’s financial commitment to the project
- \* whether the project is identified in a relevant plan
- \* what priority is afforded to the project
- \* is development consent required, and if so are delays in obtaining approval anticipated
- \* is building approval required, and if so are delays in obtaining approval anticipated
- \* are there any environmental issues impacting on the project
- \* is the project subject to an Aboriginal land claim
- \* any other comments.

**Community Projects Officer Recommendation**

The CPO has considered the projects (see attached memo) and recommends the following priority listing:

- 1 East Lismore Tennis Club
- 2 Lismore City Council - Kadina Park
- 3 Clunes Old School Association
- 4 Jiggi P & C Association
- 5 Blakebrook P & C Association
- 6 Far North Coast Softball Association

**LDSA Recommendation**

The LDSA considered the matter at its meeting August 12, 1998 and recommended the following priority listing:

- 1 Lismore City Council - Kadina Park
- 2 Clunes Old School Association
- 3 Far North Coast Softball Association
- 4 Blakebrook P & C Association
- 5 East Lismore Tennis Club
- 6 Jiggi P & C Association

**Conclusion:**

Council can adopt the recommendation below, either of those above or rank the projects at the meeting. After discussion with the Community Projects Officer and consideration of the priority lists proposed I put forward the following recommendation.

**Recommendation (COR50)**

The priority listing for CAPS funding be:

- 1 Lismore City Council - Kadina Park
- 2 Clunes Old School Association
- 3 East Lismore Tennis Club
- 4 Far North Coast Softball Association
- 5 Blakebrook P & C Association
- 6 Jiggi P & C Association

**Subject/File No:** FAR NORTH COAST BASEBALL - ALBERT PARK FINANCIAL ASSISTANCE (P16984)

**Prepared By:** Manager - Financial Services - Paul Hickey

**Reason:** Response to letter from Far North Coast Baseball

**Objective:** Determine action Council wishes to take

**Management Plan Activity:** Financial Services

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Councillors will be aware that the Far North Coast Baseball Association (FNCBA) has requested that Council act as guarantor for a loan of \$120,000. The funds relate to expenditure required to complete the building of the club house facility at Albert Park.

Council, in acting as guarantor, will have to repay the balance of the debt if the FNCBA default on the loan. The reason that the FNCBA is asking Council to act as guarantor is that they essentially, do not own any assets to provide security for the loan, as Albert Park is a crown reserve vested in Council's trusteeship.

There is obviously a risk in Council agreeing to act as guarantor. However, largely offsetting this risk is the professional manner in which FNCBA has acted over the last few years in not only improving the facility, but also in bringing economic benefits to Lismore. FNCBA also appears to have a strong source of revenue, with the build up to the Olympics almost guaranteeing that there will be international teams visiting Lismore along with other promotions.

The only real "blip" on FNCBA's financial management has been the recent request to write-off the \$23,000 Council advanced in 1995. These funds formed part of the sponsorship negotiations FNCBA held with the Australian Baseball Federation, for the rights to be a designated training and events venue up to the 2000 Olympics. FNCBA were successful in achieving this goal. FNCBA have now indicated that half of the \$23,000 should be repaid in October 1998. Council has previously resolved that the loan should be repaid in full by June 30, 1999. This being the case, as part of acting as guarantor, Council should reiterate its position that the \$23,000 must be repaid in full by June 30, 1999.

**Public Consultations**

Not required.

**Conclusion**

There is always a risk in Council underwriting proposals such as this. However it is fair to say that FNCBA is one of the more active and stable sporting clubs in this region. They appear to have a demonstrated capability to pay the debt through funds raised from future events and as such the recommendation that follows supports Council acting as guarantor.

The final point that needs to be made is that Council has acted in good faith in responding to this request. Based on the commitments given to Council by representatives of FNCBA one would hope there is never a call on these funds or a request for Council to assist in paying off the debt.

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**Recommendation (COR52)**

That Council -

- 1 Subject to the receipt of information requested, agree to act as guarantor for a loan, from a reputable lending institution, to a maximum of \$120,000, to the Far North Coast Baseball Association, with the terms and conditions of the loan to be based on standard commercial practices.
- 2 Reinforce its requirement for the current debt of \$23,000 to be repaid in full by 30 June, 1999.

**Subject/File No:** JUNE 1998 QUARTERLY BUDGET REVIEW STATEMENT  
(RS/LM: S665)

**Prepared By:** Expenditure Accountant - Rino Santin

**Reason:** Clause 9, Local Government (Financial Management) Regulations 1993

**Objective:** To gain Council's approval to amend the 1997/98 budget to reflect actual or anticipated results.

**Management Plan Activity:** Financial Services

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**Background:**

The Local Government Act 1993 (LGA) requires the annual budget to be reviewed on a quarterly basis and any significant variances to be reported to Council. This report satisfies the LGA's requirements.

The purpose of this review is to give Council an indication of the final working funds result for 1997/98. At the time of this report, the Financial Statements were near completion with the auditors on site completing their review. Consequently, while the result is unlikely to change significantly, the reported result should be considered as 'indicative'.

As distinct from previous quarterly reviews, this review has been completed at a program level and only significant variances which affect Council's working funds position have been reported. A more informative report will be provided as part of the Financial Statements document.

**General Fund**

The 1997/98 Management Plan provided for a working fund deficit of \$50,000. The September review amended the result to a working fund surplus of \$47,750. The December review increased the working fund surplus to \$55,750. The March review amended the result to a working fund deficit of \$24,550. This review details a net deficit of \$27,005. This means that for 1997/98, operations are budgeted to run at a working fund deficit of \$51,555.

This situation illustrates the fact that Council's budget is relatively inflexible in that if unforeseen or unplanned events occur requiring funding, it will invariably cause the operating result to be in deficit for the year. For Council's information, listed below are details of the significant variances.

**Corporate Management**

Corporate & Community Services, City Works and Planning & Development Services variances identified relate to the increase in costs associated with legal expenses. Council has incurred significant legal costs defending or clarifying our position on a number of matters. The Lismore Park Plan of Management, Crozier Oval Development, Litevale appeal and Steltech contract dispute, are examples of this situation. Due to the type and complexity of the actions, a greater need for expert representation has been required and as such an increase in costs.

Also contributing to this over-expenditure is the fact that Council has been diligent in chasing up legal accounts outstanding from previous years. This has meant that the current budget is paying for costs related to previous years.

Deficit Increase \$180,000.

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# LISMORE CITY COUNCIL - Meeting held August 25, 1998

## June 1998 Quarterly Budget Review Statement

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### Child Care

Both the Koala Child Care Centre and Gingerbread Occasional Care Centre have operated at a deficit for 1997/98. The level of deficit for each is \$71,900 and \$58,300 respectively. Council had budgeted for a \$35,000 deficit for Gingerbread, so the unfunded component of its deficit is reduced to \$23,300.

One of the major underlying factors for these deficits is the significant decrease in the number of children using the facilities. While a great deal of effort has been made to increase patronage, these have provided little in return. Staff numbers, staff hours, centre operating hours and operating costs have been reviewed in an attempt to reduce their deficit. These reviews have resulted in staff number reductions and adjusted staffing hours.

It is anticipated that Koala Day Care Centre will break even during 1998/99. Some concern is expressed over the ability of Gingerbread House to achieve its 1998/99 budget expectation of a \$54,500 deficit. Operations during the year are to be closely monitored.

Deficit Increase \$95,200.

### Recreational Services & Leisure

The maintenance costs associated with these facilities exceeded the budget by \$37,800. At the same time, additional income of \$5,400 was received from users of the sporting facilities.

The Manager - Parks & Reserves has prepared a report on this situation and has identified a number of areas he believes the costs overrun can be attributed to. These include:

- a) a number of 'one off' purchases such as repairs to the Gordon Pavilion lift,
- b) the significant increase in the oncost rate during the year, and
- c) the lack of capital funding to assist with the defray of fixed costs such as wages and oncosts as the 1997/98 Capital Development Funds were set aside for Crozier Oval.

Management is to consider this report to determine a course of action for 1998/99 which will rectify this situation.

Deficit Increase \$32,400.

### Parks & Reserves - Urban

The net cost of maintaining these facilities exceeded the budget by \$57,200. The major cost variances relate specifically to 'general working expenses' and 'street tree maintenance'. As with Recreational Services and Leisure, the Manager - Parks & Reserves is to prepare a report on the cost overrun for presentation to management. It is anticipated that this report will identify the reasons for this variance and present some options for correction.

Deficit Increase \$57,200.

### RTA Works

The RTA remitted their final contribution towards works completed on Coraki Road (MR148) in 1996/97. Circumstances surrounding the funding suggested that it would not be received during 1997/98, however, the RTA were able to meet their original commitment. This resulted in an additional \$90,000.

Deficit Decrease \$90,000.

Summary

Management will shortly consider a report on the 1997/98 result of all programs. It is anticipated that all variances will be closely reviewed and rectification measures implemented. In the interim, to assist with the short 'funding' of operations during 1997/98, the level of internal reserves has been based on sustainable levels and subject to change after the program review by management.

Sewerage & Water Funds

In both funds, the level of working funds has increased from \$650,000 to \$660,000 as at June 30, 1998. Again, until the audit of the Financial Statements has been completed, these amounts should be considered as indicative.

In the Sewerage Fund, the most significant movement has been the transfer from reserve to part fund our contribution towards the Lismore Sewerage Augmentation. During 1997/98, nearly \$8.3 million was spent on these works. The funding of this capital outlay was 50% DLWC and 50% Council, of which \$2,134,000 has come from reserves. This leaves the reserve at its lowest level for some time at \$634,000, but in accordance with the expectations of the financial plan for this stage of the augmentation.

In the Water Fund, there has been an overall decrease in reserves of approximately \$17,000 leaving a balance of \$2.9 million. It is understood that there are significant capital works to be completed in the future which will require this level of funding.

Manager Financial Services

Councillors need to be aware that there have been significant cost increases during the 1997/98 financial year for areas such as legals, parks and child care. Manager's have been advised of the trends throughout the year and corrective measures are being thoroughly and continually investigated to address these issues. In order to fund the over-expenditures, as an interim measure, staff have not transferred any interest generated on internal reserves throughout the year, to the actual reserves that generated that interest. This amounts to in excess of \$300,000 in interest and essentially means that those areas who have reserves, such as quarries, property management, waste and information services have subsidised those operations that have over-expended.

Council is very fortunate that it has substantial reserves to rectify this situation, but what needs to be emphasised is that the on-going use of interest on internal reserves to fund operating costs is not sustainable. Basically it means Council is living beyond its means and when those reserves no longer exist, any on-going deficit can only be funded from reductions in service levels.

It is important to reinforce to Councillors that reserves should only be used for the purpose for which they were intended. They should not be used to fund one-off Council decisions, which may be politically expedient. Twice this year already, Council has applied reserve funds to finance decisions that bore no relationship to those reserves (i.e. City Hall piano and Albert Park Car Park). This is poor financial management and if continued will certainly place this Council under severe financial pressure.

I have mentioned that the interest generated on reserves has been used as an interim measure to finance the over-expenditures. It is referred to as an interim measure in that the current operating result is based on *all* requests for transfers to reserves, by staff, being approved. To clarify this, what normally happens at the end of the financial year is that staff often ask for unexpended funds to be held over in a reserve to allow those funds to be expended in the following year. For this financial year these requests total in excess of \$600,000.

The major issue with these requests is that they occasionally tend to be slightly one-sided, in that departments or staff may under-expend in one particular activity and over-expend in another. If this does occur then those transfers for under-expenditures should not be approved, or otherwise there is an overall detrimental effect on Council's working fund result.

Finance staff and senior management are currently in the process of reviewing these requests and comparing them to the final operating result for each programme. Only once that review is undertaken will staff know the exact amount of funds to be transferred to reserves. As any requests are not approved, then funds will be freed up, which in turn means that the interest figures originally generated on the reserves can be reimbursed. Hopefully this scenario is clear to Councillors and a full report will be presented with the audited results, probably to the next meeting of Council.

In conclusion, what the current results and future budgets are showing is that there is very little latitude in regard to the funds available to Council. The budget is very tight! If Councillors want to increase service levels or funding for specific programs, above what is currently provided, then hard decisions will have to be taken as to what existing services are reduced or stopped. Finally, a more detailed programme by programme report on the 1997/98 financial results will be submitted to the next Council meeting, along with the auditors report.

**Conclusion - Expenditure Accountant**

Change in Net Assets

Based on the 1997/98 Financial Statements, it is anticipated that the Net Change in Assets will be an increase of approximately \$2.19 million.

It should be noted that this amount reflects 'the estimated increase in net assets held under the Council's control for this year. It does not reflect in any way the Council's cash or liquidity position.

**Recommendation (COR53)**

- 1 Council adopt the June 1998 Budget Review Statement for General, Water and Sewerage Funds;
2. That Council note the use of interest generated on internal reserves to finance the net over-expenditure for the 1997/98 financial year as an interim measure until the final 1997/98 audit is reported to Council; and
- 3 This information be submitted to Council's auditor.

**Subject/File No:** ESTABLISHMENT OF A LOCAL GOVERNMENT WATER DIRECTORATE  
(CKH/JM: S301:98-11704)

**Prepared By:** Acting Manager - Water & Wastewater - Chris Hennessy

**Reason:** To provide a unified mouthpiece for Local Government with regards to matters affecting water and wastewater

**Objective:** Establish a Council funded source of expertise in Water and Wastewater matters

**Management Plan Activity:** N/A

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**Introduction:**

Council has received an approach from the Institute of Municipal Engineers of Australia (IMEA) to assist with the establishment of a New South Wales Local Government Water Industry Directorate (Water Directorate). The assistance requested has two components:

- a) An ongoing financial contribution of approximately \$12,000 p.a
- b) To nominate a regional representative to sit on the Board of the Directorate.

The LGSA support the establishment of this Water Directorate.

**Background:**

Up until approximately twenty years ago, the Public Works Department of New South Wales (PWD), was the repository for much of the Water and Wastewater expertise within the state.

The level of resources within the PWD were significantly reduced two years ago when the Department of Public Works and Services was created. The Urban Water Directorate of the PWD was transferred to the Department of Land and Water Conservation (DLWC). Shortly after this transfer took place, this Directorate was restructured and downsized from 200 to 50 persons. This Directorate is responsible for allocating and administering funds for subsidised water and wastewater schemes.

The overall result of these changes has been the downgrading of the level of water and wastewater expertise within the state government sector.

**Report:**

- 1 One of the consequences of the restructuring of the DPWS and DLWC has been the loss of a unified voice to advise the State Government.

An example of this was the recent Load Based Licensing (LBL) debate. The EPA have been canvassing LBL over the past two years. Comments were invited from individual Councils. At no point during the consultation were Councils able to put forward a uniform view with sufficient weight to influence the State Government.

A series of eleventh hour actions by the Local Governments and Shires Associations (LGSA) and individual Councils lobbying State Politicians has now resulted in the LBL proposal being reconsidered by Cabinet.

- 2 A Water Directorate such as that proposed would provide Councils with a collective body of technical / engineering expertise available to comment on issues such as LBL. They would be able to provide timely advice to the LGSA and put forward alternatives with a Local Government focus.
- 3 Recognising this deficiency in quality professional advice available to LGSA and Councils, the IMEA has set up an interim Water Directorate with a view to creating a permanent body. The objectives of the Water Directorate are to:
  - a) Develop guidelines on how to implement various legislation and regulations
  - b) Provide a technical support base to members
  - c) Work with the Local Government & Shires Associations to develop policy
  - d) Increase government awareness (at all levels) of the Water Directorate's position on various issues
  - e) Develop strategies for increasing industry efficiencies and encouraging long term.

Details of the objectives, strengths, weaknesses and opportunities of the proposed Directorate are set out in its Business Plan (enclosed separately).

- 4 **Funding** for the proposed Water Directorate would come from pro-rata contributions by all Councils with water and/or wastewater responsibilities. The estimated cost of operating the Water Directorate being \$250,000 per annum.

The level of contribution has been set at 20c per person across NSW's non-metropolitan Councils, based on the 1996 ABS Census figures. For Lismore's population of 45,860, the direct financial contribution is \$9,172.

Discussions with Tweed, Shoalhaven and Albury Council's staff have indicated broad support for the Water Directorate. Should financial support across the region not be forthcoming, then a higher contribution may be required. For example, a 25c per head contribution equates to \$11,465 for LCC.

The other component of Council's contribution to this Directorate would be travel associated with a representative attending four Board Meetings a year. This would cost in the order of \$2,000 per annum. The directorate will also have an impact on available staff resources.

