

# COUNCIL Business Paper



**LISMORE**  
*City Council*

**SEPTEMBER 11, 2001**



## **NOTICE OF COUNCIL MEETING**

**An ORDINARY MEETING of LISMORE CITY COUNCIL will be held at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on TUESDAY, SEPTEMBER 11, 2001, at 6.00pm and members of Council are requested to attend.**

(Ken Gainger)  
**GENERAL MANAGER**

September 4, 2001

# **COUNCIL BUSINESS AGENDA**

September 11, 2001

## **PUBLIC ACCESS SESSION:**

**PAGE NO.**

**PUBLIC QUESTION TIME:**

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

**APOLOGIES AND LEAVE OF ABSENCE**

**CONFIRMATION OF MINUTES** – Ordinary Meeting 14/8/01

**CONDOLENCES**

**DISCLOSURE OF INTEREST**

**MAYORAL MINUTES**

**NOTICES OF RESCISSION**

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**NOTICE OF RESCISSION MOTION**

I hereby give notice of my intention to move at the next meeting of the Council the following rescission motion:

That Council's decision in regard to the motion on the Old Lismore High School Site with regard to the Lismore Neighbourhood Centre, be rescinded.

- “152/01    **Resolved** that the report be received and -
- 1    *That Council move to immediately fast track the relocation of the Lismore Library from its current position to “B” Block on the Old Lismore High School site.*
  - 2    *The necessary plans and submissions be prepared by the General Manager to take the proposed development through to a stage of attainment of the appropriate regulatory approvals.*
  - 3    *Detailed estimates be prepared by the General Manager identifying all the costs of the development and that these estimates be reported back to Council in due course, prior to the calling of construction tenders.*
  - 4    *The General Manager report to Council potential funding sources for the construction, including the sale of the existing Library facility and the allocation by Council to the Library Reserve Fund.*
  - 5    *The costs involved in preparing a suitable design, the development application and estimates be met from the existing Library Reserve Fund.*
  - 6    *No action proceed on Items 1-5 inclusive until the Lismore Neighbourhood Centre vacates the building they now occupy to temporary accommodation to permit the Lismore Square expansion to commence within 6 weeks or longer, at Council's pleasure.*
  - 7    *The architect, when preparing the specification for tenders, be directed to investigate the condition of steel beams, the structural integrity of B Block, if necessary, by removing panels and whether the existing roof needs replacement. These items then be incorporated in the specifications for costing if necessary.*
  - 8    *Because of Council's current commitment to the levee bank and the baths rebuild, the project not proceed unless it can be funded by the sale of the Neighbourhood Centre and the \$100,000 from reserves used to service loan funds.”*

**COUNCILLOR**    R M Irwin

**COUNCILLOR**    D J Roberts

**COUNCILLOR**    D R Tomlinson

**DATE**                    14/8/01

(01-11901: P26243)

**NOTICE OF RESCISSION MOTION**

I hereby give notice of my intention to move at the next meeting of the Council the following rescission motion:

**That Council rescind its decision on Waste Minimisation Recycling Review August 14 and June meetings.**

**June 14, 2001**

- “99/01*     **RESOLVED** that the report be received and –
- 1     *That Council adopt Option 9 as the preferred recycling option for Lismore.*
  - 2     *That funding options be considered as part of the adoption of the Management Plan for 2001/02 (to be held 26/6/01).*
  - 3     *A comprehensive community notification/information process be carried out, to achieve the following objectives:*
    - *advise why a review was necessary;*
    - *outline the proposed options, being:*
      - i) *Option 9*
      - ii) *A no recycling option*
      - iii) *One only co-mingled drop-off centre located at the Wyrallah Road Waste Facility.*
    - *a detailed costing of each option;*
    - *explain why kerbside collection is not viable at this point in time;*
    - *and seek comment from the community through an appropriate survey process;*
    - *explain the improved cleaning provisions.*
  - 4     *In accordance with the provisions of Section 55 of the Local Government Act 1993, Council not call tenders for the delivery of services identified within the preferred option as the ‘Request for Information’ process identified the unavailability of a competitive and reliable pool of tenderers.*
  - 5     *Council negotiate a contract with the successful service provider/s in accordance with the information detailed within the report.*
- 100/01*     **RESOLVED** that Council write to the EPA and the relevant Minister expressing its concern that a State Government grant provided to a council to establish a Regional facility had no conditions built in concerning pricing and contamination criteria to protect the neighbouring councils who use the facility.”

**August 14, 2001**

- “161/01*     **RESOLVED** that the report be received and –
- 1     *Councillors approve the survey form and covering letter, and adopt the recommendations contained in Murray Cullen’s report ‘Lismore City Council Recycling Survey – July 2001’ to issue the form as recommended, to a representative sample of 533 residents.*
  - 2     *Council congratulate staff and councilors involved in the survey preparation.”*

**COUNCILLOR**     F F Swientek

**COUNCILLOR**     J R Hampton

**COUNCILLOR**     B R Suffolk

**DATE**             August 14, 2001

**STAFF COMMENT BY WASTE MINIMISATION OFFICER (L Trott):**

**Background:**

The need to carry out a review of the recycling service was identified in the Draft Waste Minimisation and Management Strategy. Since October 2000, the review has been pursued as a matter of priority, to address recent chronic operational problems.

Contamination of loads, and therefore loads rejected at Ballina Shire Council's (BSC) sorting plant, resulted in BSC implementing a new charging regime from 1 July 2001. Also new stringent acceptance standards are currently under review, which will further impact upon current financial arrangements.

Since October 2000, the review process has involved assessing a wide range of options for recycling service delivery, in order to identify a model that will address contamination problems, through cost effective service delivery.

All options considered since October 2000, have been assessed and scored against a wide range of environmental, social and technical criteria, and have been costed to allow an assessment to be made relating to economic cost, versus environmental benefit to be gained, from diverting this component of the waste stream from landfill.

Six options were outlined in the report 'Recommendations for the Development of Recycling Services for Lismore' (November 2000). This report concluded that supervised recycling centres may represent the preferred option for Lismore.

At a workshop during December 2000, Councillors considered the viability of the six options. It was agreed that a community survey be carried out, to ascertain community opinion about two of the options.

During January 2001 a random survey of 100 DOC users was carried out, to ascertain the views of DOC users on the perceived quality of the service, and to gather community opinion on ways to improve the service.

The recommendation that supervised DOC's be implemented, was carried at the Council meeting on 13 February 2001. However a rescission motion was upheld at the next Council meeting on 13 March 2001, in part due to BSC informing Council of a proposed new charging structure. LCC was verbally advised that instead of being paid \$35 a tonne for commingled recycling, the MRF would implement a charging structure to cover costs, together with a stringent quality acceptance standard.

At the council meeting of 13 March 2001, it was resolved that, upon notification of new service arrangements with BSC, staff would prepare an up-dated report, outlining the full costs and issues involved with the future of recycling in Lismore.

During March 2001, a major survey of recycling centre users was undertaken by LCC, involving SCU students interviewing all DOC users over a 7-day period from 7am until 7pm. The survey questions were designed to gather real data about the amount people recycle, compared to the amount of garbage and organic material they present for collection at the kerbside.

Notification in writing regarding a charging structure, to be implemented as of 1 June 2001, (later revised to 1 July 2001) was received by LCC from BSC on 11 May 2001, and that a (currently unachievable) quality acceptance standard, based on a '3 strikes and you're out' system, would be implemented from 1 September 2001.

## **LISMORE CITY COUNCIL - Meeting held September 11, 2001**

### **Rescission Motion – Recycling Review**

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Following notification in writing of BSC's intentions, a revised Recycling Review Report was drafted in May 2001. This report identified an additional 3 options (in addition to upholding one of the original 6 options), capable of meeting BSC quality acceptance standards, and those of an alternative sorting plant.

Councillors considered the revised four options during a workshop on 5 June 2001. Following the workshop, revised recommendations were presented to the Council meeting on 12 June 2001. Council resolved to receive the revised report, and adopt four unsupervised DOC's, as the preferred option for Lismore (this model meeting quality standard requirements for an alternative sorting plant).

Council also resolved to carry out a community consultation process, to seek community feedback on the three options of:

- 4 unsupervised DOC's
- 1 unsupervised DOC (at Wyrallah Road Waste Facility); and
- a no recycling option

A Notice of Rescission Motion, relating to the decision made at the June Council meeting was subsequently received, together with a Notice of Motion, proposing changes to the three options identified, and a proposal that a community consultation process be conducted by a professional organisation.