The total cost to Council is estimated at \$12,000 per annum. This amount should be shared equally between the Water and the Sewer Funds. While no specific allowance has been made for this expenditure in the 1998/99 budget, funds would be available through the reallocation of current budgets. If all Councils do not contribute, an increased total fee to a maximum of \$15,000 is supportable both in terms of existing budgets and potential cost / benefit.

- 5 **Board Membership.** The current proposal is to have:
- a) 18 technical / engineer representatives from the nine regional groups of councils.
  - b) 2 representatives from the LGSA, including the Chairman of the Water Supply and Resource Committee.

Lismore City Council is one of the larger provincial Councils in New South Wales. The Water and Wastewater Department is well regarded. Over the last ten years Council has been at the forefront of Water and Wastewater initiatives, including, Trade Waste Policy, Benchmarking, Telemetry, Effluent Reuse and Contracting.

In keeping with Council's proactive stand on Water and Wastewater matters, it would be appropriate if one of the Regional representatives of the Water Directorate was from Lismore City Council. All Regional member Councils are at liberty to nominate a representative and the Board will be selected by a vote of General Managers across the State.

**Expenditure Accountant's Comments**

It is apparent from the report that there is a necessity to have a 'Water Directorate' to ensure Local Government is adequately represented and to provide a technical support base.

On the basis that the current contribution is to found within existing budgets, it is appropriate to proceed. It is suggested however, that, Council's commitment is reconsidered by management on an annual basis to determine it's 'real value' to the organisation.

**Public Consultations**

N/A

**Other Group Comments**

N/A

**Conclusion**

The proposed Water Directorate represents an opportunity for Councils to fill a void left by State Government restructuring. It will allow Local Government to have a greater representation in determining future State Government Policy directions. In recent years, Lismore City Council's Water and Wastewater Department has been at the forefront of Water Industry directions and trends. Representation on the Water Directorate will provide an opportunity to influence the policy direction of this significant industry group.

**Recommendation (Ent 27)**

It is recommended that:

1. Council approve up to a maximum of \$15,000 per annum as its contribution to the New South Wales Local Government Water Industry Directorate (Water Directorate). These monies to be funded equally between the Water and Sewer Funds from within existing budgets.

## **LISMORE CITY COUNCIL - Meeting held August 25, 1998**

### **Establishment of a Local Government Water Directorate**

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2. Council nominate the Acting Water and Wastewater Manager, Mr Chris Hennessy, as its engineering representative on the Board of the proposed Water Directorate.
  
3. Council advise the Institute of Municipal Engineers of Australia (New South Wales Division), in terms of Points 1 & 2 above and of Council's ongoing support for the concept of the Water Directorate.

**Subject/File No:** CLUNES WASTEWATER MANAGEMENT STUDY  
(CKH/JM:98.12760/S288)

**Prepared By:** Acting Manager Water & Wastewater - Chris Hennessy

**Reason:** To continue investigation into a low cost sewerage scheme for Clunes

**Objective:** To determine the best option for handling Clunes Wastewater

**Management Plan Activity:** N/A

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**Introduction:**

The Department of Land and Water Conservation (DLWC) has made an offer to Council of 67% (i.e. \$91,900) subsidy for the preconstruction investigation into the best low cost option of treating and managing Clunes' Wastewater.

**Report:**

At its meeting held on April 19, 1994, Council resolved to undertake a subsidised investigation to determine a long term strategy for the treatment and disposal of effluent in Clunes with regard to public health issues and the future development of the village (lot sizes, density, etc).

This initial investigation was undertaken by Geolink Pty Ltd. Shortly before this investigation concluded the DLWC issued new guidelines for capital assistance to provide sewer to small communities. These new guidelines have necessitated a more detailed investigation and a rigorous comparison of low cost options.

Council obtained a proposal from Department of Public Works and Services (DPWS) to address the requirements of the new guidelines. The DPWS were asked to cost a wastewater management study which canvasses:

- a) Existing disposal problems,
- b) Acceptable methods and levels of treatment for overcoming current wastewater problems, to ensure the environment and public health are protected,
- c) Cost comparisons of acceptable treatment schemes with and without subsidy,
- d) Community consultation using a professional facilitator,
- e) A funding submission to DLWC for any preferred option which is identified.

The estimated cost for DPWS to undertake this management study is \$87,000.

The DLWC have accepted this proposal and offered subsidy at a rate of 67% for both the previous and this second phase of the preconstruction investigation.

Council's additional contribution for this next phase will be \$20,200, based on previous payments. Funds to cover this expenditure have been provided in the 1998/99 budget.

**Clunes Wastewater Management Study**

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**Expenditure Accountant's Comments**

Council has provided funding for this stage of 'preconstruction investigation' in the 1998/99 Budget. The total contribution to this project will be \$45,100, based on estimated project costs.

From a funding perspective, only the current sewerage system users are contributing towards these costs. In other words, even though the Clunes area is the focus of this investigation, no funding is coming from Clunes ratepayers. From a user pays perspective, it would seem inappropriate that those who do not contribute receive a benefit.

It may be prudent that Council consider levying a charge to Clunes ratepayers to fund the investigation costs. Councillors will recall that prior to the operation of the Nimbin Sewerage Scheme, a levy was made on Nimbin residents to defray the cost of the proposed Scheme.

The introduction of the new Local Government Act in 1993 made provision for such charges to be made. Section 501 of the Act allows Council "... to make and levy an annual charge for ...the following services...proposed to be provided ...

- \* .....
- \* sewerage services
- \* drainage services
- .....

As the benefits of any study or works will be specific to the owners and/or residents of Clunes, the recovery of the projects costs should commence in 1999/2000 after advising notifying the owners of the proposed charge.

**Conclusion**

Further investigation is required to determine the best option for the management of wastewater in the Village of Clunes. Council should take advantage of the DLWC offer 67% subsidy for the entire preconstruction phase.

**Recommendation (Ent 28)**

It is recommended that:

1. a) Council accepts the DLWC's offer of 67% subsidy for preconstruction investigations into sewerage the Village of Clunes, including an \$87,000 Effluent Management Study for the Village of Clunes.  
b) Council engage DPWS to undertake the Effluent Management Study.  
c) Council's share of the preconstruction investigations be financed from available funds within the Sewer Budget.
2. Should the Clunes Effluent Management Study recommend construction of a centralised effluent treatment system, then Council consider imposing a charge to recover its investigation costs as part of the 1999 - 2000 budget setting process.

DOCUMENTS FOR SIGNING AND SEALING

COUNCIL 25/8/98

The following documents have been prepared in accordance with previous resolutions of the Council and/or the provisions of the Local Government Act, 1993 and other relevant statutes.

It is now proposed that the Council authorise the signing and sealing of these documents.

Recommendation:

The following documents be executed under the Common Seal of Council:-

**Hangar Lease - Council to Robinson**

Hangar Site No. 7 - five year lease from 24/8/97 to 23/8/2002.  
(98-12580: P9733)

**Discharge of Charge - Parker & Simeoni, 37 Habib Drive, South Lismore**

Removal of an encumbrance that has been placed on the abovementioned property via a Council condition of consent, which has been revoked.  
(98-13519: P17623)

CONFIDENTIAL MATTERS - COMMITTEE OF THE WHOLE

A Council may close the public only so much of its meeting as comprises the receipt or discussion of any of the following:-

- a) personnel matters concerning particular individuals;
- a) the personal hardship of any resident or ratepayer;
- a) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business;
- b) commercial information of a confidential nature that would, if disclosed:
  - prejudice the commercial position of the person who supplied it, or
  - confer a commercial advantage on a competitor of the council, or
  - reveal a trade secret;
- e) information that would, if disclosed, prejudice the maintenance of law;
- f) matters affecting the security of the council, councillors, council staff or council property;
- g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

Recommendation:

That the Council exclude members of the press and public from the meeting and move into Committee-of-the-Whole to consider the following matters:-

**Item 1:**

**Grounds for Closure -**

**Section 10D(2):**

- a) Section 10A (2)(a)
- b) General Manager's Performance Review

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE CITY OF LISMORE HELD IN THE COUNCIL CHAMBER, GOONELLABAH ON TUESDAY, AUGUST 4, 1998 AT 6.00PM.

Present: Her Worship the Mayor, Councillor Irwin; Councillors Champion, Cole, Crowther (from 6.14pm), Gallen, Gates, King, Larsen, Roberts, Swientek and Wilson, together with the General Manager; Group Managers- Corporate & Community Services, City Works, Planning & Development, Business & Enterprise; Water & Sewerage Design Engineer (C Hennessy), Manager-Development Assessment, Manager-Subdivisions, Manager-Roads & Infrastructure (from 7.20pm), Development Assessment Planner (D Chapelle), Property Services Manager (from 6.50pm) and Manager-Administrative Services.

285/98 Apologies/ Leave of absence was granted to Councillor King for the period  
Leave of 17/8/98 - 10/9/98.  
Absence: (Councillors Larsen/Roberts)  
Leave of absence was granted to Councillor Riddell by Council on March 31, 1998.

286/98 Minutes: The Minutes of the Ordinary Meeting held on July 14, 1998, were confirmed.  
(Councillors Wilson/Larsen)  
The Minutes of the Special Meeting held on July 30, 1998, were confirmed.  
(Councillors Swientek/Roberts)

**PUBLIC ACCESS SESSION:**

Prior to the commencement of the meeting, a Public Access Session was held at which Council was addressed by the following:-

**Ms D Sheridan re Report - DA98/7 - Perradenya Estate Subdivision**

(See Minute No. 290/98)

Ms Sheridan referred to the extensive planning reports and public consultation associated with the development application. She raised concern over and drew Councillors' attention to the \$1.1Million to be spent by Council on the area, which largely included the current development.

(D98/7)

**Mr Terry Collins re Report - Corndale Quarry - Continuing Use Rights, 422 James Gibson Road**

(See Minute No. 291/98)

Mr Collins outlined the process he had gone through since his purchase of the quarry to establish existing use levels and obtain planning approvals.

(Q3)

**Mr Ray Sargent re Report - Corndale Quarry - Continuing Use Rights, 422 James Gibson Road**

(See Minute No. 290/98)

Mr Sargent advised he was a spokesman for residents of Clunes and Corndale. He raised concerns over the operation of the quarry, its impact on the local community and questioned the figures used to establish existing use rates and the lateral expansion.

(Q3)

**Dr Paul Recher re Report - Road Priority Listing**

(See Minute No. 292-293/98)

Dr Recher referred to “promises” to refund monies if matching funds were not received, questioned the level of community support and referred to the need to hold a referendum on the issue.

(S374)

**Dr Geoff Cawley re Report - Purchase of Replacement Grand Piano**

(See Minute No. 294/98)

Dr Cawley advised that as a non-profit voluntary organisation it was not prepared to commit to repaying a loan of \$22,500. He outlined the function of Music a Viva, advised it had contingency plans to raise their share and emphasised the need for a decent piano.

(P6816)

**Mr Graeme Askey re Report - Voluntary Flood Prone Land Purchase Program - 12 Winterton Parade, North Lismore**

(See Minute No. 295/98)

Mr Askey questioned the amount to be spent to acquire the land and compared it to the amount needed to purchase a new piano at the City Hall.

(P10295)

**CONDOLENCE:**

**Family of the Late Eric Preston**

The Mayor acknowledged the passing of Eric Preston, who passed away in recent weeks aged 97 years.

Eric was a former employee of Lismore City Council who worked with us from 1942-1967 as a Groundsman.

For many of these years, Eric lived in a cottage beneath the old Gordon Pavilion at Oakes Oval. He was responsible for the turf wicket preparation in Lismore and was renowned for the “extra hours” he put into this task. A sight many will remember is Eric “chugging” up Woodlark Street in the heavy roller on his way to Riverview Park. This was before the construction of the Ballina Street Bridge.

Apart from cricket, Eric was a keen fisherman and tennis player - in his retirement he put in many hours at the Ballina Street and Nesbitt Park tennis courts.

Staff regularly contacted Eric to tap into his vast knowledge of historical events associated with Lismore and he was always willing to assist.

In summary, Eric was a gentleman of yesteryear whose passing will be sadly missed.

287/98 The Mayor moved that Council's expressions of sympathy be conveyed to the family of the Late Mr Preston and the motion was carried with members standing and observing the customary moments silence.  
(S75)

**NOTICE OF MOTION:**

**Discussions Held at Aquatic Centre Workshop**

Formal notice was given by Councillor Swientek that he would submit a motion regarding the above.

288/98 RESOLVED that the motion be WITHDRAWN.  
(Councillors Swientek/Larsen) (S98-12047: P2782)

**SUSPENSION OF STANDING ORDERS:**

289/98 RESOLVED that standing orders be suspended and Council now deal with the undermentioned matters:-

- **DA98/7 - Perradenya Estate Subdivision**
- **Corndale Quarry - Continuing Use Rights - 422 James Gibson Road, Corndale**
- **Road Priority Listing**
- **Purchase of Replacement Grand Piano**
- **Voluntary Flood Prone Land Purchase Program - Property at Winterton Parade, North Lismore**  
(Councillors Swientek/Larsen)

**DA98/7 Perradenya Estate Subdivision**

(Copy attached)

A MOTION WAS MOVED that the report be received and -

**A** That Council grant delegated authority to the General Manager - subject to the concurrence of the Development Control Unit, to approve variations of a minor nature and/or arithmetic nature to conditions of consent applied to this application except where a particular condition has been specifically identified as requiring Council consent if it is to be varied.

**B** That Council, as the consent authority, approve Development Application No. 98/7 for a staged village subdivision to create:

- 168 Village Allotments
- 2 Integrated Allotments
- 1 Village Centre Allotments
- 1 Water Reservoir Allotment
- 2 Drainage Reserve Allotments
- 5 Public/Private Open Space Allotments
- 5 Sewer Pump Station Lots (numbered 3000 - 3004)
- Associated earthworks and staged as follows

Stage 1	15 Village Allotments	Numbered 101 - 115
	1 Public Open Space	Numbered 116
	1 Water Reservoir Allotment	Numbered 117
	1 Sewer Pump Station	Numbered 3001

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Stage 2	16 Village Allotments	Numbered 201 - 216
Stage 3	13 Village Allotments	Numbered 301 - 313
Stage 4	14 Village Allotments	Numbered 401 - 414
Stage 5	8 Village Allotments	Numbered 501 - 508
Stage 6	1 Integrated Allotment	Numbered 601
Stage 7	1 Integrated Allotment	Numbered 701
Stage 8	1 Village Centre Allotment	Numbered 801
	1 Sewer Pump Station	Numbered 3003
Stage 9	10 Village Allotments	Numbered 901 - 910
	1 Private Open Space Allotment	Numbered 911
Stage 10	12 Village Allotments	Numbered 1001 - 1012
	1 Drainage Reserve	Numbered 1013
Stage 11	10 Village Allotments	Numbered 1101 - 1110
	1 Sewer Pump Station	Number 3002
Stage 12	9 Village Allotments	Numbered 1201 - 1209
	1 Private Open Space	Numbered 1210
Stage 13	11 Village Allotments	Numbered 1301 - 1311
	1 Drainage Reserve Allotment	Numbered 1312
	1 Sewer Pump Station	Numbered 3004
Stage 14	9 Village Allotments	Numbered 1401 - 1409
	1 Private Open Space Allotment	Numbered 1410
Stage 15	11 Village Allotments	Numbered 1501 - 1511
Stage 16	9 Village Allotments	Numbered 1601 - 1609
Stage 17	1 Private Open Space Allotment	Numbered 1701
Stage 18	1 Private Open Space Allotment	Numbered 1801
	1 Sewer Pump Station	Numbered 3000
Stage 19	10 Village Allotments	Numbered 1901 - 1911
Stage 20	9 Village Allotments	Numbered 2001 - 2009

**STANDARD**

- 1 In granting this development consent, Council requires:
- All roads, and/or
  - lot boundaries, and
  - areas subject to any amendment or modification called for in the following conditions
- be substantially in accordance with the stamped approved plan(s) No. DA98.1 (Issue D), DA98.2 (Issue B), DA98.3 (Issue B), DA98.4 (Issue D), DA98.5 (Issue B), DA98.6 (Issue B) and DA98.7 (Issue B) and dated January 1998 and/or supporting documents submitted as part of Subdivision Manager's approved rewording the application. Copies of the approved plan are attached to this consent.

*Reason: To correctly describe what has been approved. (EPA Act Sec 92(1))*

**DRAINAGE**

- 2 Measures shall be put in place to control and maintain sedimentation and stormwater runoff. These control measures shall prevent soil erosion and the transport of sediment from the development site into either:
- natural drainage courses
  - constructed drainage systems, or
  - waterways.

All disturbed areas shall be stabilised and revegetated. Turfing or another approved seeding method shall be undertaken in each part of the development within 14 days of completion of earthworks in each part of the development.

- Topsoil shall be preserved for site revegetation. Details of sediment control measures and revegetation works shall be submitted for Council approval with the engineering plans. Earthworks shall not commence before Council approval is obtained. The applicant or developer shall be responsible for any costs, including maintenance, considered necessary by the Council's City Works Group, for a period of twelve months from the date of approval of the work.
- 3 A practising qualified surveyor is required to furnish a certificate confirming:
    - all drainage lines have been located within the respective easements, and
    - roadworks are in accordance with the approved design plan.
  - 4 The applicant or developer shall make satisfactory provision for all drained surface water and roof water from any future building to be directed through piped drains to Council's drainage system or other approved drainage system. All drainage lines over adjoining land are to be located within drainage easements. The applicant or developer shall be responsible for any costs, including maintenance, for a period of twelve months from the date of approval of the completed works.
  - 5 All stormwater drainage systems shall be designed in accordance with the EPA Publication "Managing Urban Stormwater". Any proposed system shall include an underground pipe drainage system meeting the needs of dry weather flow.
  - 6 Stormwater first flush/retardation systems shall be designed for all developed catchment areas to prevent increases in flows from the site, the design of these systems shall ensure that the existing pipe culverts under Caniaba and Fredericks Roads are adequate to accommodate calculated discharge flows from the site. Special attention shall need to be considered for any discharge towards Lot 4 DP 247494 - 166 Fredericks Road, ensuring no additional flooding problems arise and to alleviate as much as possible existing flood problems by diverting flows to adjoining culverts.
  - 7 A Plan of Management for the first flush retention ponds and drainage reserves shall be submitted and approved by Council prior to the approval of engineering plans for Stage 1. Such Plan of Management shall include construction to meet the requirements of each stage, mowing, weed infestation, mosquito control, water quality monitoring, desilting and any other maintenance issues.
  - 8 The developer shall undertake hydraulic modelling to provide major and minor concepts for stormwater systems to accommodate the 100 year Average Recurrence Interval (ARI) and the 10 year ARI (please note that depending on these results, it may be more appropriate to provide rock-lined channels rather than grassed swales).
  - 9 Water plants such as *Typha orientalis*, *Phragmites* sp and *Juncas* sp shall be planted around the perimeter of retention ponds and dams to act as vegetative flow dispersers and cleansing agents. The above species shall be included within the landscape plan as detailed within Condition 12.
  - 10 The applicant or developer shall be responsible for the establishment and maintenance of drainage reserves until Council has released the final plan of subdivision for Stage 20. The legally constituted Community Association to be responsible for upkeep and management of drainage reserves in the Private Open Space lots in the long term.

**Reason:** *To ensure protection from the effects of subsidence and/or slip. (EPA Act Sec. 90(1)(g))*

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**Reason:** To ensure the development is completed in accordance with the conditions and approved engineering construction design plans. (EPA Act Sec 90(1)(j) and Local Government Act)

**Reason:** To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of concentrated runoff from any buildings and paved areas that may be constructed on the land. (EPA Act Sec 90(1)(h))

**Reason:** Ensure no vehicular pipe crossings are required and ease of maintenance plant.

#### **LANDSCAPING/OPEN SPACE**

11 The applicant or developer shall be responsible for the establishment of community open space components as identified in the landscape plan numbered 98.7 Issue A dated January 1998. The applicant or developer shall be responsible for the maintenance of the community open space components until Council has released the final plan of subdivision for Stage 20.

12 A detailed landscaping plan (in duplicate) shall be submitted and approved by Council prior to the commencement of any works being carried out. Landscaping plans shall be in accordance with Council's Landscaping Code and the requirements of Development Control Plan No. 27 - Buffer Areas and Development Control Plan No. 35 - Caniaba Village. Species identified in Council's Landscaping Code shall be planted wherever possible. Landscaping plans shall indicate:

- location of Council's sewer (if applicable)
- proposed location for planted shrubs and trees
- botanical name of shrubs and trees to be planted
- mature height of trees to be planted
- location of grassed areas
- location of paved areas
- location of trees identified for retention in the development application plans
- streetscape plantings in accordance with DCP 35
- general streetscape and transport interchange zones in accordance with Council's Community Sun Protection Policy
- inclusion of native fire retardant vegetation in areas classified as high bushfire.

Council approved landscaping shall be completed prior to the release of the final linen plan for each approved stage release. Landscaping shall be maintained at all times to the satisfaction of Council. Trees identified for retention in the development application plans shall not be removed without separate Council approval.

#### **Wildlife Corridors**

13 Species listed in the landscape plan numbered 98.7 Issue A dated January 1998 be amended as follows:

*Eucalyptus citriodora* (Lemon-scented Gum), *I. nicholli* (Peppermint) and *Melaleuca armillaris* shall be replaced with the local species *E. siderophloia* (Northern Grey Ironbark), *E. propinqua* (Small-fruited Grey Gum) and *Allocasuarina torulosa* (Forest Oak)

14 Wildlife corridors in the north-west of the proposed development shall be extended to the south in such a manner that they form links with existing forest and proposed buffer areas. Details are to be illustrated within the landscape plan as required within Condition 12.

15 The tree planting density within the planted area shall be an average of 1600 trees per hectare.

- 16 Native groundcovers and shrubs shall be included within the planted zone to enhance the value of the wildlife zone and shall be included within the landscape plan as required in accordance with Condition 12..

**Fire Buffer**

- 17 The landscape plan required in accordance with Condition No. 12 shall replace *Acacia melanoxylon* with *Commersonia bartramia* and replace *Euodia elleryana* with *Acronychia oblongifolia*.
- 18 The applicant or developer shall increase the density of trees planted to 1600 trees per hectare. Native fire retardant trees shall be planted and included within the landscape plan required in accordance with Condition 12.

**Street Planting**

- 19 The applicant or developer shall replace *Acronychia wilcoxiana* with *Commersonia bartiama*.

**Biological Screen**

- 20 The applicant or developer shall replace *Acronychia wilcoxiana* with *Acmena smithii*.

**All Plantings**

- 21 The applicant or developer shall replace *Acronychia acidula* with *Acmena smithii*.
- 22 A report is required from a qualified Bush Regenerator prior to the commencement of work giving an appraisal of the present condition of the vegetation to be retained within the environmental protection area on the site and the likely impact of the development on any remnant vegetation on the site. The report shall also detail:
- a) Methods to be undertaken to ensure the preservation and longevity of the vegetation to be retained.
  - b) Estimated quantities (%) of loss of total vegetation.
- 23 To prevent the spread of undesirable and invasive species and to ensure the preservation of urban bushland within the Local Government area, evidence shall be supplied to Council to demonstrate the control/eradication of the invasive bushland weed species identified below, and regeneration or replanting of native vegetation.
- |                              |                     |
|------------------------------|---------------------|
| • Ligustrum sinense          | Small Leafed Privet |
| • Ligustrum lucidum          | Large Leafed Privet |
| • Cinnamomum camphora        | Camphor Laurel      |
| • Erythrina sykesii          | Coral Tree          |
| • Ochna serratifolia         | Ochna               |
| • Anredera cordifolia        | Madeira vine        |
| • Asparagus spp              | Asparagus Fern      |
| • Cardiospermum grandiflorum | Balloon Vine        |
- 24 Written consent from Council shall be obtained before any tree may be ringbarked, cut down, lopped, removed or damaged outside the boundaries of identified building envelopes including essential services access areas.
- 25 The applicant or developer shall relocate the three (3) figs currently located on the proposed sports oval on Lot 116 to an alternative location within Lot 116. The location shall be identified upon plans lodged for the proposed sports facilities as required by Condition No. 30.

- 26 The applicant or developer shall prepare an environmental management plan for areas of environmental protection and open space. The management plan shall address restoration works, weed control and bush regeneration and maintenance, and mitigation strategies listed within the Flora and Fauna Assessment prepared by Woodward-Clyde dated October 1996. The plan of management shall be submitted to Council and approved prior to the commencement of works on site.
- 27 Title to the land shown as Lot 116 on Plan DA98.1 issue D dated January 1998 (i.e. as public open space which is proposed to be dedicated as public reserve for public recreation or public open space) must be transferred to the Council free of cost before registration of the final plan of subdivision for Stage 1.
- 28 A security bond to the value of 10% of the total cost of landscaping works for each stage to be released is to be lodged with Council to ensure that all landscaping and buffer plantings are planted and maintained. The bond is to be fully refundable after a period of three (3) years subject to the plantings being established and maintained with a mortality rate no greater than 10% to the satisfaction of Council.
- 29 The open space identified as Lots 116, 912, 913, 1013, 1312, 1410 and 1411 shall be maintained by the developer at no cost to Council until the release of Stage 20 at which time Council shall accept responsibility for the ongoing management of the parcels. This shall also include any other first flush ponds established as part of the development which are to be located wholly within a separate parcel or road reserve. The applicant or developer shall consult with Council's City Works Group to identify the applicant's or developer's specific maintenance programme.
- 30 A Development Application shall be lodged for the proposed tennis court, changeroom/pavilion and associated carparking, basketball court and skateboard ramp prior to the commencement of construction upon the subject lot. Full details of sun protection requirements are to be submitted to Council in accordance with Council's Community Sun Protection Strategy.
- 31 The applicant or developer shall, at the release of the final plan of subdivision for Stage 1, provide a tennis court, changeroom/pavilion and associated parking, full size oval, childrens playground and barbecue facilities. Prior to the land being dedicated to Lismore City Council, a Plan of Management in accordance with the Local Government Act and relevant sections of the Local Government Act 1993 Land Management Manual, shall be submitted to Council for the sports oval.
- 32 The proposed bridleway paths shall be prohibited from accessing the area identified as environmental protection with Development Control Plan No. 35. The requirement shall be included as a Covenant upon Lot 1701 in accordance with S88B of the Conveyancing Act 1919 and included within the neighbourhood by-laws established for the Caniaba Village Association.
- 33 The applicant or developer shall provide details of the proposed open space areas to be located upon Lots 1410, 1210 and 911 prior to construction commencing. The open space areas shall be in accordance with Clause 4.3 - Community and Recreation Facilities of Development Control Plan No. 35 - Caniaba Village.
- 34 The applicant or developer shall provide a pump sourced by electricity to provide a non-potable water supply sourced from the dams upon Lot 1801.
- 35 The applicant or developer shall include bushfood species within the landscaping plan in accordance with Development Control Plan No. 35 - Caniaba Village.
- 36 The Forest Redgum (*Eucalyptus Tereticornis*) located upon Lot 1209 shall be preserved and may not be ringbarked, cut down, lopped, removed or damaged without Council approval.

37 The Pink Bloodwoods (*Corymbia Entermedia*) located upon Lots 1201 and 1210 shall be preserved and may not be ringbarked, cut down, lopped, removed or damaged without Council approval.

38 No tree may be ringbarked, cut down, lopped, removed or damaged within the area defined as Community 2 and Community 3 as identified in Figure 3 of Woodward Clyde Report titled "Flora and Fauna Assessment of Lots 11, 12 and 13 in DP 808456 (Perradenya Estate Caniaba) October 1996" without the consent of Lismore City Council.

*Reason: To meet the anticipated demand for open space by residents of the development. (EPA Act Sec 94)*

*Reason: To ensure that appropriate landscaping is provided. (EPA Act Sec 90(1)(m))*

*Reason: To protect the environment. (EPA Act Sec 90(1)(b))*

*Reason: To conform to the provisions of the Tree Preservation Order, gazetted in accordance with Local Environmental Plan 1992 - (City of Lismore). (EPA Act Sec 90(1)(a))*

*Reason: To ensure adequate protection of utility services. (EPA Act Sec 90(1)(l))*

*Reason: To comply with the provisions of Local Environmental Plan 1992 - City of Lismore. (EPA Act Sec 90(1)(a))*

*Reason: To ensure legal application of conditional requirements.*

#### **SIGNAGE**

39 All outdoor advertising material, signs or decorative materials (including flags or bunting) shall be approved by the Council prior to erection, in accordance with Development Control Plan No. 24 Outdoor Advertising Structures (as amended). A separate application shall be submitted.

40 The applicant or developer shall provide appropriate signage identifying the dam and indicating safety measures. The sign shall be located adjoining the dams located upon Lot 1801.

*Reason: To preserve the appearance of the area. (EPA Act Sec 90(1)(o))*

#### **BUSHFIRE**

41 The applicant or developer is to establish a 20 metre Primary Radiation Zone to all building envelopes upon Lot 1605, 1606 and 1607. The zone is to be kept clear of all combustible material not exceeding 3 tonnes per hectare. No new trees are to be higher than 3 metres and no trees within 10 metres of the building envelope. The above requirements are to be placed within a Section 88B Instrument in accordance with the Conveyancing Act 1919.

42 The applicant or developer is to establish a 10 metre Radiation Protection Zone from the Primary Radiation Zone to all lots being 1605, 1606 and 1607. The zone is to be clear of all combustible material at all times with a ground fuel level not exceeding 5 tonnes per hectare. No new trees are to be higher than 5 metres and no more than 50% of canopy cover will be permitted. No trees are to overhang the dwelling or main buildings. The above requirements are to be placed within a Section 88B Instrument in accordance with the Conveyancing Act 1919.

*Reason: To provide adequate protection from bush fire risk. (EPA Act Sec 90(1)(g))*

#### **SUBDIVISION**

43 The applicant or developer shall place allotment number identification at the front boundary corners to indicate the side boundaries and/or access shafts.

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- 44 The applicant or developer shall submit a final subdivision linen plan for Council approval. Such plan/s shall be accompanied by a \$50 per lot final linen plan checking fee.
- 45 Lot 117 shall maintain formal frontage to a constructed road throughout the various stages of the development. This may be provided by means of creating the lot along the proposed road network, being reduced as the road pavement is constructed and dedicated as road reserve.
- 46 Site works in connection with the construction of the subdivision shall be carried out between the following hours:  
Monday to Saturday - 7 am to 7 pm.  
No works in connection with the construction of the subdivision shall be carried out on any Sunday or Public Holiday. All works carried out on the site shall be managed to minimise the impact on all residential premises in the vicinity.
- 47 The applicant or developer shall prepare an Erosion and Sediment Control Plan. The plan shall be in accordance with LAWC guidelines "Urban Erosion and Sediment Control - Revised Edition 1992". The Control Plan shall be submitted and approved to the Department of Land and Water Conservation prior to construction commencing.
- 48 Lismore City Council is to be notified a minimum of 24 hours prior to commencement of works to enable inspection of sedimentation controls on-site.
- 49 The construction of the subdivision shall not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise.
- 50 a) Title to the land referred to in Clause 5.b) of the agreement between Lismore City Council and CorPol Properties Pty Limited dated December 18, 1997 which is proposed to be dedicated to Lismore City Council must be transferred to Lismore City Council free of cost and before registration of the final plan of subdivision for Stage 1.
- b) Payment of the monetary contributions referred to in Clause 5.d) of the agreement between Lismore City Council and CorPol Properties Pty Limited dated December 18, 1997 must be made to Lismore City Council prior to the release of the final linen plan for each stage of the development.
- c) Works and agreements as referred to in Clause 5.c), 5.e) and 5.f) of the agreement between Lismore City Council and CorPol Properties Pty Limited dated December 18, 1997 shall be undertaken to the satisfaction of Lismore City Council.
- d) Documentary evidence shall be submitted to Lismore City Council detailing compliance with Condition 50(a), (b) and (c).
- 51 The applicant or developer in association with Rous County Council, shall submit a Development Application to Lismore City Council for the creation of an allotment to service the proposed water reclamation scheme prior to the release of Stage 9.
- 52 Property fences shall have a minimum 20cm clearance at the bottom of the fence to permit the continued free movements of koalas.
- 53 Any proposed structure greater than 15 metres in height above the natural ground level shall be referred to the Civil Aviation Safety Authority for assessment.
- Reason:** *To secure the public benefits offered by the developer in connection with the proposed development.*
- Reason:** *To ensure activities relating to the development do not interfere with the movement of traffic along the public road. (EPA Act Sec 90(1)(i))*
-

*Reason: To provide funds for the provision of services and facilities identified in Lismore City Council's Section 94 Contributions Plan dated July 1995 as required by the increased population or activity. (EPA Act Sec 94)*

*Reason: To ensure adequate access to and from the development. (EPA Act Sec 90(1)(i))*

*Reason: To preserve the amenity of the area and traffic safety. (EPA Act Sec 90(1)(o))*