As verbally stated at the 12 June 2001 meeting of Council, to ensure an appropriate methodology is adopted for undertaking the survey process, that the matter would be outsourced to Southern Cross University (SCU), and that a draft survey form and methodology would be presented at the Council Meeting on 10 July 2001.

Following Murray Cullen's (SCU) presentation of recommendations to Council, prior to the Ordinary Meeting of Council on 10 July 2001, Council further resolved that the survey design process be overseen by a steering group, to include Councillors.

The survey design steering group, including nominated Councillors, met on 19 July 2001 to study the draft form and letter and reach agreement on suggested amendments. A revised form and letter was then made available to SCU, for a user trial involving students, (carried out during the week beginning 30 July 2001) in order that further improvements be identified.

A second meeting of the steering group occurred on 7 August 2001, when the results of the student trial were discussed, and agreement was reached regarding the 'final' format of the survey form and letter.

At the Ordinary Meeting of Council on 14 August 2001 Council resolved to approve the survey form and covering letter and adopt the recommendations contained in Murray Cullen's report. However this is subject to the Notice of Rescission Motion, to be moved at the ordinary meeting of Council on 11 September 2001.

#### **Outstanding issues:**

The main area of unresolved concern appears to be the question of whether or not 'tip vouchers' are necessary for Option C (no recycling service option).



## Rescission Motion – Recycling Review

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Information gathered during the DOC survey in March 2001, indicates that there is a relationship between the quantity people recycle, and the amount in their garbage bins. Residents with full garbage bins generally recycle larger quantities per trip. This trend may reflect a desire to 'free up' space within the garbage bin. It was also found that the majority of survey respondents receiving an organics service utilise the service provided, and place full organics bins out for collection.

Over 1000 tonnes a year of recyclable material are currently collected through the DOC's. This material would obviously have to be collected through the current integrated waste service. We have already identified, through the surveys carried out, that most people who use the DOC's are unlikely to have space in their garbage bin for this material.

During the recycling review workshop on 5 June 2001, Council discussed the cost of implementing a weekly garbage service, as opposed to the cheaper option of 'tip vouchers'. The view was that 'tip vouchers' would be the most practical, cost effective solution to 'bridge the gap'.

Other externality costs are much more difficult to define; such as the implications for 'selling' organic resource recovery to the community. We are fortunate to have a community who are motivated to reduce organic waste to landfill, and have embraced use of the organics bin. There may be a monetary and environmental cost through de-motivating the community towards the total integrated waste reduction strategy, if we remove one vital element, i.e. the recycling DOC's.

The latest waste audit carried out during April 2001, confirmed the contamination rate in the organics bin continues to remain around 2% by weight. LCC residents are to be congratulated for achieving such a high standard of source separation and taking their 'duty of care' seriously. The results are also a reflection of the education efforts by LCC. However, contamination levels in the organics bin may rise if the DOC's are removed, as residents seek an alternative disposal route for material.

### **Environment Levy Breakdown:**

Option C – the 'no recycling service' option, has been identified as incurring an environmental levy charge of \$18 in the first year (2001/2002); and \$18.95 in subsequent years. The current environmental levy has been set at \$19.45 to accommodate the continuation of the existing service with increasing costs, whilst providing flexibility for Council in its decision making.

The environment levy encompasses all costs associated with the function of Council's Waste Minimisation Unit. These costs include staff salaries and administration, resources and equipment, education and promotion expenditure and North East Waste Forum (NEWF) Contributions. A summary sheet of budget items is attached for information.

As can be seen from the summary sheet, the cost of 'tip vouchers' in the first year would be \$65,200. Half of the number of annual vouchers would be provided to cover this six-month period. During subsequent years, the cost of 'tip vouchers' would be \$133,000 and \$135,700 respectively. This relates to the provision of 2 tip vouchers to all Environment Levy payers. This would be in addition to the 2 tip vouchers, currently provided per service, to all Integrated Waste Service customers. In other words, all rural levy payers would receive two tip vouchers per year, and those with a Council waste service would receive 4 vouchers.

It is important to consider that this is the full cost associated with 100% use of the vouchers. In reality, it is reasonable to assume that only half of these vouchers are likely to be presented at the landfill. The real costs are passed on in the following year by the number used in the previous year, hence there are likely to be significant savings passed on to levy payers, or perhaps invested in other environmental initiatives.

## **LISMORE CITY COUNCIL - Meeting held September 11, 2001**

### **Rescission Motion – Recycling Review**

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If we adopt a 'no service and no voucher' option, the levy will reduce from the current \$19.45 to \$5.40 for 2002/03; \$10.85 for 2003/04, and approximately \$11.00 per annum thereafter.

Should this be the preferred option, differentiation between the urban and rural levy amount may warrant consideration.

#### **Conclusion:**

As the previous chronological history of Council's deliberation on this matter highlights, this matter has been the source of considerable staff investigation, and reporting to Council during the previous 10 months.

Although Ballina Shire Council has given a verbal commitment to discussing the quality acceptance criteria, to date, their position in writing remains to commence the new stringent acceptance standard (based on a 3 strikes and your out system) from 1 September 2001.

It is important to bear in mind that under current operational conditions, LCC is unable to meet this standard. It is the opinion of LCC's Waste Minimisation Officer that, should BSC implement the new system as stated in their letter of 8 May 2001, LCC will be excluded from doing business with BSC's sorting plant, within a short timeframe.

The options to transport material to Solo Waste's plant at Stott's Island, involve building a transfer station for the bulking up of loads. Apart from the time necessary to negotiate a reasonable contract with Solo Waste, there are technical reasons why we would be unable to transfer business to Solo Waste in the short term.

This is likely to mean we would be in a position of having to either stockpile, or landfill the recycling material, until such time as Council resolves this matter.

There is no benefit to be gained from deferring the decision to issue the community survey any longer; as we are likely to create a crisis situation for the recycling service in the short term.

It is suggested that the community survey form be issued, as presented to Council at the August Meeting of Council, with minor spelling and grammar errors rectified. The community of Lismore owns the recycling service, and it should be the community who consider the cost of the service, and guide Council to identify the most appropriate option.

(01-11900: S763)

**NOTICE OF MOTION**

I hereby give notice of my intention to move at the next meeting of the Council the following motion:

That Lismore City Council support Ballina Shire Council in its endeavours to effect the construction of the Alstonville Bypass.

(See comments attached)

**COUNCILLOR** J Crowther

**DATE** August 20, 2001

**STAFF COMMENT BY GROUP MANAGER – CITY WORKS:**

The latest population figures suggest that this region will continue to expand at the current 2%. This corresponds to the equivalent of a new Lismore over the next 20-25 years. Most of this growth is likely to be from the retirement of the "baby boomers" who will wish to move from the metropolitan areas to the warmer climates and beaches.

Their first choice will most likely be to live close to the sea and then the Alstonville type villages. Either option is not particularly good for Lismore.

However, it is not all bad. The coastal belt will be occupied by retired people and holiday makers. The regional services and major manufacturing and other services should be located back from the coastal strip at Lismore and to some extent Casino.

For this strategy to work, we need two (2) components –

- 1 A good, well planned road system to link Lismore to the Coast; and
- 2 some effective overall planning of the WHOLE region.

If Lismore is to remain the Regional Centre we need to ensure that our local road planning is sound which is why we have an arterial road strategy that will, when eventually built, allow traffic to flow around the City.

The RTA accepted this strategy in 1995 when it produced the Richmond Valley Road Network Study (*Travers Morgan*). However, the RTA has achieved virtually nothing towards this principally because it required the RTA to find approximately \$23M per annum for approximately 10 years.

The clear facts are that the new fast road links to Brisbane and the Gold Coast will ensure that overall vehicle movements will increase. The major road corridors will be -

- Bangalow to Lismore
- Ballina to Lismore
- Lismore to Casino.

This Council should take any action necessary to further the upgrading of these links. The Alstonville Bypass is part of this process. Once the Alstonville Bypass is complete we will have some chance of gaining funding to upgrade the Highway all the way to Lismore.

**Notice of Motion – Alstonville Bypass**

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Clearly the section of Highway between Kadina Street and Pineapple Road would be a high priority as would the realignment at Alphadale.

**NOTICE OF MOTION**

I hereby give notice of my intention to move at the next meeting of the Council the following rescission motion:

- 1 That this Council install pelican lights in Ballina Street to replace the pedestrian crossing.**
  
- 2 That the General Manager write to the Minister for Roads advising him of:**
  - a) the decision by the Traffic Advisory Committee not to replace the pedestrian crossing;**
  - b) the impact of this decision on residents, and in particular the students of Albert Park School;**
  - c) Council's intention to install a pelican lights crossing, and**
  - d) a request for the State Government to fund this facility this financial year due to the danger that currently exists for residents.**

COUNCILLOR R M Irwin

DATE

August 20, 2001

**STAFF COMMENT BY TRAFFIC & LAW ENFORCEMENT CO-ORDINATOR (Bill MacDonald):**

This matter went to Traffic Advisory Committee on August 22, 2001. See attached minute.

(01-12232: S342,R6002)

**Subject/File No:** UPGRADING OF COLEMAN'S BRIDGE, LISMORE  
(WR:MG:DA01/223)

**Prepared By:** Warren Rackham – Special Projects Planner

**Reason:** Urgent works are needed to keep bridge trafficable – application requires Council consent

**Objective:** For Council to determine the application as lodged

**Management Plan Activity:** PLANNING

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**Background:**

1. Since at least early 1999 the RTA have been preparing a development application for rationalising the deteriorating Coleman's Bridge situation over Leycester Creek, between Union and Bridge Streets.

The RTA through their Consultants, GHD, carried out a number of public, community and inter-departmental consultations and meetings, and have considered four different option proposals:

- (a) Refurbish and retain Coleman's Bridge in its current role.
- (b) Construct a new bridge immediately downstream of Coleman's Bridge, the latter becoming a footbridge/cycleway.
- (c) Construct a new bridge immediately upstream of Coleman's Bridge, the latter becoming a footbridge/cycleway.
- (d) Construct a new bridge upstream at an angle and upstream of Coleman's Bridge, the latter again to become a footbridge/cycleway.

Numerous issues were raised from the extensive consultations, which are all addressed in the sizeable Statement of Environmental Effects attached to the Development Application:

Council's issues included:

- Coleman's Bridge has high visual, social, cultural and heritage significance to the local community, and is important in terms of the community, and is important in terms of the community's links with the river and its bridges.
- There is a levee proposed nearby for Wilson's River, however this should have no physical impact on the bridge.
- Council is concerned about bridge closures and the impacts on nearby businesses.
- The relationship of the bridge to Council's proposed link road system should be considered.
- The intersection and roundabout near the bridge are not performing well and need to be improved.
- The RTA depot located near the bridge is a concern to the local community.
- Potential impacts on the Winsome Hotel are a concern – the hotel is listed on the State Heritage Inventory.
- Council has received many complaints about the surface of the bridge.
- The adjacent park includes some mature trees that may be significant.
- Council considers that the best option is to construct a new bridge and use the existing bridge as a one-way light traffic bridge and pedestrian footbridge. This option is preferred because it will handle the future traffic load of the area and allow the existing bridge to be repaired as necessary.
- Expressed concern about making a decision purely on economic terms.

**Upgrading of Coleman's Bridge**

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- Maintenance of the existing bridge as the only river crossing will create long term problems.
- The preferred option will impact heavily on businesses and houses in Union Street.
- Council is concerned about the effect bridge closures will have on overall traffic movements.

It is to be kept in mind that all comments and submissions lodged are based on the understanding that 3 of the 4 options included the intent of a new (additional) bridge.

2. The Development Application, as lodged, proposes to generally adopt "Option 1", being the upgrading, strengthening and refurbishing of Coleman's Bridge only. The decision to do this was made following an "Option Selection Process", which included "Community consultation, preparation of an Environmental Overview (EO), various engineering investigations, and a Value Management Study (VMS)" by the RTA and its Consultants.

The development application Statement of Environmental Effects also states that the preferred option (of refurbishing the existing bridge) offers the following advantages:

- Consistent with the National heritage significance of the bridge – there is a requirement on the RTA to, wherever possible, retain the current function of all timber truss bridges of "National" Heritage significance, in accordance with a Conservation Management Plan prepared to each bridge;
- Lowest cost to the RTA (both initial and lifecycle costs);
- Best economic performance of all options;
- Best overall value for dollar spent (based on agreed valuation criteria); and
- Minimises the need for closure of the bridge, both during the works period (the bridge will close on weekends only over the course of the eight weeks work period – see Section 5 for more information) and in the future – thus minimising the potential for economic impacts to surrounding businesses.

The option chosen clearly does not meet the consistently emphasised Council concern that Coleman's Bridge cannot continue to cope with the expected future traffic loadings of the area, and that common sense dictates that if the job is to be done it should be done properly to ensure that future traffic demands will be met.

3. It is important to note that the **ONLY** reason this application has been made to Council for determination instead of it being dealt with as a Part V application by the RTA itself, is that Coleman's Bridge is scheduled as a heritage item under Council's LEP and thus requires Council consent under Part IV of the EP & A Act. (LEP Clause 12)

A further consideration is that Coleman's Bridge was, only as recently as June 20, 2000, listed in the State Heritage Register, and is now officially on the Register of the National Estate.

This means that the application has also had to be 'cleared' by the NSW Heritage Office, which action has been done. The Heritage Council has advised of approval under Section 63 of the Heritage Act, 1977.

The bridge has been listed because it constructed using "Dare Trusses" of which only 27 Dare Truss bridges remain, and Colemans is stated to be the only one existing that carries two lanes of traffic. The SEE states that "Coleman's Bridge is considered to be socially and culturally important to the community of Lismore. Key reasons for this are its significant location, its links with the history of Lismore, and the role it plays in terms of access to Lismore".

Upgrading of Coleman's Bridge

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4. Irrespective of what options or decisions are made on "the bridge issue", it is clear that urgent and significant maintenance works are required on Coleman's Bridge, with some sections requiring complete replacement. The last refurbishment works occurred about 12 years ago.

**The Proposal**

1. The DA proposes to refurbish and retain Coleman's Bridge in its current location. This will involve "rehabilitating the bridge with modifications to improve its structural capacity and durability". "Refurbishing will allow the bridge to carry heavier traffic, and reduce the amount of future maintenance required – the option has the lowest long-term cost, is consistent with the heritage significance of the bridge, and will minimise the need for future closures of the bridge".
2. Essentially the bridge works include:
- Construction of **new abutments** in the traditional style using timber piles and timber sheeting (The only variation here from traditional, construction and appearance is the use of a concrete sill on the headstock – required to provide protection to the timber headstock to ensure its working life matches the rest of the abutment members, and to provide seating for the decking used in the approach spans).
  - Replacement of the **approach spans** with Doolan Deck Spans, being a composite timber and concrete deck construction. This will replace the existing (and traditional) lateral sheeting and longitudinal timber sheeting with a single thickness of concrete, producing "a considerably stronger and more durable road surface". Doolan Decking is proposed rather than traditional timber to "provide adequate structural capacity", and to overcome the problem with the perceived major safety hazard of the timber not holding bitumen and stone chip seal, providing grooves and also sections of bare timber surfaces which "induces skidding under wet conditions".
  - Replacing the **cross girders** with laminated timber with internal steel reinforcing bars, manufactured to the same dimensions as the existing cross girders.
  - Replace current **timber plank decking** with "stress laminated timber" decking.
  - **Stringers and trusses** will maintain current configurations and traditional materials.
  - Footways **will be reconstructed as existing**, save that for safety reasons an aluminium mesh will be placed on the inside of the railings (to ensure that children cannot climb the rails). Footway decking will be as per original timber style, with the existing concrete fibre sheeting being removed.
  - **Guardrail** – the bridge has currently Armco rail each side of the timber handrail in the approach spans, and protecting the truss members. This will be replaced with a single Thrie Beam railing, this being similar in style to Armco but with an extra flute giving it a deeper profile.
  - Existing **piers** remain unchanged, apart from a concrete sill on top of the hardwood headstock of Pier No. 1 to accommodate the proposed Doolan Deck.
3. The reconstruction is proposed to take 8 weeks for the construction of refurbished abutments and replacement of the timber girder approach spans with the Doolan Deck. During this time the abutment will be constructed in halves, with one lane of traffic and one footway closed. Traffic flow in the one open lane will be in the direction away from the CBD, with return trips "via an alternative river crossing".

Following the 8 week period of partial closure, the replacement of cross-girders and deck in the truss spans "will require four weekends of complete closure (ie up to 48 hours each period) of the bridge". This may also require some night-time works. The 4 weekends of closures are not contiguous with the initial 8 weeks, and will occur some time after (assumably, when major components are delivered). RTA advises that the whole project may take 1 year to fully complete.