**PEDESTRIAN ACCESS/ROADS**

- 54 Vehicular access to Fredericks Road shall be prohibited to all residential lots which front Fredericks Road.
  - 55 The applicant or developer shall construct a 2m wide reinforced concrete, paving block or equivalent footpath in a 2m wide pathway reserve, leading from the road pavement in Road No. 6 to Lot 116 (public open space). Any costs shall be the responsibility of the applicant or developer with works completed prior to the release of the final linen plan.
  - 56 Any access shafts servicing private open space shall be incorporated into the private open space lot. Details of the construction of such shafts ensuring low maintenance requirements shall be submitted and approved by council prior to any works commencing.
  - 57 The applicant or developer shall, at no cost to Council, provide shared walking/cycling trails constructed of a minimum 150mm deep cement stabilised gravel pavement, 2m wide and edged with treated timber or similar, as tabled in DCP No. 35 - Caniaba Village. Detailed design plans shall be submitted to and approved by Council prior to any works being carried out. Works shall be completed prior to the release of the final linen plan at each stage of the development.
  - 58 The applicant or developer shall at no cost to council provide a 2m wide shared walking/cycling path from Road No. 2 through the Village Centre to the edge of the sealed pavement in Fredericks Road as tabled in DCP No. 35. The sealed pavement shall be widened by one metre to allow for the future provision of a pedestrian refuge
  - 59 The applicant or developer shall, at no cost to Council, provide shared walking/cycling trails constructed of a minimum 150mm deep cement stabilised gravel pavement, 2m wide and edged with treated timber or similar, as tabled in DCP No. 35 - Caniaba Village, from the proposed development to Caniaba Primary School.
  - 60 The applicant or developer shall at no cost to Council provide treated timber bus shelters and bicycle locking facilities at locations along the approved bus route within the development. Standard bus shelter detail is available from Council. Should Department of Motor Transport not support the application to provide a bus route through the development, the developer shall provide a bus turning area at the intersection of Fredericks Road and Road No. 11. Bus shelters shall then be provided in Fredericks Road at Road No. 11, Road No. 8, Road No.1, and at the pedestrian path leading from the village centre.
  - 61 The applicant or developer shall provide the following roadwork's with associated traffic management devices, signage and stormwater drainage structures that have been designed and constructed in accordance with Council's Development and Construction Manual (February 1993) as amended from time to time. The applicant or developer shall be responsible for any costs, including maintenance for a period of twelve months from the date of approval of the work. Required roadwork's include:
-

The construction of road pavements comprising of a gravel formation comprising a minimum depth of 300mm of compacted gravel, and including a bitumen sealed surface, in accordance with the following table:

Road No.	Reserve width (m)	Pavement/formation width (m)		Seal width		Comments
		With Traffic Manag't	No Traffic Manag't	With Traffic Manag't	No Traffic Manag't	
1	20.0	9.0	11.0	7.0	9.0	Fredericks Rd. to the Int. of Rd. 2
	18.0	7.5	8.5	5.5	6.5	From the Int. Rd.2 to Rd. 13
2	20.0	9.0	11.0	7.0	9.0	
3	20.0	9.0	11.0	7.0	9.0	
4	16.0	6.0	7.0	4.0	5.0	
5	18.0	7.5	8.5	5.5	6.5	
6	18.0	7.5	8.5	5.5	6.5	
7	16.0	6.0	7.0	4.0	5.0	
8	20.0 (30.0m proposed)	9.0	11.0	7.0	9.0	
9	16.0	6.0	7.0	4.0	5.0	
10	16.0	6.0	7.0	4.0	5.0	
Link Road	20.0	9.0	11.0	7.0	9.0	
11	20.0	9.0	11.0	7.0	9.0	
12	18.0	7.5	8.5	5.5	6.5	
13	16.0	6.0	7.0	4.0	5.0	
Fredericks Rd	20.0	8.0	8.0	6.0	6.0	
Caniaba Rd	20.0	8.4	8.4	6.4	6.4	
Access Rd	16.0	6.0	7.0	4.0	5.0	

These roadworks and associated drainage structures are to be undertaken in the following stages identified in the development application:

**Roundabout**

A single lane circulating roundabout shall be constructed at the intersection of Fredericks Road and Caniaba Road in accordance with AUSTRROADS guidelines giving particular attention to sight distance. This work shall be completed prior to the release of the 33rd allotment any additional lots over 32.

Traffic calming devices shall be constructed on Caniaba Road between the intersections of Fredericks Road / Caniaba Road and proposed Road No.3 and Caniaba Road in accordance with DCP No. 35.

**Intersections**

Thresholds as defined in Development Control Plan No. 35, Section 4 shall be placed at the entry point to all streets, roads and cul-de-sacs, shared driveways, and shall indicate the preferred traffic route through the development.

**Stage 1**

Road No. 1- from Fredericks Road to the southern boundary of Lot 110  
Road No. 2 - from Road No.1 to the western boundary of Lot 114  
Road No. 3- from Road No. 1 to the eastern boundary of Lot 106  
Fredericks Road - from the western boundary of Lot 116 to the intersection of Caniaba Road

**Stage 2**

Road No. 3 from the eastern boundary of Lot 106 to the eastern boundary of Lot 210  
Road No. 4 from Road No. 3 to the southern boundary of Lot No. 205

**Stage 3**

Road No. 3 from the eastern boundary of Lot 210 to the eastern boundary of Lot 306  
Caniaba Road from the intersection of Fredericks Road to the western boundary of Lot 303  
Access Road from the western boundary of Lot 313 to the eastern boundary of Lot 307

**Stage 4**

Road No. 3 from the eastern boundary of Lot 306 to the eastern boundary of Lot 414  
Road No. 5 from Road No. 3 to the southern boundary of Lot No. 406

**Stage 5**

Road No. 3 from the eastern boundary of Lot 414 to the eastern boundary of Lot 508

**Stage 6**

Road No. 3 from the eastern boundary of Lot 508 to the eastern boundary of Lot 601

**Stage 7**

Road No. 3 from the eastern boundary of Lot 601 to Caniaba Road including an intersection in accordance with AUSTRROADS Pt 5

**Stage 8**

Village Green NIL

**Stage 9**

Road No. 2 from the eastern boundary of Lot 910 to the western boundary of Lot 912

**Stage 10**

Road No. 6 from Road No. 2 to the western boundary of Lot No. 1008  
Footpath from Road No. 6 to Lot 116

**Stage 11**

Fredericks Road from the eastern boundary of Lot 1302 to the eastern boundary of Lot 1008  
Road No. 8 from Fredericks Road to Road No. 2  
Road No. 2 from the eastern boundary of Lot 1301 to the southern boundary of Lot 1110  
Road No. 7 from Road No.2 to the western boundary of Lot 1106

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**Stage 12**

Road No.2 from the northern boundary of Lot No. 1201 to the eastern boundary of Lot 1206

**Stage 13**

Road No.2 from Road No.8 to the southern boundary of Lot 1311

Road No. 9 from Road No. 2 to the eastern boundary of Lot 1307

**Stage 14**

Road No. 2 from southern boundary of lot 1311 to the eastern boundary of Lot 1404

Link road

from road No.2 to the western boundary of Lot 1410

**Stage 15**

Fredericks Road from the western boundary of Lot 1510 to the eastern boundary of Lot 1302

Road No. 11 from Fredericks road to the southern boundary of Lot 1508

Road No. 10 from Road No. 11 to the western boundary of Lot 1504

**Stage 16**

Road No. 11 from the southern boundary of Lot 1508 to the eastern boundary of Lot 1603

**Stage 17**

Road No. 1 from Road No. 2 to the northern boundary of lot 1910

**Stage 18**

Equestrian separate Development Application

**Stage 19**

Road No. 1 from the northern boundary of lot 1910 to Road No. 13

Road No. 12 from road No. 1 to the eastern boundary of lot 1205

Road No. 13 from Road No.1 to the western of Lot 1908

**Stage 20**

Road No. 13 from the eastern boundary of Lot 2001 to the eastern boundary of Lot 2005

During the construction of various stages any damage caused by construction traffic on previous works shall be repaired by the developer at no cost to council.

A practising qualified surveyor or engineer shall submit a "works-as-executed" set of plans showing the satisfactory completion of all roads and drainage works required by this consent.

- 62 Prior to the approval of any engineering plans for the Perradenya Subdivision, design plans and a plan of management for the upgrading of Caniaba Road from the eastern side of the Caniaba Road/Fredericks Road Intersection to the Bruxner Highway shall be submitted to and approved of by Council as tabled in Legal agreement.

Such plans shall address the following standards:

- Bitumen sealed road pavement 6.4m wide on an 8.4m formation including cement stabilisation where required by the Group Manager-City Works.
- Road side furniture and pavement markings in accordance with RTA guidelines.
- Sign posting of speed limits outside the boundaries of the proposed village area.
- Sealing the intersection of Caniaba Road and Norton Road to a point west of the crest in Norton Road.
- Clearing of vegetation and carrying out earthworks where necessary along Caniaba Road to improve site distance as specified by the Group Manager-City Works.

- Provision of pedestrian refuges and bus set down/collection areas located adjacent to the Caniaba School.
- Upgrading of the Bruxner Highway and Caniaba Road intersection to cater for the anticipated traffic generation.

Council shall be responsible for assuring these works are carried out with the developer's contribution of \$2,000 per lot and as negotiated in the Plan of Management.

- 63 Full design plans of the proposed engineering works to satisfy condition(s) shall be submitted to Council. Such plans shall be separate from the subdivision plans. Such plans must be approved by Council's City Works Group before construction of any drainage or road works are commenced. A checking fee of \$107 per lot, is payable on submission of engineering design plans for drainage or roadworks.
- 64 Road names proposed for the subdivision shall be submitted for Council approval prior to lodgement of the linen plan. A suitable name for any new road/s shall be in accordance with Council's adopted road naming policy.
- 65 Redundant road pavement, kerb and gutter or foot paving, including any existing entrances or other special provisions shall be reinstated in accordance with Council's Development and Construction Manual (February 1993) as amended from time to time.
- 66 Where a vehicular access is required, where the garage or carport floor level is 1.4 m above or 1.0 m below the road pavement, a longitudinal section in accordance with Council's Development and Construction Manual (February 1993) as amended from time to time must be supplied with the Engineering Plans for approval prior to the release of linen plans. It should be noted that gutterbridge crossings will not be allowed
- 67 The access shaft of Lots 117, 304, 405, 409 and 1408 shall be constructed in accordance with Council's Development and Construction Manual (February 1993) as amended from time to time. A 3.0 metre wide asphaltic concrete (25mm depth) sealed or equivalent surface shall be applied to the full length of the shaft commencing from the road pavement. The access shaft shall have services provided through the length of the shaft and include the construction of a vehicle crossing in accordance with Council's access standards and completed prior to the release of the Linen Plan.
- 68 The access shaft of Lots 212 - 213 and 503 - 504 shall be constructed in accordance with Council's Development and Construction Manual (February 1993) as amended from time to time. A 4.0m wide asphaltic concrete (25mm depth) sealed or equivalent surface shall be applied to the full length of the shaft commencing from the road pavement. The access shaft shall have services provided through the length of the shaft and include the construction of a vehicle crossing in accordance with Council's access standards and completed prior to the release of the Linen Plan.

**Reason:** *To meet the anticipated demand for open space by residents of the development. (EPA Act Sec 94)*

**Reason:** *To ensure an adequate road network in accordance with adopted standards. (Local Government Act Sec 332)*

**Reason:** *To ensure the development is completed in accordance with the conditions and approved engineering construction design plans. (EPA Act Sec 90(1)(j) and Local Government Act Sec 33(f))*

**Reason:** *To ensure adequate access to and from the development. (EPA Act Sec 90(1)(i))*

## **PUBLIC UTILITIES**

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- 69 Prior to release of the final linen plan for each stage, the applicant or developer in consultation with Telstra Australia, shall ensure the provision of telephone services is taken into consideration. Written evidence from Telstra Australia shall be required confirming action has commenced and relevant payments have been made.
- 70 Prior to release of the final linen plan for each stage, written evidence from NorthPower shall be required confirming that NorthPower shall provide underground electrical power to each lot and that charges for the extension of electricity supply have been paid.
- 71 All street lighting proposed for the development shall be in accordance with the recommended criteria in Development Control Plan No. 35.
- Reason: To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 90(1)(o))*

**WATER AND SEWERAGE**

- 72 The applicant or developer shall provide water works to service the development and meet health standards at the time of implementation. These works shall include (but are not limited to):
- a) A dual water reticulation that comprises a potable water service and a reclaimed water service to each allotment that will meet the minimum pressure and fire fighting requirements of the proposed Perradenya Estate and future Caniaba Village.
  - b) The reclaimed water pipework is to be designed to be connected to the town water reservoir until Rous County Council constructs the reclaimed water reservoir.
  - c) A potable water reservoir and access road (sealed) with provision for connection to the reclaimed water reservoir to be constructed by Rous County Council. The potable water reservoir should be sized to meet the total demands of the proposed Perradenya Estate and the future Caniaba Village.
  - d) A water supply pump station (with provisions for installation of disinfection equipment) and access road (sealed) sized to meet the total demands of the proposed Perradenya Estate and future Caniaba Village
  - e) A trunk potable water main to supply the Perradenya Estate and the future Caniaba Village.
  - f) Augmentation of existing reticulation mains in Lismore City.
  - g) Telemetry system to link into Council's Water and Sewerage telemetry system
  - h) Manproof fence around the potable water reservoir and water supply pump station.
  - i) Water supply easements (if required)
  - j) Subdivide (and purchase if necessary) the land for the water supply pump station site.

These water supply works shall be designed and constructed in accordance with Council's adopted standards. Any costs shall be the responsibility of the applicant or developer (funding to be shared with Council in accordance with Council's decision dated 17/2/98). The applicant or developer shall be responsible for the full cost of any associated water maintenance considered necessary by the Manager - Water and Sewerage for a period of twelve months from the date of approval of the works. A practicing qualified surveyor shall submit a "works-as-executed" set of 1:1000 transparency plans and plans in electronic format (AutoCAD or similar) showing these works.

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- 73 The applicant or developer shall provide sewerage works to service the development. The works shall include (but are not limited to):
- a) A gravity sewer reticulation that comprises a sewer junction to service the lowest ground level of each allotment.
  - b) Sewerage pump stations with access roads (sealed) with Sewerage Pump Station 1 being designed to accommodate the requirements of the reclaimed wastewater plant to be designed and constructed by Rous County Council
  - c) Sewerage rising mains from the Perradenya Estate to the South Lismore Wastewater Treatment Works
  - d) A strategy to overcome hydrogen sulphide generation in the sewerage system.
  - e) Telemetry system to link into Council's Water and Sewerage telemetry system
  - f) Manproof fence around the sewerage pump stations
  - g) Sewerage easements for pipework
- These sewerage works shall be designed and constructed in accordance with Council's adopted standards. Any costs shall be the responsibility of the applicant or developer (funding to be shared with Council in accordance with Council's decision dated 17/2/98). The applicant or developer shall be responsible for the full cost of any associated sewerage maintenance considered necessary by the Manager - Water and Sewerage for a period of twelve months from the date of approval of the work. A practicing qualified surveyor shall submit a "works-as-executed" set of 1:1000 transparency plans and plans in electronic format (AutoCAD or similar) showing these works.
- 74 The water supply connection to each allotment shall be designed, installed and maintained to prevent contaminants from being introduced into Council's potable water supply system.  
Full details of the proposed backflow method and cross connection controls shall be designed in accordance with Australian Standard 3500.1 and submitted with the engineering plans.
- 75 The water supply service to each allotment shall be sized in accordance with Australian Standard 3500.1 to service the whole development.
- 76 Prior to the release of any stamped final plan of subdivision, the applicant or developer must apply to Council under s.26 of the Water Supply Authorities Act, 1987, and obtain from Council a certificate under s.27 of the Act.  
Following the making of an application under s.26 of the Water Supply Authorities Act, Council may required:
- a) the payment of a monetary contribution towards the cost of construction of certain water and sewerage supply works and drainage channels which benefit or will benefit the land on which the proposed development is to be carried out; and/or
  - b) the applicant to enter into an agreement which requires the construction of such works.
- 77 Full design plans of the proposed engineering works to satisfy condition(s) 69, 70, 71, 75, 77 and 78 shall be submitted to Council. Such plans shall be separate from the subdivision plans. Such plans must be approved by the Manager-Water and Sewerage before construction of any water and/ sewerage works are commenced.
- 78 Lot sizes for the sewerage pump station sites and accesses, reservoir site and access are to be created to the requirements of Manger-Water and Sewerage. All
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these lots are to be operational land when handed over to Council. Any costs shall be the responsibility of the applicant or developer

79 The applicant or developer is responsible for getting all relevant licenses required to construct and operate all water and sewerage infrastructure prior to construction commencing. Any costs shall be the responsibility of the applicant or developer

80 The applicant or developer shall submit to Council details of fire hydrant location prior to construction commencing. Fire hydrants shall be spaced at intervals of 60 metres maximum.