**Upgrading of Coleman's Bridge**

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4. The Doolan deck spans timber decking and cross-girders will all be fabricated off-site, and transported in by truck. Machinery to be used during construction includes piling machines, mobile cranes, concrete trucks, concrete pumps, generators, compressors and pneumatic hammers.
5. Access to properties at either end of the bridge will not be restricted at all, apart from possible short term restrictions during delivery of larger items to the bridge.
6. The unloading, delivery, material storage and employee parking during the course of construction will be located "in the existing compound area adjacent to the bridge". Many of the larger items are to be fabricated off-site and transported direct to the bridge.

RTA advises that the current unauthorised occupation of the "works area" between the bridges will cease six (6) months after Coleman's Bridge works are completed.

**Integrated Development**

The application, being works in and over a prescribed stream would normally be classified as an Integrated Development, however the proponent, being the RTA, and a statutory authority is exempted. Notwithstanding, the RTA has made full referrals to all other relevant departments, including EPA, Fisheries, National Parks and Wildlife Service and Department of Land and Water Conservation, and have included the respective requirements of those authorities into the Statement of Environmental Effects.

**Primary Issues**

Under normal circumstances, this application would be a relatively simple one – processed under Part V of the Act, and very supportable being the full refurbishment and retention of a landmark bridge. Two primary issues emerge, being:

- The bridge is now a State Heritage Item, and
- Refurbishment of the bridge (only) is not an option supported by Council's City Works, and without any guarantees of bridge amplification/duplication for the future in this location it is believed will result in appreciable traffic problems for this part of the city.

Throughout the liaison period for the development of alternatives for bridge crossings and traffic management for this area, Council's City Works have consistently requested and urged the RTA to supplement the situation with a second bridge, with Colemans either being a one-way structure, or being devolved to a pathway/cycleway only.

The RTA has responded to this by advising that "Council's proposal to construct a new bridge is outside the scope of this DA. This DA is for the refurbishment of a heritage structure and should not need to consider the long-term traffic beyond the existing bridge. The RTA has a statutory obligation to maintain this heritage – listed bridge".

**Manager - Finance & Administration Comments**

Nil

**Public Consultations**

The application was notified in accordance with the requirements of the Act, and Council's notification policy.

There were no submissions received from such notification.

**Upgrading of Coleman's Bridge**

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**Other Group Comments**

**City Works**

The application is for the refurbishment of the existing bridge. It has been estimated that the refurbishment will increase the working life span of the bridge by approximately 30 years. As the bridge is not on part of the RTA maintained network they see they have no responsibility towards ensuring the bridge provides an acceptable level of service for future traffic needs for the extended life span of the bridge.

The RTA's draft bridge management strategy identifies the inadequacies of many existing timber bridges in regard to width and load capacities, and requires that *"decisions need to be made about how best to manage them (timber bridges), with due consideration both of their heritage significance and of current and future road transport needs"*. The application lodged does not adequately address the impact of the bridge upon future road transport needs.

Gennaoui Consulting Pty Ltd prepared a report on the requirements for a bridge in this location for Council. The report identified concerns in regard to the existing bridge's width and impact on future traffic flows and recommended that either a new bridge or a widening of the existing bridge would be required in the future. The RTA has declined to address this issue.

Upon two instances the RTA have been requested to address the impact of refurbishing the bridge, thus increasing its life span, upon the traffic network. In both instances the applicant has declined to address the issue. In their letter of July 11, 2001 they replied, *this DA is for the refurbishment of a heritage structure and should not need to consider long term traffic beyond the existing bridge*". They did not address the traffic impact of the increased life of the existing bridge. In reply to Council's second request the applicant's correspondence dated August 5, 2001 stated *"The RTA notes Council's concerns about the management of the traffic network within Lismore. It is the RTA's view that this is predominantly a local traffic issue and that the bridge is not a controlling factor of traffic flows along this route"*. This statement appears contrary to the findings of Gennaoui's report.

The impact on adjoining businesses of the closure of the bridge is a major concern for the community. The proposal identifies a projected time frame of the closure of the bridge for refurbishment. This appears to be the minimum possible time frame to allow the required construction. This time frame has been established and distributed by the applicant as part of the community consultation process. It is likely that the project will run over this time frame unless there is incentive for it to be completed within this period. To provide this incentive it is recommended that a bond be held to ensure the time frame is upheld and a significant time over run will incur a penalty to be withheld from the bond. If moneys are withheld from the bond these could be used for civic beautification works within the immediate area that may provide benefit to the effected businesses. This requirement has been addressed via a proposed condition of consent.

From the above, it is evident that the application is not consistent with either the aims of the RTA's timber bridge management strategy or Council's proposed ring-road system. By increasing the life span of the bridge without addressing future traffic levels the application does not adequately address the full impact of the development upon Council's road network.

**Water and Sewer**

The water main and sewer rising main services crossing the bridge to be maintained throughout. Any costs involved to be the responsibility of the proponent.

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**Building and Regulation**

No comments.

**Environmental Health**

No comments.

**Environmental Projects Officer**

The Flora and Fauna studies undertaken for this development are sufficiently comprehensive, and addresses all relevant issues.

Requests preparation of an 'Environmental Management Plan' for areas of environmental protection, to address restoration works, need control and maintenance, and mitigation strategies as outlined in Sec. 7.5.2 of the Consultant's submitted SEE).

**SECTION 79C(1) CONSIDERATIONS**

**79C(1)(a)(i) Any Environmental Planning Instruments (EPI)**

***Lismore Local Environmental Plan 2000***

Coleman's Bridge and its approach roads are classified as a "Schedule 1 Heritage Item" in Lismore LEP 2000. Special provision in the LEP for this classification require that no alteration can be made to the item without Council's Development Consent (Clause 12).

The bridge itself crosses Leycester Creek, which is unzoned land.

Being part of a classified main road system, the bridge upgrading would normally have been assessed by the RTA under 'Part V' process, however as Coleman's Bridge is specified in Schedule 1 of Lismore LEP as a Heritage Item, it is then required to be assessed by Council under Part IV of the EP & A Act.

Clause 12(2) of Council's LEP requires that Council must "take into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item or horticultural features of its setting". In taking this into account, it is noted that the alteration works are in fact designed to **preserve** the heritage item, not to damage or remove it. In those preservation works there **will** be some alterations to the original fabric (as detailed under 'the proposal' notes above), and those changes (essentially Doolan decking in lieu of timber on the approach spans, concrete sill on one headstock, laminated cross-girders and stress-laminated timber decking) will in effect cause little change to the current visual appearance and presence of the bridge.

It is therefore considered that Council's assessment under Clause 15(2) of the LEP could only result in the opinion that the refurbishment works proposal "would not adversely affect the heritage significance of the item", and consequently the application was notified as an ordinary DA and not as an 'Advertised Development'.

***North Coast Regional Environmental Plan 1988 (as amended)***

Coleman's Bridge was only added to the State Heritage Inventory on June 20, 2000 (along with Lismore railway station and its surrounding buildings), thus the provisions of Section 3 (Heritage) of the North Coast Regional Environmental Plan 1988 also now come into effect.

Clause 36(2) of the REP provides:

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(2) The Council shall not grant consent required by sub-clause (1) (ie to a heritage item) unless it has made an assessment of:

(a) the heritage significance of the item

*(Comment: Council has already recognised the heritage significance of Coleman's Bridge, by including it into the LEP. Its significance was thus protected, well before being entered on the State register).*

(b) the extent to which the carrying out of the development in accordance with the consent would affect the heritage significance of the item and its site.

*(Comment: The heritage item is in fact being **preserved** by the actions proposed under the DA, albeit that some elements are being changed in order to strengthen its ability to carry the traffic loads now demanded. The general visual and cosmetic appearance of the bridge will not be altered, with the primary purpose of preservation, the 'Dare Truss', being totally retained in its original fabric and appearance). The site will not be affected in any way, following completion of the refurbishment.*

(c) whether the setting of the item and, in particular, whether any stylistic, horticultural or archaeological features of the setting, should be retained.

*(Comment: There will be no changes made to any of these specific situations or circumstances).*

(d) whether the item constitutes a danger to the users or occupiers of that item to the public.

*(Comment: The works are specifically being carried out so as to **avoid** potential danger to the public – if the bridge is not either upgraded **or** removed, it will soon reach a state of structural deterioration and **will** be unsafe. There will be no danger to users during the course of refurbishment works, due to appropriate precautions which will be taken).*

(e) measures to be taken to conserve heritage items, including any conservation plan prepared by the applicant.

*(Comment: A Comprehensive Conservation Management Plan for Coleman's Bridge, together with an equally Comprehensive Statement of Heritage Impact, have been submitted with the Development Application. The former document fully documents preventative maintenance to ensure preservation and significance of this item of State and National Heritage. The latter document examines the impact of a rehabilitation strategy for Coleman's Bridge upon the cultural and heritage significance of the structure).*

**Clause 36A(1) of the REP** provides that Council cannot grant consent to this development unless the concurrence of the Director (of DUAP) is obtained. The Director must also take into consideration a number of specified heads, including 'the views of the Heritage Council'. The RTA have already forwarded the application to the Heritage Council. Although there was certainly some dissension by the Heritage Council, particularly over the use of the Doolan Decking, the Council in turn referred issues to the Institution of Engineer's Heritage Committee for comment. The Heritage Council's final recommendation is:

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*"The application is considered to be acceptable and approval is recommended. A draft letter with conditions is attached hereunder and is recommended for issue".*

The Heritage Council issued approval for the works under Section 63 of the Heritage Act on May 14, 2001, subject to six (6) conditions.

**Clause 36D(2) of the REP** was used in the notification process of this DA, exempting the need to process the application as a designated development as, in the opinion of Council, the work is of a minor nature and does not adversely affect the heritage significance of the building or work (ie is actually designed to ultimately **preserve** the significance of the work).

**79C(1)(a)(ii) Any Draft EPI that is or has been placed on Exhibition**

No draft plans affect the proposal.

**79C(1)(a)(iii) Any Development Control Plan**

DCP No. 7 – Flood Prone Lands: The bridge is an existing structure and located in a designated floodway area of the CBD.

There are no alterations or changes proposed to the support pylons, or to the bridge which would have any effect on the existing flood flow situation.

**79C(1)(a)(iv) Any Matters Prescribed By The Regulations**

No specific regulations apply.

**79C(1)(b) The Likely Impacts of that Development, including Environmental Impacts on both the Natural and Built Environments, and Social and Economic Impacts in the Locality**

there will be no adverse on-going or long-term impacts following completion of works (ie with respect to the existing situation), however factors to be considered are:

1. Council's City Works have consistently held the view that the refurbishment of Coleman's Bridge, no matter how desirable this is from either a heritage or maintenance point of view, that unless additional river crossings are provided/augmented in this location in the very near future that there will be a positive adverse impact on traffic management and traffic flow to and through the area. This may well be seen as a positive likely impact by the RTA **not** providing a second crossing as per the original publicised options; however the RTA as applicant is quite adamant that the current DA is solely for the purpose of refurbishing an existing historical asset and preventing it from being eventually closed as an unsafe structure, and that future traffic issues are seen as extraneous and separate to this application.

Attempts to obtain written guarantees from RTA that there will follow action to install a second bridge "within a reasonable time" have not met with success.

Council's further exploration of seeking a **widening** of Coleman's Bridge (in conformity with a more recent commissioned report from Gennaoui Consulting Pty Ltd) have similarly not been supported by RTA. RTA now insist upon their DA being assessed and considered specifically for the preservation of and interests of the existing structure only, and state:

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*"The RTA notes Council's concerns about the management of the traffic network within Lismore. It is the RTA's view that this is predominantly a local traffic issue and that the bridge is not a controlling factor of traffic flow along this route. The work proposed by the RTA does not preclude future traffic management relief in the City".*

The possibility of application of adverse future traffic impacts and the terms of the current application of existing bridge refurbishment was referred to Council's Solicitor for comment who has advised:

"The application as lodged is based on the principle of heritage, and although Council's concerns regarding traffic impacts both current and expected in the area may be a matter of fact, the application for solely refurbishment of an existing heritage item should confine Council's consideration to heritage issues".

2. It is fully recognised that there will be some adverse impacts socially and economically during the approximate 8 week plus 4 weekends construction periods and these have been fully discussed in the SEE attached to the application.

They include:

- (i) There will be a recognised effect on business houses in the CBD and in Union and Bridge Streets, by the part closure and total closure of the bridge throughout the work programme.

For an 8 week period the single lane open will allow northbound traffic (ie Union Street to Bridge Street) but block southbound (emergency vehicles excepted).

For 4 weekends, from approx. 12 noon Saturdays to late Sunday evenings, the bridge will be totally closed (including pedestrian traffic).

During these times, traffic will be required to "go around", using alternative routes, eg by Terania, Wilson Streets and Elliott Road. The effect this may have on businesses is simply unavoidable, so it is in the best interests of everybody that the work proceeds smoothly and in the smallest time possible.

Alternate traffic arrangements will be advertised by RTA, and signs are proposed to be erected at relevant closure times.

- (ii) Social impact will be similar as regards access, particularly for the 4 weekend periods when no pedestrian traffic across the bridge will be available. As well there will be attendant noise, lights, and works/delivery vehicles which may have some affect on local businesses and residents.

The short-term adverse effects are more than offset by the long-term benefits – preservation of an historical item, preservation of access, and an assurance of continued long-term existence of the bridge.

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- (iii) Noise – Hours of Work – RTA state that 'louder construction activities' will be restricted to 8.00am to 3.00pm Monday to Friday, and 9.00am to 1.00pm Saturdays. However "there may be a need to undertake noisier works outside these hours to avoid the potential for project delays and extended bridge closures", and where this is necessary they will be done within accepted EPA standards, ie 7.00am to 6.00pm, Monday to Friday and 7.00am to 1.00pm Saturdays.

Noisy activities will be mitigated at night by restricting construction activities which would result in high noise levels to daytime hours. A number of other mitigation measures relating to air-driven tools, compressors, vibration and rollers are included in the proposal.

3. Impacts on water quality, flora and fauna, dust, archaeological and site works have each been adequately considered in the application, with relevant protection/mitigation measures to be effected where appropriate.

**79C(1)(c) The Suitability of the Site for the Development**

Not a factor in this case, being for refurbishment of an existing bridge in its existing location.

**79C(1)(d) Any Submissions made in Accordance with this Act or the Regulations**

Notifications not required in this instance under any Integrated designation. Referral (and subsequent approval) under Section 60 of the Heritage Act has been effected. Extensive stakeholder liaison has been carried out prior to DA lodgement by RTA and its Consultants, GHD. No submissions were received by Council as a result of the DA public notification process.

**79C(1)(e) The Public Interest**

The public interest will be well maintained by the preservation of this historic landmark bridge, and in the assurance of continuity of traffic links under the newly developed Conservation Management Plan.

**Author's Response to Comments from Other Staff**

With the exception of City Works, comments from other internal departments are routine, and relevant conditions are included in the recommended approval.

City Works have consistently throughout the preceding 3 year consultation period adhered to the necessity for amplification of the roadworks and bridging situation and DO NOT support just the refurbishment of Coleman's Bridge as the final solution. This may well be seen as a (future perceived) adverse result arising from approval of the present DA, and this aspect has been further discussed elsewhere in this report.

**Draft Conditions Referral**

As per Council's policy for developments in excess of \$1m the draft consent conditions have been referred to the applicant for comment. Some mutual modification has been effected, leaving only the applicant's objection to draft Condition No. 12, requiring lodgement of a bond (of \$30,000) and daily penalty rates, in the event that projected times of bridge closure are exceeded.

RTA do not want the condition. Council's City Works have included the condition as a safeguard to the effects an extended non-closure would have on local businesses (as well of course to the general traffic amenity), it is believed that some effective form of default penalty should be provided as an incentive to ensure performance within the stated time frames.

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It is considered that the condition should remain (or be replaced by some form of similar guarantee mechanism).

**Conclusion**

There are two distinct areas of opposing opinion with this application. On the one hand there could be no opposition to an application which seeks to improve and maintain an historical public asset.

However, and just as equally, and with public and community benefit in mind when taking longer term issues and impacts into account, the current proposal can be viewed as inadequate and unsatisfactory, and could be considered **for refusal** unless the community, through Council, can be given guarantees that in the short to medium term future the RTA will make a positive commitment to providing adequate bridge upgrading and amplification to this overall situation.

As this argument may be dubious legally in terms of the application lodged, and as any such refusal would require actioning at Ministerial level, from a planning perspective it is considered that there is greater merit in supporting an approval to the application at hand, and continue to press the RTA to move ahead with amplification of river crossings as an independent action.

Essentially, the bridge will remain as quite original in finished appearance. It is recommended the application be approved, subject to conditions as follows:

**Recommendation (Pla 18)**

**A** That Council SUPPORT approval of the application, subject to compliance with the following conditions:

1. In granting this development consent, Council requires:

- All alterations or additions to the existing structure be carried out in accordance with any amendment or modification outlined in these conditions

and be substantially in accordance with the stamped approved plan No. 5.1 and supporting documents submitted with the application. A copy of the approved plan is attached to this consent.