81 The applicant or developer, in association with Rous County Council, shall construct a water reclamation scheme in accordance with DCP No. 35 - Caniaba Village.

*Reason: To ensure adequate utility services. (EPA Act Sec 90(1)(l))*

#### **ENVIRONMENTAL**

82 That the Kopps dip be remediated in accordance with the "Kopps Dip Management Plan" by Ray Sargent and Associates dated April 2, 1998.

83 That a notice of completion of remediation works in accordance with Section 18 of draft SEPP No. 55 - Remediation of Land, be submitted to Council prior to release of the linen plan.

84 The remediated dip site is to be appropriately surveyed and recorded on the subdivision plan.

*Reason: To protect the environment. (EPA Act Sec 90(1)(b))*

#### **VILLAGE ASSOCIATION**

85 The allotments numbered 911, 1210, 1410, 1701 and 1801 within Plan DA98.1 issue D dated January 1998 shall be available for use by all members of the proposed Caniaba Village Association as contemplated by the document entitled "Discussion Paper Perradenya Estate Association" prepared by Mallesons Stephen Jaques accompanying the Woromar Pty Ltd letter dated July 21, 1998 and submitted to Lismore City Council on July 22, 1998.

*Reason: To ensure there is adequate open space as proposed by the developer within the development application.*

#### **SECTION 94 LEVIES**

86 Payment of contributions levied under Section 94 of the Environmental Planning and Assessment Act and Lismore City Council S94 Contributions Plan 1994 (as amended) are required. Such levies shall contribute towards the provision of public services and/or amenities identified in the attached schedule. Such levies shall be calculated at the rate(s) in effect on the date the subdivision linen plan is released. The rates and amounts applying at the date of this notice, totalling \$643,534, are set out in the schedule for your information. Where the total contribution payable exceeds \$20,000 payment to Council must be by bank cheque or cash. Personal cheques are not acceptable. All contributions, bonds etc. shall be paid prior to the release of the subdivision linen plan.

Should levies set out in the attached schedule not be paid within twelve (12) months of the date of this consent, the rates shall be increased in accordance with the percentage increase from the date of approval to the date of payment, as notified by the Building Price Index (Sydney).

*Reason: To provide funds for the provision of services and facilities identified in Lismore City Council's Section 94 Contributions Plan dated July 1995 as required by the increased population or activity. (EPA Act Sec 94)*

#### **ADVISORY NOTES**

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**NOTE 1:** Water and/or Sewerage Headworks levies payable under the Water Supply Authorities Act 1987 totalling \$574,400 are to be paid to Council prior to release of the Compliance Certificate under Section 27 of the Act.

**NOTE 2:** The dual water reticulation and gravity sewerage reticulation may be undertaken in staged construction. If the works are undertaken in staged construction, all works (including sewerage pump stations and access roads) for that stage will have to be complete before the Linen Plan is released. This includes the payment of relevant headworks charges.

**NOTE 3:** The applicant or developer will need to contact all relevant authorities to ensure that all requirements of other authorities are satisfied for the design and construction of the required water and sewerage infrastructure to service this development.

**NOTE 4:** The applicant or developer will need to liaise with Lismore City Council's Water and Sewerage Department during the design and construction of the water and sewerage works to ensure that Council's requirements are satisfied.

**NOTE 5:** As part of these works, Lismore City Council will consider contributing up to 50% towards the investigation, design and construction costs for the water supply pump station, trunk main and reservoir and 100% towards the investigation, design and construction of the sewer rising main as long as these works are able to be utilised for the proposed Caniaba Village.

**NOTE 6:** The Local Government Act provides that all buildings and alterations, including retaining walls, shall be subject to the issue of a building approval from Council. Issue of this Development Consent in no way implies that the building(s) comply with all of the provisions of the Local Government Act and the Building Code of Australia. Building Application forms are available from Council. No building or site work can commence until a building permit has been issued.

**NOTE 7:** Building approval is required for all retaining wall structures (including rockwalls, sleepers, crib walls and the like) proposed to be erected on the land.

**NOTE 8:** Benching (ie cutting, filling or levelling) of the land to create building platforms does not form part of this approval and will only be considered in conjunction with a development or building application to build on the land.

**NOTE 9:** All lots created shall be maintained by regular mowing, slashing or the like. Maintenance shall prevent excessive growth of vegetation to reduce fire hazard and/or vermin.

**NOTE 10:** Council's planning instruments require a development consent for most forms of advertising signs and structures. Development Control Plan No. 24 Outdoor Advertising Structures (as amended) sets out standards for various forms of advertising. Information is available from Council.

**NOTE 11:** Council's Bush Fire Hazard Maps, indicate that land in the development application is in a high bush fire hazard area. Conditions have been imposed in accordance with the NSW Bushfire Services Manual "Planning for Bushfire Protection".

**NOTE 12:** The final linen plan shall not be released by Council until all conditions of Development Consent Notice 98/7 have been complied with to the satisfaction of Council.

(Councillors Larsen/Cole)

AN AMENDMENT WAS MOVED that Council defer consideration of the development application until Council is presented with a comprehensive report on the long term cost implications associated with the construction of the infrastructure.

(Councillors Swientek/Gallen)

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On submission to the meeting the AMENDMENT was DEFEATED.

**Voting Against:** Councillors Irwin, Roberts, Larsen, Champion, King, Cole, Gallen, Wilson, Gates and Crowther.

290/98 RESOLVED that the report be received and -

**A** That Council grant delegated authority to the General Manager - subject to the concurrence of the Development Control Unit, to approve variations of a minor nature and/or arithmetic nature to conditions of consent applied to this application except where a particular condition has been specifically identified as requiring Council consent if it is to be varied.

**B** That Council, as the consent authority, approve Development Application No. 98/7 for a staged village subdivision to create:

- 168 Village Allotments
- 2 Integrated Allotments
- 1 Village Centre Allotments
- 1 Water Reservoir Allotment
- 2 Drainage Reserve Allotments
- 5 Public/Private Open Space Allotments
- 5 Sewer Pump Station Lots (numbered 3000 - 3004)
- Associated earthworks and staged as follows

Stage 1	15 Village Allotments	Numbered 101 - 115
	1 Public Open Space	Numbered 116
	1 Water Reservoir Allotment	Numbered 117
	1 Sewer Pump Station	Numbered 3001
Stage 2	16 Village Allotments	Numbered 201 - 216
Stage 3	13 Village Allotments	Numbered 301 - 313
Stage 4	14 Village Allotments	Numbered 401 - 414
Stage 5	8 Village Allotments	Numbered 501 - 508
Stage 6	1 Integrated Allotment	Numbered 601
Stage 7	1 Integrated Allotment	Numbered 701
Stage 8	1 Village Centre Allotment	Numbered 801
	1 Sewer Pump Station	Numbered 3003
Stage 9	10 Village Allotments	Numbered 901 - 910
	1 Private Open Space Allotment	Numbered 911
Stage 10	12 Village Allotments	Numbered 1001 - 1012
	1 Drainage Reserve	Numbered 1013
Stage 11	10 Village Allotments	Numbered 1101 - 1110
	1 Sewer Pump Station	Number 3002
Stage 12	9 Village Allotments	Numbered 1201 - 1209
	1 Private Open Space	Numbered 1210
Stage 13	11 Village Allotments	Numbered 1301 - 1311
	1 Drainage Reserve Allotment	Numbered 1312
	1 Sewer Pump Station	Numbered 3004
Stage 14	9 Village Allotments	Numbered 1401 - 1409
	1 Private Open Space Allotment	Numbered 1410
Stage 15	11 Village Allotments	Numbered 1501 - 1511
Stage 16	9 Village Allotments	Numbered 1601 - 1609
Stage 17	1 Private Open Space Allotment	Numbered 1701

Stage 18	1 Private Open Space Allotment	Numbered 1801
	1 Sewer Pump Station	Numbered 3000
Stage 19	10 Village Allotments	Numbered 1901 - 1911
Stage 20	9 Village Allotments	Numbered 2001 - 2009

### **STANDARD**

- 1 In granting this development consent, Council requires:
  - All roads, and/or
  - lot boundaries, and
  - areas subject to any amendment or modification called for in the following conditions

be substantially in accordance with the stamped approved plan(s) No. DA98.1 (Issue D), DA98.2 (Issue B), DA98.3 (Issue B), DA98.4 (Issue D), DA98.5 (Issue B), DA98.6 (Issue B) and DA98.7 (Issue B) and dated January 1998 and/or supporting documents submitted with the application. Copies of the approved plan are attached to this consent.

*Reason: To correctly describe what has been approved. (EPA Act Sec 92(1))*

### **DRAINAGE**

- 2 Measures shall be put in place to control and maintain sedimentation and stormwater runoff. These control measures shall prevent soil erosion and the transport of sediment from the development site into either:
  - natural drainage courses
  - constructed drainage systems, or
  - waterways.

All disturbed areas shall be stabilised and revegetated. Turfing or another approved seeding method shall be undertaken in each part of the development within 14 days of completion of earthworks in each part of the development. Topsoil shall be preserved for site revegetation. Details of sediment control measures and revegetation works shall be submitted for Council approval with the engineering plans. Earthworks shall not commence before Council approval is obtained. The applicant or developer shall be responsible for any costs, including maintenance, considered necessary by the Council's City Works Group, for a period of twelve months from the date of approval of the work.

- 3 A practising qualified surveyor is required to furnish a certificate confirming:
  - all drainage lines have been located within the respective easements, and
  - roadworks are in accordance with the approved design plan.
- 4 The applicant or developer shall make satisfactory provision for all drained surface water and roof water from any future building to be directed through piped drains to Council's drainage system or other approved drainage system. All drainage lines over adjoining land are to be located within drainage easements. The applicant or developer shall be responsible for any costs, including maintenance, for a period of twelve months from the date of approval of the completed works.
- 5 All stormwater drainage systems shall be designed in accordance with the EPA Publication "Managing Urban Stormwater". Any proposed system shall include an underground pipe drainage system meeting the needs of dry weather flow.
- 6 Stormwater first flush/retardation systems shall be designed for all developed catchment areas to prevent increases in flows from the site, the design of these systems shall ensure that the existing pipe culverts under Caniaba and Fredericks Roads are adequate to accommodate calculated discharge flows from the site. Special attention shall need to be considered for any discharge towards Lot 4 DP 247494 - 166 Fredericks Road, ensuring no additional flooding problems arise and

- to alleviate as much as possible existing flood problems by diverting flows to adjoining culverts.
- 7 A Plan of Management for the first flush retention ponds and drainage reserves shall be submitted and approved by Council prior to the approval of engineering plans for Stage 1. Such Plan of Management shall include construction to meet the requirements of each stage, mowing, weed infestation, mosquito control, water quality monitoring, desilting and any other maintenance issues.
- 8 The developer shall undertake hydraulic modelling to provide major and minor concepts for stormwater systems to accommodate the 100 year Average Recurrence Interval (ARI) and the 10 year ARI (please note that depending on these results, it may be more appropriate to provide rock-lined channels rather than grassed swales).
- 9 Water plants such as *Typha orientalis*, *Phragmites* sp and *Juncas* sp shall be planted around the perimeter of retention ponds and dams to act as vegetative flow dispersers and cleansing agents. The above species shall be included within the landscape plan as detailed within Condition 12.
- 10 The applicant or developer shall be responsible for the establishment and maintenance of drainage reserves until Council has released the final plan of subdivision for Stage 20. The legally constituted Community Association to be responsible for upkeep and management of drainage reserves in the Private Open Space lots in the long term.

**Reason:** *To ensure protection from the effects of subsidence and/or slip. (EPA Act Sec. 90(1)(g))*

**Reason:** *To ensure the development is completed in accordance with the conditions and approved engineering construction design plans. (EPA Act Sec 90(1)(j) and Local Government Act)*

**Reason:** To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of concentrated runoff from any buildings and paved areas that may be constructed on the land. (EPA Act Sec 90(1)(h))

**Reason:** Ensure no vehicular pipe crossings are required and ease of maintenance plant.

#### **LANDSCAPING/OPEN SPACE**

- 11 The applicant or developer shall be responsible for the establishment of community open space components as identified in the landscape plan numbered 98.7 Issue A dated January 1998. The applicant or developer shall be responsible for the maintenance of the community open space components until Council has released the final plan of subdivision for Stage 20.
- 12 A detailed landscaping plan (in duplicate) shall be submitted and approved by Council prior to the commencement of any works being carried out. Landscaping plans shall be in accordance with Council's Landscaping Code and the requirements of Development Control Plan No. 27 - Buffer Areas and Development Control Plan No. 35 - Caniaba Village. Species identified in Council's Landscaping Code shall be planted wherever possible. Landscaping plans shall indicate:
- location of Council's sewer (if applicable)
  - proposed location for planted shrubs and trees
  - botanical name of shrubs and trees to be planted
  - mature height of trees to be planted
  - location of grassed areas
  - location of paved areas
  - location of trees identified for retention in the development application plans

- streetscape plantings in accordance with DCP 35
- general streetscape and transport interchange zones in accordance with Council's Community Sun Protection Policy
- inclusion of native fire retardant vegetation in areas classified as high bushfire.

Council approved landscaping shall be completed prior to the release of the final linen plan for each approved stage release. Landscaping shall be maintained at all times to the satisfaction of Council. Trees identified for retention in the development application plans shall not be removed without separate Council approval.

#### **Wildlife Corridors**

- 13 Species listed in the landscape plan numbered 98.7 Issue A dated January 1998 be amended as follows:

*Eucalyptus citriodora* (Lemon-scented Gum), *I. nicholli* (Peppermint) and *Melaleuca armillaris* shall be replaced with the local species *E. siderophloia* (Northern Grey Ironbark), *E. propinqua* (Small-fruited Grey Gum) and *Allocasuarina torulosa* (Forest Oak)

- 14 Wildlife corridors in the north-west of the proposed development shall be extended to the south in such a manner that they form links with existing forest and proposed buffer areas. Details are to be illustrated within the landscape plan as required within Condition 12.

- 15 The tree planting density within the planted area shall be an average of 1600 trees per hectare.

- 16 Native groundcovers and shrubs shall be included within the planted zone to enhance the value of the wildlife zone and shall be included within the landscape plan as required in accordance with Condition 12..

#### **Fire Buffer**

- 17 The landscape plan required in accordance with Condition No. 12 shall replace *Acacia melanoxylon* with *Commersonia bartramia* and replace *Euodia elleryana* with *Acronychia oblongifolia*.

- 18 The applicant or developer shall increase the density of trees planted to 1600 trees per hectare. Native fire retardant trees shall be planted and included within the landscape plan required in accordance with Condition 12.

#### **Street Planting**

- 19 The applicant or developer shall replace *Acronychia wilcoxiana* with *Commersonia bartiama*.

#### **Biological Screen**

- 20 The applicant or developer shall replace *Acronychia wilcoxiana* with *Acmena smithii*.

#### **All Plantings**

- 21 The applicant or developer shall replace *Acronychia acidula* with *Acmena smithii*.

- 22 A report is required from a qualified Bush Regenerator prior to the commencement of work giving an appraisal of the present condition of the vegetation to be retained within the environmental protection area on the site and the likely impact of the development on any remnant vegetation on the site. The report shall also detail:

- a) Methods to be undertaken to ensure the preservation and longevity of the vegetation to be retained.
- b) Estimated quantities (%) of loss of total vegetation.

- 23 To prevent the spread of undesirable and invasive species and to ensure the preservation of urban bushland within the Local Government area, evidence shall be supplied to Council to demonstrate the control/eradication of the invasive
-

bushland weed species identified below, and regeneration or replanting of native vegetation.