**Reason:** *To correctly describe what has been approved. (EPA Act Sec 79C)*

**ENVIRONMENTAL**

2. Works and activities undertaken must not create offensive noise. In this respect it will be necessary that the operations undertaken on-site and the use of machinery comply with the proposed noise mitigation measures outlined in Section 7.9.4 of the Statement of Environmental Effects. Detailed management procedures for the mitigation of noise and vibration in order to comply with the proposed mitigation measures must be submitted to Council for approval prior to work commencing.

**Reason:** *To protect the environment. (EPA Act Sec 79C(b))*

3. Works and activities undertaken must not pollute or contaminate Leicester Creek. In this respect it will be necessary that the operation comply with the mitigation measures outlined in Section 7.4.2 of the Statement of Environmental Effects. Detailed management procedures for water quality controls showing how the mitigation measures will be achieved must be submitted to Council for approval prior to work commencing.

**Reason:** *To protect the environment. (EPA Act Sec 79C(b))*



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4. Works and activities must not create air pollution or dust nuisance. In this respect it will be necessary that the operation comply with the mitigation measures outlined in Section 7.3.3 of the Statement of Environmental Effects. Detailed management procedures for air quality controls showing how these mitigation measures will be achieved must be submitted to Council for approval prior to work commencing.

*Reason: To protect the environment. (EPA Act Sec 79C(b))*

5. The applicant or developer shall prepare an environmental management plan for areas of environmental protection. The management plan shall address restoration works, weed control and maintenance, and mitigation strategies listed within Section 7.5.2 (Flora and Fauna) of the Statement of Environmental Effects prepared by GHD dated April 2001. The management plan shall be submitted to Council and approved prior to the commencement of works on-site.

*Reason: To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 79C(b)).*

6. Provision of adequate toilet and washroom facilities for the bridge-workers during the term of the construction works.

*Reason: To ensure provision of necessary facilities for workers.*

**WATER AND SEWER**

7. Relocation or replacement of the **sewer and water** pipes that traverse the bridge and bridge abutments is the responsibility of the proponent. Any relocation or replacement work shall be undertaken to the satisfaction of the Lismore City Council's Manager-Water and Sewerage. Any costs associated with these works shall be the responsibility of the proponent.

*Reason: To ensure adequate protection of utility services. (EPA Act Sec 79C(b))*

8. The proponent is responsible for ensuring that the existing **water and sewer** pipes are not damaged while performing the works. If the existing **water and sewer** pipes are damaged during the course of performing the works, the proponent will:

- notify Lismore City Council immediately when the breakage occurs, and
- repair the damage at no cost to Lismore City Council.

Any costs associated with these works shall be the responsibility of the proponent.

*Reason: To ensure adequate protection of utility services. (EPA Act Sec 79C(b))*

9. Full design plans of the proposed engineering works to satisfy condition(s) shall be submitted to Lismore City Council. Such plans must be approved by the Manager-Water and Sewerage before the issue of the Construction Certificate. Construction of these works will need to be completed before a Certificate of Compliance is issued by Lismore City Council under s.26 of the Water Supply Authorities Act 1987.

*Reason: To provide adequate services for the development (EPA Act Sec 79C(c))*

10. The proponent shall ensure that the same level of service is provided with regards to the supply of water within the existing reticulation system for the area as currently supplied by Lismore City Council.

*Reason: To ensure adequate services are provided (EPA Act Sec 79C(e)).*

11. The proponent shall ensure that the same level of service is provided with regards to the function of the rising sewer main servicing the sewer reticulation system as currently supplied by Lismore City Council.

*Reason: To ensure adequate services are provided (EPA Act Sec 79C(e)).*

**ENGINEERING**

12. Prior to the commencement of work the proponent shall provide Council with a bond to the amount of \$30,000. If the total period of closure of the bridge is in excess of 10 weeks one lane closure or 5 weekends total closure, a penalty of \$2,000 per additional day closed, shall be incurred, which may be deducted from the bond.

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### Upgrading of Coleman's Bridge

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*Reason: To ensure the works are undertaken in an appropriate time-frame.*

13. All works shall comply with the Occupational Health and Safety Act and a Traffic Control Plan prepared by an accredited person.

*Reason: To ensure public safety during construction.*

14. All loading and unloading, with the exception of pre-fabricated components, shall take place within the existing compound area, including the parking of construction and private vehicles associated with the development. All vehicles must enter and leave the compound area in a forward direction.

*Reason: To provide adequate off street parking space for the anticipated traffic that will be generated by the development. (EPA Act Sec 79C(a))*

15. The periods of closure together with advice on alternate travel routes shall be clearly sign-posted at the site, and advertised in the local newspaper and radio. A minimum of four (4) weeks notice shall be given advising the public of the expected closure.

*Reason: To provide adequate notice of proposed interruptions to traffic to the general public.*

16. The Doolan Decking on the approach spans to be bitumen coated, similar to that as applied to the current approach spans.

*Reason: To maintain visual appearance of current structure.*

17. The placement of suitable signage at each end of Coleman's Bridge advertising the availability of local businesses.

*Reason: To assist with alleviating impacts on loss of trade caused by the bridge closure/partial closure.*

18. All works and site occupation for "depot purposes" by the Roads and Traffic Authority of Crown Land being Lot 195, DP 755729, Bridge Street, North Lismore and adjacent to and between the ends of Colemans and Fawcetts Bridges, to cease and the site be vacated **within 6 months** of the completion of works in this application.

*Reason: To ensure removal of all works materials and occupation of this site.*

- B** That the application be referred to the applicant (RTA) for concurrence to consent conditions, as required by Section 116C of the EP & A Act.

- C** That, upon satisfactory concurrence with consent conditions by the applicant, the application be referred to the Director of Department of Urban Affairs and Planning for concurrence, as required by Section 36A of the North Coast Regional Environmental Plan, being a heritage item of State and Regional significance.

- D** That, upon any satisfactory concurrence of the Director (DUAP) being received, Council issue formal consent to the applicant.

- E** That Council grant delegated authority to the General Manager 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.

**Subject/File No:** KADINA PARK (P517)

**Prepared By:** Alex Wilford, Recreation Planner

**Reason:** To seek Council funding for the Kadina Park project.

**Objective:** To obtain an undertaking from Council to provide funds for the Kadina Park project.

**Management Plan Activity:** Community Services

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**Background:**

In November 2000, Council adopted a Plan of Management for Kadina Park that proposed to develop the park in a number of stages as a multi-purpose recreation area catering for people of all ages, particularly youth.

Development approval for the park was recently obtained and preliminary earthworks have commenced at the site. An EnviTE work for the dole crew is assisting with environmental works such as weed removal and control, tree planting and the establishment of a wildlife corridor.

In February this year, a funding application was lodged with the Commonwealth Department of Transport and Regional Services under their Regional Solutions Programme seeking assistance to develop Kadina Park. The application was prepared in conjunction with the Rotary Club of Goonellabah and submitted under their name.

The application sought a total of \$209,000 over two years and proposed that Council would contribute \$167,000 toward the project over the same period. A 2001/2002 budget submission to this effect was not successful and Council did not allocate any additional funds towards the project in the current budget. Only \$32,000 is available in reserves brought forward from last year.

The attached spreadsheet outlines the proposed funding for the project as per the Regional Solutions application. Council's proposed contribution is \$104,000 in 2001/2002 and \$63,000 in 2002/2003. As \$32,000 is available in reserves, the balance required for this year is \$72,000.

The Rotary Club of Goonellabah has been advised that an outcome on the funding application will be known by the end of September and initial indications are that the project is being viewed favourably. As with most funding programmes, the Regional Solutions Programme requires matching cash and/or in kind contributions from the applicant/s or other sources. Therefore, the success of the application may depend on whether Council's proposed contribution would be forthcoming. An undertaking from Council to this effect would certainly strengthen the prospect of the application being successful.

**Manager - Finance & Administration Comments**

I believe that there is no argument that the development of Kadina Park for the Goonellabah community is warranted. Council has recognised this by the adoption of the Kadina Park Plan of Management. I understand that the works listed in this report are in accordance with the Plan of Management and are consequently supported.

Approximately \$53,100 is available for our share of the project. Based on the submission to Regional Solutions, this leaves a shortfall in Council's contribution this year of \$50,900. As it stands, there is little capacity for Council to find \$50,900 in its budget to fund these works.

From my perspective, there are two options :-

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## Kadina Park

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- a) If the application for funding is successful and Council wants the development of Kadina Park to proceed, then we will need to eliminate or reduce budgets for other projects. A report on these options will need to be prepared and considered by Council.

In regards to the 2002/03 funding requirement of \$63,000, this will be given a 'high priority' during next years Management Plan.

It is important to note that Council total contribution of \$250,000 (cash & inkind) will be matched by contributions from other sources of \$383,000 (cash & inkind)

- b) Withdraw Council's support to the application at this time and only commit the funds currently held for works this year. As the value of the planned works reduce, so does the available funding from Section 94. The funds currently held would reduce to approximately \$45,000.

Future works would only proceed on the receipt of funding from other sources or specific budget allocation.

The issue of a lack of funding to implement initiatives which have Council support continues to frustrate all concerned. It is imperative from an organisational perspective that we address this as quickly as possible as it is not possible to deliver on many of these initiatives. The preparation of a Financial Plan and a commitment to it is an important step in dealing with this issue.

### **Public Consultations**

The Plan of Management for Kadina Park reflects the results of extensive community consultation undertaken in recent years. There is widespread community support for development of the park.

### **Other Group Comments**

Not required.

### **Author's Response to Comments from Other Staff**

As there is little capacity for Council to find the additional funds required within its current budget, the first option presented by the Manager Finance and Administration is supported.

### **Conclusion**

The prospect of the Regional Solutions funding application being successful will be greatly strengthened if Council's proposed contribution to the project is forthcoming.

If successful, the Regional Solutions funding will enable most of the project to be completed in two years, rather than being spread out over a much longer period. The community will benefit from being able to make use of the facilities sooner and Council's financial contribution will be greatly reduced.

It would certainly be a shame to miss out on the opportunity of attracting over \$200,000 from the Commonwealth Government for this much needed community facility.

### **Recommendation (COR36)**

- 1 That Council undertake to allocate funds for the Kadina Park project, as per the Regional Solutions funding application, if the application is successful.
- 2 If the application for funding is successful, a report be prepared on options for eliminating or reducing budgets for other projects to accommodate the Kadina Park project.

**Subject/File No:** DRAFT CATCHMENT MANAGEMENT PLAN  
(Northern Rivers Catchment Management Board)  
(HM:MG:S227)

**Prepared By:** Manager Planning Services – Helen Manning  
Manager Environmental Health – Matt Kelly  
Manager Lismore Water – Anu Atukorala

**Reason:** To relay Council's views to Board

**Objective:** To obtain Council support for Board's initiatives

**Management Plan Activity:** Strategic Planning

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**Background:**

The Northern Rivers Catchment Management Board (NRCMB) was established by the State Government in June, 2000. Membership of the Board is drawn from industry, conservation groups, government and the community. The Board's area of responsibility includes the catchments of the Tweed, Brunswick and Richmond Rivers. Cr. Diana Roberts is the Board's Chairperson.

The principal role of the NRCMB is to develop a draft Catchment Management Plan (CMP) for the Northern Rivers for submission to the Minister by October, 2001. The Plan is a strategic 'whole of government' approach to identifying and addressing critical natural resource management issues within the catchments over the next decade. It is intended to be advisory, rather than regulatory and is to be consistent with and promote the principles of Ecologically Sustainable Development and Total Catchment Management.

A copy of the draft Plan is in the attachment to this Business Paper.

The Plan is to be the 'business plan' for natural resource and environment management in the Northern Rivers catchment. It will indicate priorities for investment such as funding and other resources. Critical to the Plan's success will be the development of an investment strategy, to include costing of actions, financial implications and identification of the investment sources.

The purpose of this report is to advise Council of the actions allocated to Lismore City Council and to seek Council's support in principle (subject to provision of resources to undertake the work) for the draft Plan. It is understood that the Plan may be altered on the basis of submissions received before being submitted to the Minister; if the Minister endorses the Plan it will be exhibited for public comment before being finally adopted.

The five key natural resource management areas on which the Board has focussed are:

- Biodiversity
- Land Use Planning
- Water and Stream Management
- Acid Sulfate Soils Management
- Aboriginal Cultural Heritage

Each of these areas can be seen as first order objectives, which then include Catchment Targets, Management Targets, Strategies, Management Actions and allocated responsibilities. Local Government has been identified as having responsibilities for undertaking actions to achieve the nominated targets.

Catchment Target 1: An additional 50% of the area of priority and high-risk conservation value (HCV) ecosystems outside reserves or State Forests brought under active management by 2011.

Strategies to achieve this target are listed at pages 5, 6 and 7 of the Plan. Responsibilities are allocated to State Government agencies, the Board, Landcare and the community. Local Government is not mentioned specifically but some responsibilities may eventuate with community partnerships, for example.

Catchment Target 2: A landuse planning framework, which overcomes three principal sources of conflict between human settlement and sustainable use of rural resources, operational by 2010.

(The three principal sources of conflict are agricultural land; human settlement; small rural lots).

Management Targets are:

- 2.1 Permanently protect in agricultural reserves those large contiguous areas of land mapped as most important for current and/or future food, fibre and timber production, and rural employment by 2008.

The Board is to commission a mapping process, with assistance from relevant Government agencies and industry groups. Councils are nominated for participation, in particular for ensuring that local plans reflect and protect the identified agricultural lands. Important agricultural land is also to be identified in regional strategies.

Comment: It is appropriate that good agricultural land be identified on the above basis. Lismore Council can contribute the findings of the McLeans Ridges Horticultural Study, but has not undertaken any additional analysis of agricultural lands. The Rural Housing Strategy avoids good agricultural land. Outcomes of the Board's mapping process can be included in the Lismore LEP.

## **2.2 Human settlement limits defined by 2005**

The Board is to commission a consultation process with interested stakeholders. Councils are asked to participate in the identification and mapping of geographical limits to settlement by 2003, and to implement the findings in local planning.

Comment: This has been a requirement of the North Coast Regional Environmental Plan for some time. Lismore Council has adopted strategies which identify limits to growth for urban and village development, and for rural residential development. The Urban Development Strategy is to be reviewed within the time frame nominated. Existing information can be provided to the Board.

Should coastal development continue at the current rate additional demands for water supply may arise. On the advice of Rous Water, a site for a new dam (and its catchment) has been identified in Council's LEP, but development of this source may need to be initiated.

- 2.3 Reduce conflict-related impediments to sustainable use of rural resources by reversing the impacts of all targeted small rural lots by 2010.

Councils are required to: identify and map small rural lots that are the source of conflict; determine criteria that can be used to prioritise small rural lots for conflict resolution; prioritise small rural lots for conflict reductions; participate in the preparation of guidelines for conflict resolution; and approach owners and neighbours of targeted lots with customised 'win-win' solutions.

Comment: Small rural lots could be identified through Council's GIS, but the remainder of this goal would demand considerable staff time and could not be undertaken by Lismore Council without additional resources. It is considered that should this goal remain in the plan additional 'conflict' could be created with the aim of accessing funds for compensation or purchase of concessional lots.

Lismore's current planning controls over rural areas are designed to prevent continuation of the problem, which is a result of past concessional lot provisions. It is suggested that, rather than trying to fix the problems of the past, a more positive approach may be to ensure that such problems are not created in the future. The development of conflict management guidelines appropriate for rural areas may be a more appropriate target. However, the Northern Rivers Regional Strategy process also aims to produce conflict resolution guidelines on a regional basis and some duplication may be occurring.

It is considered that this Management Action should be deleted from the Plan on the ground that it is impractical. If it is to remain in the Plan then considerable additional resources will be required from the State Government.

Catchment Target 3: Environmental and hydrological stress indices in priority subcatchments lowered by 2011.

*3.1 Water sharing plans established in priority sub-catchments by 2006*

**Coopers Creek and Tuckean are within the Lismore LGA. This is a very positive initiative which interacts with the Water Management Plan and water reform package.**

**Councils are expected to participate in strategic education and community awareness programs commissioned by the Board. For Lismore this would be a continuation of current work.**

*3.2 A co-ordinated and integrated approach to water quality data collection, storage and reporting established and implemented by 2004*

**This is a positive initiative which has been progressively addressed for some years through agencies. Council is actively monitoring water quality as a component of the SOE report.**

3.3.1 Develop and implement a demand reduction program at a water utilities level which will promote use efficiency and minimise loss.

**And**

**3.3.2 Maintain and enhance support for the "Waterwise Program".**

Management actions recommended by the Board include universal water metering, implementation of 2-part water tariffs, leak detection etc.

Comment: Lismore Water has implemented all of these management actions. As such, establishing a benchmark as at 2001 may not be appropriate for councils such as Lismore.