- |                              |                     |
|------------------------------|---------------------|
| • Ligustrum sinense          | Small Leafed Privet |
| • Ligustrum lucidum          | Large Leafed Privet |
| • Cinnamomum camphora        | Camphor Laurel      |
| • Erythrina sykesii          | Coral Tree          |
| • Ochna serratifolia         | Ochna               |
| • Anredera cordifolia        | Madeira vine        |
| • Asparagus spp              | Asparagus Fern      |
| • Cardiospermum grandiflorum | Balloon Vine        |

- 24 Written consent from Council shall be obtained before any tree may be ringbarked, cut down, lopped, removed or damaged outside the boundaries of identified building envelopes including essential services access areas.
- 25 The applicant or developer shall relocate the three (3) figs currently located on the proposed sports oval on Lot 116 to an alternative location within Lot 116. The location shall be identified upon plans lodged for the proposed sports facilities as required by Condition No. 30.
- 26 The applicant or developer shall prepare an environmental management plan for areas of environmental protection and open space. The management plan shall address restoration works, weed control and bush regeneration and maintenance, and mitigation strategies listed within the Flora and Fauna Assessment prepared by Woodward-Clyde dated October 1996. The plan of management shall be submitted to Council and approved prior to the commencement of works on site.
- 27 Title to the land shown as Lot 116 on Plan DA98.1 issue D dated January 1998 (i.e. as public open space which is proposed to be dedicated as public reserve for public recreation or public open space) must be transferred to the Council free of cost before registration of the final plan of subdivision for Stage 1.
- 28 A security bond to the value of 10% of the total cost of landscaping works for each stage to be released is to be lodged with Council to ensure that all landscaping and buffer plantings are planted and maintained. The bond is to be fully refundable after a period of three (3) years subject to the plantings being established and maintained with a mortality rate no greater than 10% to the satisfaction of Council.
- 29 The open space identified as Lots 116, 912, 913, 1013, 1312, 1410 and 1411 shall be maintained by the developer at no cost to Council until the release of Stage 20 at which time Council shall accept responsibility for the ongoing management of the parcels. This shall also include any other first flush ponds established as part of the development which are to be located wholly within a separate parcel or road reserve. The applicant or developer shall consult with Council's City Works Group to identify the applicant's or developer's specific maintenance programme.
- 30 A Development Application shall be lodged for the proposed tennis court, changeroom/pavilion and associated carparking, basketball court and skateboard ramp prior to the commencement of construction upon the subject lot. Full details of sun protection requirements are to be submitted to Council in accordance with Council's Community Sun Protection Strategy.
- 31 The applicant or developer shall, at the release of the final plan of subdivision for Stage 1, provide a tennis court, changeroom/pavilion and associated parking, full size oval, childrens playground and barbecue facilities. Prior to the land being dedicated to Lismore City Council, a Plan of Management in accordance with the Local Government Act and relevant sections of the Local Government Act 1993 Land Management Manual, shall be submitted to Council for the sports oval.
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- 32 The proposed bridleway paths shall be prohibited from accessing the area identified as environmental protection with Development Control Plan No. 35. The requirement shall be included as a Covenant upon Lot 1701 in accordance with S88B of the Conveyancing Act 1919 and included within the neighbourhood by-laws established for the Caniaba Village Association.
- 33 The applicant or developer shall provide details of the proposed open space areas to be located upon Lots 1410, 1210 and 911 prior to construction commencing. The open space areas shall be in accordance with Clause 4.3 - Community and Recreation Facilities of Development Control Plan No. 35 - Caniaba Village.
- 34 The applicant or developer shall provide a pump sourced by electricity to provide a non-potable water supply sourced from the dams upon Lot 1801.
- 35 The applicant or developer shall include bushfood species within the landscaping plan in accordance with Development Control Plan No. 35 - Caniaba Village.
- 36 The Forest Redgum (*Eucalyptus Tereticornis*) located upon Lot 1209 shall be preserved and may not be ringbarked, cut down, lopped, removed or damaged without Council approval.
- 37 The Pink Bloodwoods (*Corymbia Entermedia*) located upon Lots 1201 and 1210 shall be preserved and may not be ringbarked, cut down, lopped, removed or damaged without Council approval.
- Reason: To meet the anticipated demand for open space by residents of the development. (EPA Act Sec 94)*
- Reason: To ensure that appropriate landscaping is provided. (EPA Act Sec 90(1)(m))*
- Reason: To protect the environment. (EPA Act Sec 90(1)(b))*
- Reason: To conform to the provisions of the Tree Preservation Order, gazetted in accordance with Local Environmental Plan 1992 - (City of Lismore). (EPA Act Sec 90(1)(a))*
- Reason: To ensure adequate protection of utility services. (EPA Act Sec 90(1)(l))*
- Reason: To comply with the provisions of Local Environmental Plan 1992 - City of Lismore. (EPA Act Sec 90(1)(a))*
- 38 No tree may be ringbarked, cut down, lopped, removed or damaged within the area defined as Community 2 and Community 3 as identified in Figure 3 of Woodward Clyde Report titled "Flora and Fauna Assessment of Lots 11, 12 and 13 in DP 808456 (Perradenya Estate Caniaba) October 1996" without the consent of Lismore City Council.
- Reason: To ensure legal application of conditional requirements.*

#### **SIGNAGE**

- 39 All outdoor advertising material, signs or decorative materials (including flags or bunting) shall be approved by the Council prior to erection, in accordance with Development Control Plan No. 24 Outdoor Advertising Structures (as amended). A separate application shall be submitted.
- 40 The applicant or developer shall provide appropriate signage identifying the dam and indicating safety measures. The sign shall be located adjoining the dams located upon Lot 1801.
- Reason: To preserve the appearance of the area. (EPA Act Sec 90(1)(o))*

#### **BUSHFIRE**

- 41 The applicant or developer is to establish a 20 metre Primary Radiation Zone to all building envelopes upon Lot 1605, 1606 and 1607. The zone is to be kept clear of all combustible material not exceeding 3 tonnes per hectare. No new trees are to be higher than 3 metres and no trees within 10 metres of the building envelope.
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The above requirements are to be placed within a Section 88B Instrument in accordance with the Conveyancing Act 1919.

- 42 The applicant or developer is to establish a 10 metre Radiation Protection Zone from the Primary Radiation Zone to all lots being 1605, 1606 and 1607. The zone is to be clear of all combustible material at all times with a ground fuel level not exceeding 5 tonnes per hectare. No new trees are to be higher than 5 metres and no more than 50% of canopy cover will be permitted. No trees are to overhang the dwelling or main buildings. The above requirements are to be placed within a Section 88B Instrument in accordance with the Conveyancing Act 1919.

**Reason:** *To provide adequate protection from bush fire risk. (EPA Act Sec 90(1)(g))*

#### **SUBDIVISION**

- 43 The applicant or developer shall place allotment number identification at the front boundary corners to indicate the side boundaries and/or access shafts.
- 44 The applicant or developer shall submit a final subdivision linen plan for Council approval. Such plan/s shall be accompanied by a \$50 per lot final linen plan checking fee.
- 45 Lot 117 shall maintain formal frontage to a constructed road throughout the various stages of the development. This may be provided by means of creating the lot along the proposed road network, being reduced as the road pavement is constructed and dedicated as road reserve.
- 46 Site works in connection with the construction of the subdivision shall be carried out between the following hours:  
Monday to Saturday - 7 am to 7 pm.  
No works in connection with the construction of the subdivision shall be carried out on any Sunday or Public Holiday. All works carried out on the site shall be managed to minimise the impact on all residential premises in the vicinity.
- 47 The applicant or developer shall prepare an Erosion and Sediment Control Plan. The plan shall be in accordance with LAWC guidelines "Urban Erosion and Sediment Control - Revised Edition 1992". The Control Plan shall be submitted and approved to the Department of Land and Water Conservation prior to construction commencing.
- 48 Lismore City Council is to be notified a minimum of 24 hours prior to commencement of works to enable inspection of sedimentation controls on-site.
- 49 The construction of the subdivision shall not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise.
- 50 a) Title to the land referred to in Clause 5.b) of the agreement between Lismore City Council and CorPol Properties Pty Limited dated December 18, 1997 which is proposed to be dedicated to Lismore City Council must be transferred to Lismore City Council free of cost and before registration of the final plan of subdivision for Stage 1.
- b) Payment of the monetary contributions referred to in Clause 5.d) of the agreement between Lismore City Council and CorPol Properties Pty Limited dated December 18, 1997 must be made to Lismore City Council prior to the release of the final linen plan for each stage of the development.
- c) Works and agreements as referred to in Clause 5.c), 5.e) and 5.f) of the agreement between Lismore City Council and CorPol Properties Pty Limited dated December 18, 1997 shall be undertaken to the satisfaction of Lismore City Council.
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d) Documentary evidence shall be submitted to Lismore City Council detailing compliance with Condition 50(a), (b) and (c).

**Reason:** *To secure the public benefits offered by the developer in connection with the proposed development.*

51 The applicant or developer in association with Rous County Council, shall submit a Development Application to Lismore City Council for the creation of an allotment to service the proposed water reclamation scheme prior to the release of Stage 9.

**Reason:** *To ensure activities relating to the development do not interfere with the movement of traffic along the public road. (EPA Act Sec 90(1)(i))*

**Reason:** *To provide funds for the provision of services and facilities identified in Lismore City Council's Section 94 Contributions Plan dated July 1995 as required by the increased population or activity. (EPA Act Sec 94)*

**Reason:** *To ensure adequate access to and from the development. (EPA Act Sec 90(1)(i))*

**Reason:** *To preserve the amenity of the area and traffic safety. (EPA Act Sec 90(1)(o))*

52 Property fences shall have a minimum 20cm clearance at the bottom of the fence to permit the continued free movements of koalas.

53 Any proposed structure greater than 15 metres in height above the natural ground level shall be referred to the Civil Aviation Safety Authority for assessment.

#### **PEDESTRIAN ACCESS/ROADS**

54 Vehicular access to Fredericks Road shall be prohibited to all residential lots which front Fredericks Road.

55 The applicant or developer shall construct a 2m wide reinforced concrete, paving block or equivalent footpath in a 2m wide pathway reserve, leading from the road pavement in Road No. 6 to Lot 116 (public open space). Any costs shall be the responsibility of the applicant or developer with works completed prior to the release of the final linen plan.

56 Any access shafts servicing private open space shall be incorporated into the private open space lot. Details of the construction of such shafts ensuring low maintenance requirements shall be submitted and approved by council prior to any works commencing.

57 The applicant or developer shall, at no cost to Council, provide shared walking/cycling trails constructed of a minimum 150mm deep cement stabilised gravel pavement, 2m wide and edged with treated timber or similar, as tabled in DCP No. 35 - Caniaba Village. Detailed design plans shall be submitted to and approved by Council prior to any works being carried out. Works shall be completed prior to the release of the final linen plan at each stage of the development.

58 The applicant or developer shall at no cost to council provide a 2m wide shared walking/cycling path from Road No. 2 through the Village Centre to the edge of the sealed pavement in Fredericks Road as tabled in DCP No. 35. The sealed pavement shall be widened by one metre to allow for the future provision of a pedestrian refuge

59 The applicant or developer shall, at no cost to Council, provide shared walking/cycling trails constructed of a minimum 150mm deep cement stabilised gravel pavement, 2m wide and edged with treated timber or similar, as tabled in DCP No. 35 - Caniaba Village, from the proposed development to Caniaba Primary School.

60 The applicant or developer shall at no cost to Council provide treated timber bus shelters and bicycle locking facilities at locations along the approved bus route

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within the development. Standard bus shelter detail is available from Council. Should Department of Motor Transport not support the application to provide a bus route through the development, the developer shall provide a bus turning area at the intersection of Fredericks Road and Road No. 11. Bus shelters shall then be provided in Fredericks Road at Road No. 11, Road No. 8, Road No.1, and at the pedestrian path leading from the village centre.

- 61 The applicant or developer shall provide the following roadwork's with associated traffic management devices, signage and stormwater drainage structures that have been designed and constructed in accordance with Council's Development and Construction Manual (February 1993) as amended from time to time. The applicant or developer shall be responsible for any costs, including maintenance for a period of twelve months from the date of approval of the work. Required roadwork's include:

The construction of road pavements comprising of a gravel formation comprising a minimum depth of 300mm of compacted gravel, and including a bitumen sealed surface, in accordance with the following table:

Road No.	Reserve width (m)	Pavement/formation width (m)		Seal width		Comments
		With Traffic Manag't	No Traffic Manag't	With Traffic Manag't	No Traffic Manag't	
1	20.0	9.0	11.0	7.0	9.0	Fredericks Rd. to the Int. of Rd. 2
	18.0	7.5	8.5	5.5	6.5	From the Int. Rd.2 to Rd. 13
2	20.0	9.0	11.0	7.0	9.0	
3	20.0	9.0	11.0	7.0	9.0	
4	16.0	6.0	7.0	4.0	5.0	
5	18.0	7.5	8.5	5.5	6.5	
6	18.0	7.5	8.5	5.5	6.5	
7	16.0	6.0	7.0	4.0	5.0	
8	20.0 (30.0m proposed)	9.0	11.0	7.0	9.0	
9	16.0	6.0	7.0	4.0	5.0	
10	16.0	6.0	7.0	4.0	5.0	
Link Road	20.0	9.0	11.0	7.0	9.0	
11	20.0	9.0	11.0	7.0	9.0	
12	18.0	7.5	8.5	5.5	6.5	
13	16.0	6.0	7.0	4.0	5.0	
Fredericks Rd	20.0	8.0	8.0	6.0	6.0	
Caniaba Rd	20.0	8.4	8.4	6.4	6.4	
Access Rd	16.0	6.0	7.0	4.0	5.0	

These roadworks and associated drainage structures are to be undertaken in the following stages identified in the development application:

**Roundabout**

A single lane circulating roundabout shall be constructed at the intersection of Fredericks Road and Caniaba Road in accordance with AUSTRROADS guidelines giving particular attention to sight distance. This work shall be completed prior to the release of the 33rd allotment any additional lots over 32.

Traffic calming devices shall be constructed on Caniaba Road between the intersections of Fredericks Road / Caniaba Road and proposed Road No.3 and Caniaba Road in accordance with DCP No. 35.

**Intersections**

Thresholds as defined in Development Control Plan No. 35, Section 4 shall be placed at the entry point to all streets, roads and cul-de-sacs, shared driveways, and shall indicate the preferred traffic route through the development.

**Stage 1**

Road No. 1-	from Fredericks Road to the southern boundary of Lot 110
Road No. 2 -	from Road No.1 to the western boundary of Lot 114
Road No. 3-	from Road No. 1 to the eastern boundary of Lot 106
Fredericks Road -	from the western boundary of Lot 116 to the intersection of Caniaba Road

**Stage 2**

Road No. 3	from the eastern boundary of Lot 106 to the eastern boundary of Lot 210
Road No. 4	from Road No. 3 to the southern boundary of Lot No. 205

**Stage 3**

Road No. 3	from the eastern boundary of Lot 210 to the eastern boundary of Lot 306
Caniaba Road	from the intersection of Fredericks Road to the western boundary of Lot 303
Access Road	from the western boundary of Lot 313 to the eastern boundary of Lot 307

**Stage 4**

Road No. 3	from the eastern boundary of Lot 306 to the eastern boundary of Lot 414
Road No. 5	from Road No. 3 to the southern boundary of Lot No. 406

**Stage 5**

Road No. 3	from the eastern boundary of Lot 414 to the eastern boundary of Lot 508
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**Stage 6**

Road No. 3	from the eastern boundary of Lot 508 to the eastern boundary of Lot 601
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**Stage 7**

Road No. 3	from the eastern boundary of Lot 601 to Caniaba Road including an intersection in accordance with AUSTRROADS Pt 5
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**Stage 8**

Village Green	NIL
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**Stage 9**

Road No. 2 from the eastern boundary of Lot 910 to the western boundary of Lot 912

**Stage 10**

Road No. 6 from Road No. 2 to the western boundary of Lot No. 1008  
Footpath from Road No. 6 to Lot 116

**Stage 11**

Fredericks Road from the eastern boundary of Lot 1302 to the eastern boundary of Lot 1008

Road No. 8 from Fredericks Road to Road No. 2

Road No. 2 from the eastern boundary of Lot 1301 to the southern boundary of Lot 1110

Road No. 7 from Road No.2 to the western boundary of Lot 1106

**Stage 12**

Road No.2 from the northern boundary of Lot No. 1201 to the eastern boundary of Lot 1206

**Stage 13**

Road No.2 from Road No.8 to the southern boundary of Lot 1311

Road No. 9 from Road No. 2 to the eastern boundary of Lot 1307

**Stage 14**

Road No. 2 from southern boundary of lot 1311 to the eastern boundary of Lot 1404

Link road from road No.2 to the western boundary of Lot 1410

**Stage 15**

Fredericks Road from the western boundary of Lot 1510 to the eastern boundary of Lot 1302

Road No. 11 from Fredericks road to the southern boundary of Lot 1508

Road No. 10 from Road No. 11 to the western boundary of Lot 1504

**Stage 16**

Road No. 11 from the southern boundary of Lot 1508 to the eastern boundary of Lot 1603

**Stage 17**

Road No. 1 from Road No. 2 to the northern boundary of lot 1910

**Stage 18**

Equestrian separate Development Application

**Stage 19**

Road No. 1 from the northern boundary of lot 1910 to Road No. 13

Road No. 12 from road No. 1 to the eastern boundary of lot 1205

Road No. 13 from Road No.1 to the western of Lot 1908

**Stage 20**

Road No. 13 from the eastern boundary of Lot 2001 to the eastern boundary of Lot 2005

During the construction of various stages any damage caused by construction traffic on previous works shall be repaired by the developer at no cost to council.

A practising qualified surveyor or engineer shall submit a "works-as-executed" set of plans showing the satisfactory completion of all roads and drainage works required by this consent.

- 62 Prior to the approval of any engineering plans for the Perradenya Subdivision, design plans and a plan of management for the upgrading of Caniaba Road from the eastern side of the Caniaba Road/Fredericks Road Intersection to the Bruxner

Highway shall be submitted to and approved of by Council as tabled in Legal agreement.

Such plans shall address the following standards:

- Bitumen sealed road pavement 6.4m wide on an 8.4m formation including cement stabilisation where required by the Group Manager-City Works.
- Road side furniture and pavement markings in accordance with RTA guidelines.
- Sign posting of speed limits outside the boundaries of the proposed village area.
- Sealing the intersection of Caniaba Road and Norton Road to a point west of the crest in Norton Road.
- Clearing of vegetation and carrying out earthworks where necessary along Caniaba Road to improve site distance as specified by the Group Manager-City Works.
- Provision of pedestrian refuges and bus set down/collection areas located adjacent to the Caniaba School.
- Upgrading of the Bruxner Highway and Caniaba Road intersection to cater for the anticipated traffic generation.

Council shall be responsible for assuring these works are carried out with the developer's contribution of \$2,000 per lot and as negotiated in the Plan of Management.

- 63 Full design plans of the proposed engineering works to satisfy condition(s) shall be submitted to Council. Such plans shall be separate from the subdivision plans. Such plans must be approved by Council's City Works Group before construction of any drainage or road works are commenced. A checking fee of \$107 per lot, is payable on submission of engineering design plans for drainage or roadworks.
- 64 Road names proposed for the subdivision shall be submitted for Council approval prior to lodgement of the linen plan. A suitable name for any new road/s shall be in accordance with Council's adopted road naming policy.
- 65 Redundant road pavement, kerb and gutter or foot paving, including any existing entrances or other special provisions shall be reinstated in accordance with Council's Development and Construction Manual (February 1993) as amended from time to time.
- 66 Where a vehicular access is required, where the garage or carport floor level is 1.4 m above or 1.0 m below the road pavement, a longitudinal section in accordance with Council's Development and Construction Manual (February 1993) as amended from time to time must be supplied with the Engineering Plans for approval prior to the release of linen plans. It should be noted that gutterbridge crossings will not be allowed
- 67 The access shaft of Lots 117, 304, 405, 409 and 1408 shall be constructed in accordance with Council's Development and Construction Manual (February 1993) as amended from time to time. A 3.0 metre wide asphaltic concrete (25mm depth) sealed or equivalent surface shall be applied to the full length of the shaft commencing from the road pavement. The access shaft shall have services provided through the length of the shaft and include the construction of a vehicle crossing in accordance with Council's access standards and completed prior to the release of the Linen Plan.
- 68 The access shaft of Lots 212 - 213 and 503 - 504 shall be constructed in accordance with Council's Development and Construction Manual (February 1993) as amended from time to time. A 4.0m wide asphaltic concrete (25mm depth) sealed or equivalent surface shall be applied to the full length of the shaft commencing from the road pavement. The access shaft shall have services
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provided through the length of the shaft and include the construction of a vehicle crossing in accordance with Council's access standards and completed prior to the release of the Linen Plan.

**Reason:** *To meet the anticipated demand for open space by residents of the development. (EPA Act Sec 94)*

**Reason:** *To ensure an adequate road network in accordance with adopted standards. (Local Government Act Sec 332)*

**Reason:** *To ensure the development is completed in accordance with the conditions and approved engineering construction design plans. (EPA Act Sec 90(1)(j) and Local Government Act Sec 33(f))*

**Reason:** *To ensure adequate access to and from the development. (EPA Act Sec 90(1)(i))*

#### **PUBLIC UTILITIES**

69 Prior to release of the final linen plan for each stage, the applicant or developer in consultation with Telstra Australia, shall ensure the provision of telephone services is taken into consideration. Written evidence from Telstra Australia shall be required confirming action has commenced and relevant payments have been made.

70 Prior to release of the final linen plan for each stage, written evidence from NorthPower shall be required confirming that NorthPower shall provide underground electrical power to each lot and that charges for the extension of electricity supply have been paid.

71 All street lighting proposed for the development shall be in accordance with the recommended criteria in Development Control Plan No. 35.

**Reason:** *To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 90(1)(o))*

#### **WATER AND SEWERAGE**

72 The applicant or developer shall provide water works to service the development and meet health standards at the time of implementation. These works shall include (but are not limited to):

- a) A dual water reticulation that comprises a potable water service and a reclaimed water service to each allotment that will meet the minimum pressure and fire fighting requirements of the proposed Perradenya Estate and future Caniaba Village.
- b) The reclaimed water pipework is to be designed to be connected to the town water reservoir until Rous County Council constructs the reclaimed water reservoir.
- c) A potable water reservoir and access road (sealed) with provision for connection to the reclaimed water reservoir to be constructed by Rous County Council. The potable water reservoir should be sized to meet the total demands of the proposed Perradenya Estate and the future Caniaba Village.
- d) A water supply pump station (with provisions for installation of disinfection equipment) and access road (sealed) sized to meet the total demands of the proposed Perradenya Estate and future Caniaba Village
- e) A trunk potable water main to supply the Perradenya Estate and the future Caniaba Village.
- f) Augmentation of existing reticulation mains in Lismore City.

- g) Telemetry system to link into Council's Water and Sewerage telemetry system
- h) Manproof fence around the potable water reservoir and water supply pump station
- i) Water supply easements (if required)
- j) Subdivide (and purchase if necessary) the land for the water supply pump station site.

These water supply works shall be designed and constructed in accordance with Council's adopted standards. Any costs shall be the responsibility of the applicant or developer (funding to be shared with Council in accordance with Council's decision dated 17/2/98). The applicant or developer shall be responsible for the full cost of any associated water maintenance considered necessary by the Manager - Water and Sewerage for a period of twelve months from the date of approval of the works. A practicing qualified surveyor shall submit a "works-as-executed" set of 1:1000 transparency plans and plans in electronic format (AutoCAD or similar) showing these works.

- 73 The applicant or developer shall provide sewerage works to service the development. The works shall include (but are not limited to):
- a) A gravity sewer reticulation that comprises a sewer junction to service the lowest ground level of each allotment.
  - b) Sewerage pump stations with access roads (sealed) with Sewerage Pump Station 1 being designed to accommodate the requirements of the reclaimed wastewater plant to be designed and constructed by Rous County Council
  - c) Sewerage rising mains from the Perradenya Estate to the South Lismore Wastewater Treatment Works
  - d) A strategy to overcome hydrogen sulphide generation in the sewerage system.
  - e) Telemetry system to link into Council's Water and Sewerage telemetry system
  - f) Manproof fence around the sewerage pump stations
  - g) Sewerage easements for pipework

These sewerage works shall be designed and constructed in accordance with Council's adopted standards. Any costs shall be the responsibility of the applicant or developer (funding to be shared with Council in accordance with Council's decision dated 17/2/98). The applicant or developer shall be responsible for the full cost of any associated sewerage maintenance considered necessary by the Manager - Water and Sewerage for a period of twelve months from the date of approval of the work. A practicing qualified surveyor shall submit a "works-as-executed" set of 1:1000 transparency plans and plans in electronic format (AutoCAD or similar) showing these works.

- 74 The water supply connection to each allotment shall be designed, installed and maintained to prevent contaminants from being introduced into Council's potable water supply system.

Full details of the proposed backflow method and cross connection controls shall be designed in accordance with Australian Standard 3500.1 and submitted with the engineering plans.

- 75 The water supply service to each allotment shall be sized in accordance with Australian Standard 3500.1 to service the whole development.
- 76 Prior to the release of any stamped final plan of subdivision, the applicant or developer must apply to Council under s.26 of the Water Supply Authorities Act, 1987, and obtain from Council a certificate under s.27 of the Act. Following the making of an application under s.26 of the Water Supply Authorities Act, Council may required:
- a) the payment of a monetary contribution towards the cost of construction of certain water and sewerage supply works and drainage channels which benefit or will benefit the land on which the proposed development is to be carried out; and/or
  - b) the applicant to enter into an agreement which requires the construction of such works.
- 77 Full design plans of the proposed engineering works to satisfy condition(s) 69, 70, 71, 75, 77 and 78 shall be submitted to Council. Such plans shall be separate from the subdivision plans. Such plans must be approved by the Manager-Water and Sewerage before construction of any water and/ sewerage works are commenced.
- 78 Lot sizes for the sewerage pump station sites and accesses, reservoir site and access are to be created to the requirements of Manger-Water and Sewerage. All these lots are to be operational land when handed over to Council. Any costs shall be the responsibility of the applicant or developer
- 79 The applicant or developer is responsible for getting all relevant licenses required to construct and operate all water and sewerage infrastructure prior to construction commencing. Any costs shall be the responsibility of the applicant or developer
- 80 The applicant or developer shall submit to Council details of fire hydrant location prior to construction commencing. Fire hydrants shall be spaced at intervals of 60 metres maximum.
- 81 The applicant or developer, in association with Rous County Council, shall construct a water reclamation scheme in accordance with DCP No. 35 - Caniaba Village.

*Reason: To ensure adequate utility services. (EPA Act Sec 90(1)(l))*

#### **ENVIRONMENTAL**

- 82 That the Kopps dip be remediated in accordance with the "Kopps Dip Management Plan" by Ray Sargent and Associates dated April 2, 1998.
- 83 That a notice of completion of remediation works in accordance with Section 18 of draft SEPP No. 55 - Remediation of Land, be submitted to Council prior to release of the linen plan.
- 84 The remediated dip site is to be appropriately surveyed and recorded on the subdivision plan.

*Reason: To protect the environment. (EPA Act Sec 90(1)(b))*

#### **VILLAGE ASSOCIATION**

- 85 The allotments numbered 911, 1210, 1410, 1701 and 1801 within Plan DA98.1 issue D dated January 1998 shall be available for use by all members of the proposed Caniaba Village Association as contemplated by the document entitled "Discussion Paper Perradenya Estate Association" prepared by Mallesons Stephen Jaques accompanying the Woromar Pty Ltd letter dated July 21, 1998 and submitted to Lismore City Council on July 22, 1998.

*Reason: To ensure there is adequate open space as proposed by the developer within the development application.*

#### **SECTION 94 LEVIES**

86 Payment of contributions levied under Section 94 of the Environmental Planning and Assessment Act and Lismore City Council S94 Contributions Plan 1994 (as amended) are required. Such levies shall contribute towards the provision of public services and/or amenities identified in the attached schedule. Such levies shall be calculated at the rate(s) in effect on the date the subdivision linen plan is released. The rates and amounts applying at the date of this notice, totalling \$643,534, are set out in the schedule for your information. Where the total contribution payable exceeds \$20,000 payment to Council must be by bank cheque or cash. Personal cheques are not acceptable. All contributions, bonds etc. shall be paid prior to the release of the subdivision linen plan.

Should levies set out in the attached schedule not be paid within twelve (12) months of the date of this consent, the rates shall be increased in accordance with the percentage increase from the date of approval to the date of payment, as notified by the Building Price Index (Sydney).

*Reason: To provide funds for the provision of services and facilities identified in Lismore City Council's Section 94 Contributions Plan dated July 1995 as required by the increased population or activity. (EPA Act Sec 94)*

#### **ADVISORY NOTES**

**NOTE 1:** Water and/or Sewerage Headworks levies payable under the Water Supply Authorities Act 1987 totalling \$574,400 are to be paid to Council prior to release of the Compliance Certificate under Section 27 of the Act.

**NOTE 2:** The dual water reticulation and gravity sewerage reticulation may be undertaken in staged construction. If the works are undertaken in staged construction, all works (including sewerage pump stations and access roads) for that stage will have to be complete before the Linen Plan is released. This includes the payment of relevant headworks charges.

**NOTE 3:** The applicant or developer will need to contact all relevant authorities to ensure that all requirements of other authorities are satisfied for the design and construction of the required water and sewerage infrastructure to service this development.

**NOTE 4:** The applicant or developer will need to liaise with Lismore City Council's Water and Sewerage Department during the design and construction of the water and sewerage works to ensure that Council's requirements are satisfied.

**NOTE 5:** As part of these works, Lismore City Council will consider contributing up to 50% towards the investigation, design and construction costs for the water supply pump station, trunk main and reservoir and 100% towards the investigation, design and construction of the sewer rising main as long as these works are able to be utilised for the proposed Caniaba Village.

**NOTE 6:** The Local Government Act provides that all buildings and alterations, including retaining walls, shall be subject to the issue of a building approval from Council. Issue of this Development Consent in no way implies that the building(s) comply with all of the provisions of the Local Government Act and the Building Code of Australia. Building Application forms are available from Council. No building or site work can commence until a building permit has been issued.

**NOTE 7:** Building approval is required for all retaining wall structures (including rockwalls, sleepers, crib walls and the like) proposed to be erected on the land.

**NOTE 8:** Benching (ie cutting, filling or levelling) of the land to create building platforms does not form part of this approval and will only be considered in conjunction with a development or building application to build on the land.

**NOTE 9:** All lots created shall be maintained by regular mowing, slashing or the like. Maintenance shall prevent excessive growth of vegetation to reduce fire hazard and/or vermin.

**NOTE 10:** Council's planning instruments require a development consent for most forms of advertising signs and structures. Development Control Plan No. 24 Outdoor Advertising Structures (as amended) sets out standards for various forms of advertising. Information is available from Council.

**NOTE 11:** Council's Bush Fire Hazard Maps, indicate that land in the development application is in a high bush fire hazard area. Conditions have been imposed in accordance with the NSW Bushfire Services Manual "Planning for Bushfire Protection".

**NOTE 12:** The final linen plan shall not be released by Council until all conditions of Development Consent Notice 98/7 have been complied with to the satisfaction of Council.

(Councillors Larsen/Cole)

**Voting Against:** Councillor Swientek. (D98/7)

**Corndale Quarry - Continuing Use Rights - 422 James Gibson Road, Corndale**

(Copy attached)

291/98 RESOLVED that Council defer consideration of this issue for a further report to the next meeting of Council, if possible.

(Councillors Larsen/Champion) (Q3)

**Road Priority Listing**

(Copy attached)

A MOTION WAS MOVED that if the RTA does not provide matching funding for the Special Road Rate, Council refund the money as a reduction in the 1999/2000 rate.

(Councillors Champion/Crowther)

AN AMENDMENT WAS MOVED that -

1 As the State and Federal Governments have not provided matching funding for the Special Road Rate, Council proceed to refund the money as a reduction in the 1999/2000 rate.

2 Council conduct a referendum question on this issue at the next election.

(Councillors Roberts/Larsen)

On submission to the meeting the AMENDMENT was DEFEATED.

**Voting Against:** Councillors Irwin, Champion, King, Cole, Gallen, Gates and Crowther.

292/98 RESOLVED that the report be received and if the RTA does not provide matching funding for the Special Road Rate, Council refund the money as a reduction in the 1999/2000 rate.

(Councillors Champion/Crowther)

**Voting Against:** Councillors Roberts and Wilson.

(S374)

293/98 FURTHER RESOLVED that Council immediately allocate \$298,000 toward road reconstruction based on 66% urban and 34% rural, reflecting the areas where the funds were collected.

**Urban roads comprising:**

- \* Nielson Street (Music to Dalley Streets) \$112,000
- \* Magellan Street (Dibbs to Hunter Streets) \$ 86,000 (Part funding only).

**Rural roads comprising:**

- \* Wyrallah Road (4.60Km-5.65Km from Ballina Street - South of Monaltrie Road) \$100,000

**Total:** **\$298,000**

(Councillors Gates/Larsen)

**Purchase of Replacement Grand Piano**

(Copy attached)

294/98 RESOLVED that the report be received and Council proceed with the provision of \$22,500 to Musica Viva to purchase a secondhand Yamaha grand piano, with funding from Property Reserves-Office and Shops.  
(Councillors Roberts/Cole) (P6816)

At this juncture (7.42pm) Councillor Wilson left the meeting.

**Voluntary Flood Prone Land Purchase Program - Property at Winterton Parade, North Lismore**

(Copy attached)

295/98 RESOLVED that the report be received and -

- 1 That Lismore City Council approve (subject to subsidy funds becoming available) the purchase of Lot 5 DP 37270 being No. 12 Winterton Parade, North Lismore at valuation.
- 2 That the General Manager be authorised to sign the Contract of Sale and Transfer to bring about this action.

(Councillors Gates/Cole) (P10295)

**RESUMPTION OF STANDING ORDERS:**

296/98 RESOLVED that standing orders be resumed.  
(Councillors Roberts/Swientek)

**REPORTS:**

**DA98/7 - Perradenya Estate Subdivision**

(See Minute No. 290/98)

**Corndale Quarry - Continuing Use Rights - 422 James Gibson Road, Corndale**

(See Minute No. 291/98)

**Road Priority Listing**

(See Minute No. 292-293/98)

**Purchase of Replacement Grand Piano**

(See Minute No. 294/98)

**DCP No. 37 - Rural Landsharing Communities**

297/98

RESOLVED that the report be received and Council -

- 1 Refer the Draft DCP No. 37 to the Rural Settlement Strategy Steering Committee for consideration.
- 2 Revoke DCP 20.
- 3 Provide a copy of Draft DCP No. 37 to all members of the Rural Settlement Strategy.

(Councillors Champion/King)

**Voting Against:** Councillor Irwin.

(S523)

**D.A. No. 97/293 - Lismore Square Shopping Centre Extensions - Further Consideration of Conditions**

(Copy attached)

A MOTION WAS MOVED that the report be received and -

- 1 Council amend the following conditions as below:
  - a) Condition 3.2 - add "*or as negotiated between Council and the developer*" to the condition.
  - b) Condition 3.3 - add "*or as negotiated between Council and the developer*" to the condition.
  - c) Condition 7.1 - add "*or as negotiated between Council and the developer*" to the condition.
  - d) Condition 12.9 - alter condition to read:  
*"The developer to prepare and instigate a strategy to ensure patrons return trolleys to trolley storage areas, by way of a refundable trolley charge. The developer is to make all reasonable endeavours to have its major tenants and other trolley users/providers adhere to a trolley management strategy. The developer shall use all reasonable endeavours to include, in any new leases, conditions which require the tenants to incorporate a trolley management strategy into their business"*.
  - e) Condition 13.4 - alter condition to read:  
*"Heavy transport freight deliveries shall not exceed one traffic movement per tenant per hour between the hours of 10.00pm and 7.00am, Monday to Sunday. Bulk rubbish removals shall not exceed one traffic movement per tenant between the hours of 10.00pm and 7.00am, Monday to Sunday."*
  - f) Condition 6.3 - alter condition to read:  
*"That all major on site works in connection with the construction of the development be between the following hours:  
Monday to Friday - 7 am to 6 pm.  
Saturday 8 am to 4 pm.  
Sundays and Public Holidays - no work.  
Internal works within the shell of the building, or works which are required to be carried out at night for safety reasons, may be undertaken outside these hours provided that all such activity is properly contained so as to minimise any noise and/or nuisance disturbance to the amenity of the adjacent residential area."*

- g) Condition 7.1 - add length of median (40 metres) to relevant section of this condition.
  - h) Condition 1 - alter plan number references from sd46, sd47 and sd52, to sd46-D, sd47-D and sd52-A respectively.
- 2 That, under the circumstances of this particular application, Council agree to vary the Section 94 charges by application of the CPI factor to the relevant charges as in the 1996 approval under DA96/8, in lieu of the BPI factor as has been applied under normal Section 94 policy.
- (Councillors Swientek/Larsen)

AN AMENDMENT WAS MOVED that the report be received and -

- 1 Council amend the following conditions as below:
- a) Condition 3.2 - add "*or as negotiated between Council and the developer*" to the condition.
  - b) Condition 3.3 - add "*or as negotiated between Council and the developer*" to the condition.
  - c) Condition 7.1 - add "*or as negotiated between Council and the developer*" to the condition.
  - d) Condition 12.9 - alter condition to read:  
*"The developer to prepare and instigate a strategy to encourage patrons to return trolleys to trolley storage areas. The developer to ensure its major tenants and other trolley users/providers adhere to a trolley management strategy. The developer shall ensure that in any new leases, conditions require the tenants to incorporate a trolley management strategy into their business".*
  - e) Condition 13.4 - alter condition to read:  
*"Heavy transport freight deliveries shall not exceed one traffic movement per tenant per hour between the hours of 10.00pm and 7.00am, Monday to Sunday. Bulk rubbish removals shall not exceed one traffic movement per tenant between the hours of 10.00pm and 7.00am, Monday to Sunday."*
  - f) Condition 6.3 - alter condition to read:  
*"That all major on site works in connection with the construction of the development be between the following hours:  
Monday to Friday - 7 am to 6 pm.  
Saturday 8 am to 4 pm.  
Sundays and Public Holidays - no work.  
Internal works within the shell of the building, or works which are required to be carried out at night for safety reasons, may be undertaken outside these hours provided that all such activity is properly contained so as to minimise any noise and/or nuisance disturbance to the amenity of the adjacent residential area."*
  - g) Condition 7.1 - add length of median (40 metres) to relevant section of this condition.
  - h) Condition 1 - alter plan number references from sd46, sd47 and sd52, to sd46-D, sd47-D and sd52-A respectively.
- 2 That, under the circumstances of this particular application, Council agree to vary the Section 94 charges by application of the CPI factor to the relevant charges as in the 1996 approval under DA96/8, in lieu of the BPI factor as has been applied under normal Section 94 policy.
- (Councillors Roberts/Cole)
-

On submission to the meeting the AMENDMENT was APPROVED and became the MOTION.

**Voting Against:** Councillors Champion, Swientek and Crowther.

298/98 RESOLVED that the report be received and -

1 Council amend the following conditions as below:

- a) Condition 3.2 - add "*or as negotiated between Council and the developer*" to the condition.
- b) Condition 3.3 - add "*or as negotiated between Council and the developer*" to the condition.
- c) Condition 7.1 - add "*or as negotiated between Council and the developer*" to the condition.
- d) Condition 12.9 - alter condition to read:  
*"The developer to prepare and instigate a strategy to encourage patrons to return trolleys to trolley storage areas. The developer to ensure its major tenants and other trolley users/providers adhere to a trolley management strategy. The developer shall ensure that in any new leases, conditions require the tenants to incorporate a trolley management strategy into their business".*
- e) Condition 13.4 - alter condition to read:  
*"Heavy transport freight deliveries shall not exceed one traffic movement per tenant per hour between the hours of 10.00pm and 7.00am, Monday to Sunday. Bulk rubbish removals shall not exceed one traffic movement per tenant between the hours of 10.00pm and 7.00am, Monday to Sunday."*
- f) Condition 6.3 - alter condition to read:  
*"That all major on site works in connection with the construction of the development be between the following hours:  
Monday to Friday - 7 am to 6 pm.  
Saturday 8 am to 4 pm.  
Sundays and Public Holidays - no work.  
Internal works within the shell of the building, or works which are required to be carried out at night for safety reasons, may be undertaken outside these hours provided that all such activity is properly contained so as to minimise any noise and/or nuisance disturbance to the amenity of the adjacent residential area."*
- g) Condition 7.1 - add length of median (40 metres) to relevant section of this condition.
- h) Condition 1 - alter plan number references from sd46, sd47 and sd52, to sd46-D, sd47-D and sd52-A respectively.

2 That, under the circumstances of this particular application, Council agree to vary the Section 94 charges by application of the CPI factor to the relevant charges as in the 1996 approval under DA96/8, in lieu of the BPI factor as has been applied under normal Section 94 policy.

(Councillors Roberts/Cole)

(D97/293)

**Lismore City Hall**

(Copy attached)

299/98 RESOLVED that the report be received and -

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- 1 That Council offer NORPA a renewal of the existing management agreement for a period of six months from January 1, 1999 to June 30, 1999, with a contribution from Council to NORPA of \$41,000 and a capital allowance of \$2,500, with all other terms and conditions remaining constant.
  - 2 That the General Manager be authorised to sign the City Hall Management Agreement and apply the Council seal thereto.
  - 3 That Council commence the tendering process by calling for expressions of interest for the management of City Hall in January 1999.
- (Councillors Roberts/Gallen) (P6816)

**Lismore Gasworks Remediation Tenderer Selection**

(Copy attached)

- 300/98 RESOLVED that the report be received and -
- 1 That Council accept the Tender Submission, as amended, by Rainbow Environmental Services Pty Ltd for the remediation of the former Lismore Gasworks Site, subject to:
    - a) Submission of a detailed programmed works schedule;
    - b) Submission of a sample safety plan;
    - c) Submission of a Schedule of Rates;
    - d) Acceptance of the cap design by the Environment Protection Authority.
  - 2 That Council give notification of acceptance of the successful tender in accordance with Clause 19 of the Local Government (Tendering) Regulation 1993.
  - 3 The contract be strictly monitored to prevent an overrun of costs.
- (Councillors Gates/Swientek) (P5672)

**Rural Fire Brigade Officers 1998/99**

(Copy attached)

- 301/98 RESOLVED that the report be received and the Brigade Officers, as listed, be accepted in their appointed positions for 1998/99.
- (Councillors Larsen/King) (S104)

**Tenders for Sprayed Bituminous Surfacing Works**

(Copy attached)

- 302/98 RESOLVED that the report be received and Council adopt the following order of priority for the engagement of bitumen sealing contractors for major and minor works -
- 1 Boral Asphalts
  - 2 Inroads Pty Limited.
- (Councillors Swientek/Larsen) (T98-24)

**Investments Held by Council as at May 31, 1998**

(Copy attached)

- 303/98 RESOLVED that the report be received and noted.
- (Councillors Larsen/Cole) (S170)

**Investments Held by Council as at June 30, 1998**

(Copy attached)

- 304/98 RESOLVED that the report be received and noted.
- (Councillors Larsen/King) (S170)

**Code of Meeting Practice**

(Copy attached)

A MOTION WAS MOVED that the report be received and Council adopt the revised Code of Meeting Practice, including Clause 23AAA.

(Councillors Swientek/Larsen)

AN AMENDMENT WAS MOVED that the report be received and Council adopt the revised Code of Meeting Practice, subject to the deletion of Clause 23AAA.

(Councillors Roberts/King)

On submission to the meeting the AMENDMENT was APPROVED and became the MOTION.

**Voting Against:** Councillors Larsen, Crowther and Swientek.

305/98 RESOLVED that the report be received and Council adopt the revised Code of Meeting Practice, subject to the deletion of Clause 23AAA.

(Councillors Roberts/King)

**Voting Against:** Councillor Swientek.

(S38)

**Section 356 Donations to Community Organisations**

(Copy attached)

306/98 RESOLVED that the report be received and -

1 Council re-vote for projects to be funded from Section 356 Donations on the basis of one vote per project excluding the applications from Young Drums, rural halls and Friends of the Koala.

2 The voting be completed within one week of receiving the revised listing.

(Councillors Champion/King)

**Voting Against:** Councillor Larsen.

(S164)

**Voluntary Flood Prone Land Purchase Program - Property at 12 Winterton Parade, North Lismore**

(See Minute No. 295/98)

**Aerodrome Advisory Panel**

(Copy attached)

A MOTION WAS MOVED that the report be received and the following be adopted as an agreed membership of a restructured Aerodrome Advisory Panel:

1 That the following be adopted as an agreed membership of a restructured Aerodrome Advisory Panel:

- Two Councillors;
  - One Representative of Southern Cross University;
  - Two Business / Chamber of Commerce representatives;
  - Two RPT operations representatives (One per RPT operator);
  - One Public Transport representative;
  - One State Government representative;
  - One General Aviation representative;
  - One Aero Club representative;
  - One community representative;
  - One aviation engineering representative.
-

- 2 In order to facilitate the timely implementation of the Lismore Airport Strategic Plan, that the re-structured Panel take effect from October 1, 1998.
- 3 That the Chairman of the current Advisory Panel, Cr Crowther and the General Manager liaise in immediately calling for Expressions of Interest for membership of the re-structured Panel and present recommendations to the Council on proposed appointees.
- 4 That present Advisory Panel members be thanked for their service to the Council and the community and be encouraged to re-nominate for the re-structured Panel.
- 5 That the re-structured Aerodrome Advisory Panel review the aims and objectives of the Plan of Management for the Panel. (See existing Management Plan as appended.)

(Councillors Roberts/Larsen)

AN AMENDMENT WAS MOVED that the report be received and the following be adopted as an agreed membership of a restructured Aerodrome Advisory Panel:

- 1 That the following be adopted as an agreed membership of a restructured Aerodrome Advisory Panel:
  - Two Councillors;
  - One Representative of Southern Cross University;
  - Two Business / Chamber of Commerce representatives;
  - Two RPT operations representatives (One per RPT operator);
  - One Public Transport representative;
  - One State Government representative;
  - One General Aviation representative;
  - One Aero Club representative;
  - One aviation engineering representative.
- 2 In order to facilitate the timely implementation of the Lismore Airport Strategic Plan, that the re-structured Panel take effect from October 1, 1998.
- 3 That the Chairman of the current Advisory Panel, Cr Crowther and the General Manager liaise in immediately calling for Expressions of Interest for membership of the re-structured Panel and present recommendations to the Council on proposed appointees.
- 4 That present Advisory Panel members be thanked for their service to the Council and the community and be encouraged to re-nominate for the re-structured Panel.
- 5 That the re-structured Aerodrome Advisory Panel review the aims and objectives of the Plan of Management for the Panel. (See existing Management Plan as appended.)

(Councillors Crowther/Gates)

On submission to the meeting the AMENDMENT was DEFEATED.

**Voting Against:** Councillors Irwin, Roberts, Larsen, Champion, King, Cole and Gallen.

307/98 RESOLVED that the report be received and the following be adopted as an agreed membership of a restructured Aerodrome Advisory Panel:

- 1 That the following be adopted as an agreed membership of a restructured Aerodrome Advisory Panel:
    - Two Councillors;
    - One Representative of Southern Cross University;
    - Two Business / Chamber of Commerce representatives;
    - Two RPT operations representatives (One per RPT operator);
    - One Public Transport representative;
-

- One State Government representative;
- One General Aviation representative;
- One Aero Club representative;
- One community representative;
- One aviation engineering representative.

- 2 In order to facilitate the timely implementation of the Lismore Airport Strategic Plan, that the re-structured Panel take effect from October 1, 1998.
- 3 That the Chairman of the current Advisory Panel, Cr Crowther and the General Manager liaise in immediately calling for Expressions of Interest for membership of the re-structured Panel and present recommendations to the Council on proposed appointees.
- 4 That present Advisory Panel members be thanked for their service to the Council and the community and be encouraged to re-nominate for the re-structured Panel.
- 5 That the re-structured Aerodrome Advisory Panel review the aims and objectives of the Plan of Management for the Panel. (See existing Management Plan as appended.)

(Councillors Roberts/Larsen)

- 308/98 FURTHER RESOLVED that Councillors Crowther and King be the two councillor representatives with Councillor Gates as the alternative.  
(Councillors Gates/Larsen) (S83,S36)

**COMMITTEE RECOMMENDATIONS:**

**Traffic Advisory Committee 22/7/98**

- 309/98 RESOLVED that the minutes be received and the recommendations contained therein be adopted, excluding Clause 11 (TAC125/98).  
(Councillors Gallen/Cole)

• **TAC125/98 - 80kph Speed Limit for Rural Roads**

- 310/98 RESOLVED that Council appeal to the Minister for an 80kph speed limit for its rural roads on an exception basis or on a road by road basis, whichever gives Council the strongest case.  
(Councillors Roberts/Larsen)  
(S352)

**DOCUMENTS FOR SIGNING AND SEALING:**

- 311/98 RESOLVED that the following documents be executed under the Common Seal of Council:-

**Boundary Adjustment & S88B Instrument - Council & M & A Walton - Industry Drive, East Lismore**

Final Plan for boundary adjustment which involves the land swap of equal areas of land held by Council and land in private ownership in order to retain important koala food trees.

(98-11209,98-7323: D97/356)

**Lease - Council to Castlesands Pty Ltd - 2/186 Molesworth Street, Lismore**  
Lease of Suite 2 for a period of three years from February 8, 1998.  
(98-10170: P6832)  
(Councillors Larsen/Swientek)

This concluded the business and the meeting terminated at 9.12 pm.

**CONFIRMED** this 25TH day of AUGUST, 1998 at which meeting the signature herein was subscribed.

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**MAYOR**