- 3.4 *Best Management Practices (BMPs) to address water quality issues to be developed, promoted and adopted for key industries and local government by 2006.*

**Local Government is given a responsibility to ensure that it has environmental BMP/industry standard for its activities. Given local government responsibilities for gravel roads, on-site waste water disposal and stormwater, and the BMPs being the practices currently recommended by advisory agencies for the sustainable use and management of natural resources, this is a major demand on resourcing and a process of continual improvement. This is part of Council's Environmental Management System which was unfunded after the first year.**

**Resourcing through the whole of government investment strategy will be critical to Council's ultimate participation.**

- 3.5 *Streambanks rehabilitated and protected on targeted stream sections by 2006*

**Identification of priority sub-catchments is to be led by the Board and DLWC, with local government asked to 'engage the community' within the streams identified. Obtaining landholder commitment will be a major part of this process to ensure its long-term effectiveness.**

**Again, resourcing through the whole of government investment strategy will be critical to Council's ultimate participation.**

- 3.6 **All treated effluent discharged from municipal STP's to either:**

- a) **be of reuse standard by 2011**
- or
- b) **reuse 50% of all dry weather flow for non-potable purposes by 2011.**

*Comment:* It may not be appropriate to set a minimum reuse limit (of 50%). The percentage reused may have to be determined case by case. As an example, Tamworth City Council has recently received advice from the DLWC that the reuse scheme, which it proposes for its sewerage plant, will impact on the Murray-Darling Basin and the loss of the return effluent flow would effectively equate to diversion. This effectively means that reuse is not appropriate in that instance.

In addition, "return flow use in waterways" may require a very much higher standard of treatment, which is likely to be unaffordable by small rural communities unless further assistance is available via the Country Towns Water Supply and Sewerage Program. All indications are that this program is under-funded at this stage.

**Catchment Target 4: 50% reduction in acid outflow from targeted hotspots and specific problem sites by 2015.**

Within Lismore LGA the ASS 'hot spot' is Tuckean Swamp. Lismore has the standard ASS LEP/DCP in place and monitoring is the responsibility of the Broadwater Sugar Milling Co-operative.

Training for Council technical staff, recommended as a strategy in the Plan, is a positive initiative. The need for training has also been raised through the Richmond Floodplain Committee.



**Catchment Target 5: Site and non-site relationships to country significant to the Aboriginal community taken into account in all natural resource use decision-making by 2011.**

The separation of Aboriginal cultural relationships to country has been done only in an effort the way catchment management deals with Aboriginal issues

One of the advantages of this approach may be catchment management performance Aboriginal issues may be better monitored, assessed and evaluated.

**Manager - Finance & Administration Comments**

The development of a Catchment Management Plan is a concept which is worthy of Council's support.

In reviewing the draft, there are many Management Actions for which Council will have some responsibilities. Based on the general information given, it is not possible to quantify the cost to Council of meeting these requirements, but it would be fair to say that it would be a significant cost. Also, it would involve allocating resources in the Budget for strategic purposes that we currently do not, or to the extent identified, provide.

As such, it is suggested that the draft Catchment Management Plan be supported on the basis that it is acknowledged that Council is not likely to have the resources available to implement it's responsibilities and that the State/Federal Governments will need to contribute the significant portion of any resources required.

**Public Consultations**

Public consultation will be managed by the Board

**Other Group Comments**

Comments from relevant Groups/Sections of Council have been incorporated into the report.

**Author's Response to Comments from Other Staff**

Not required.

**Conclusion**

The Draft Catchment Management Plan is an attempt at strategic management of natural resource issues on the North Coast, and as such should receive 'in principle' support from Councils, subject to the provision of resources from the State Government to carry out the actions required.

At this stage the Plan does not include the investment strategy or priorities and further review by Council will be required once these elements have been completed. The investment strategy process will be critical not only to comprehensive evaluation of this Plan but to its implementation.

The draft Catchment Management Plan is one of four State Government initiatives which could have significant effects on Councils' resources and operations over the next decade, the other plans being the Regional Vegetation Management Plan, the Water Quality Management Plan, the Northern Rivers Regional Strategy and the 'PlanFirst' revision of the NSW planning process. The resourcing demands of these other initiatives are currently unknown. To date, co-ordination of the recommendations and effects of these plans appears to be lacking, but one of the aims of PlanFirst is to achieve such co-ordination.

**Resourcing through the whole of government investment strategy will be critical to Council's ultimate participation.**

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**Recommendation (Pla 17)**

That Council advise the Northern Rivers Catchment Management Board that it supports the draft Plan in principle, subject to:

1. review and/or deletion of management action 2.3 concerning the reversal of impacts of small rural lots, as outlined in the above report; and
2. the State Government providing the investment strategy and prioritisation document for further Council review; and
3. the State Government providing sufficient resources to carry out the actions required.

## LISMORE CITY COUNCIL - Meeting held September 11, 2001

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**Subject/File No:** TENDERS FOR THE PROVISION FOR LAND APPLICATION OF BIOSOLIDS - T21019

**Prepared By:** Contracts Engineer - Ravi Ariyasinghe

**Reason:** To inform Council of tenders received for the land application of bio solids

**Objective:** To obtain Council approval to award Tender

**Management Plan Activity:** Wastewater Services

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### **Background:**

Tenders have been called for the land application of biosolids from Council's South Lismore and East Lismore Sewage Treatment Plants.

Over the past few years, approximately 5,600m<sup>3</sup> and 1,800m<sup>3</sup> of biosolids have been accumulated at South Lismore and East Lismore Sewage Treatment Plants respectively. Further, it is estimated that approximately 1,200m<sup>3</sup> and 2,400m<sup>3</sup> of biosolids will be generated over the next 12 months at these two treatment plants. The present cost for disposal of biosolids to landfill is approximately \$48 /Tonne.

Lismore Water examined the possibility of beneficial reuse of biosolids and decided to call tenders for agricultural land application of biosolids anticipating cost savings. The land application of biosolids is a process that is stringently controlled by the NSW Environmental Protection Authority (EPA) and shall be carried out in accordance with the NSW EPA Environmental Guidelines: Use and Disposal of Biosolids Products 1997.

The Client Services Unit on behalf of Lismore Water prepared the tender documents.

Tenders were advertised in the Northern Star, the Courier Mail and the Sydney Morning Herald. Tender documents were issued to six companies and two tenders (from Arkwood Organic Recycling and LV Rawlinson & Associates) were received by the close of tender on 2.00pm, Tuesday 21 August 2001.

### **Tender Examination:**

The tender documentation comprised four items for which the tenderers' rates per cubic metre were required.

- i. Land application of biosolids already accumulated at South Lismore STP,
- ii. Land application of biosolids already accumulated biosolids at East Lismore STP,
- iii. Land application of biosolids which will be generated at South Lismore STP over the next 12 months; and
- iv. Land application of biosolids which will be generated at East Lismore STP over the next 12 months.

The rates submitted by Arkwood Organic Recycling for all four items were lower than the rates submitted by LV Rawlinson & Associates as shown in the Attachment A.

The estimated total value of each tender for land application of the estimated quantities of biosolids is given below:

<b>TENDERER</b>	<b>ESTIMATED TOTAL VALUE OF TENDER</b>
Arkwood Organic Recycling	\$ 218,500.00
LV Rawlinson & Associates	\$ 262,130.00

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The prices shown above are **inclusive** of GST.

The total budget estimate for undertaking these works is \$ 295,000.

An evaluation panel consisting of Ravi Ariyasinghe (Contracts Engineer), Anu Atukorala (Manager, Lismore Water) and Chris Allison (Contracts Officer) undertook the assessment of tenders.

The tender documentation (Clause B7) defined four areas by which each tender would be assessed: i Total Price ii Knowledge of Local Conditions iii Capability, Quality & Safety and iv Management. The tenderers were required to address each of these criteria in their tender.

Attachment A shows the weighted result for each criterion. The weighted assessment shows that the tender submitted by Arkwood Organic Recycling has provided a good value for this project.

**Referee Check:**

Arkwood Organic Recycling has been contracted for several projects of a similar nature by a number of Councils in NSW and South East Queensland. According to the officers at Midcoast Water, Dalby Town Council and Toowoomba City Council, the works have been performed to a very high standard and Arkwood Organic Recycling has a good understanding of legislative and environmental requirements.

**Lismore Water - Manager's Comments**

In May 1998 Council commissioned a "Biosolid Management study". The report recommended that disposal to landfill may be the most cost effective option given the large volume of low-grade sludge that had accumulated (particularly at the South Lismore Treatment works). It should be noted that at that time (in 1988) landfill charges were in the vicinity of \$ 27 /Tonne compared with the current charge of \$ 48/Tonne.

In accordance with the recommendations, the past practice has been to dispose of biosolids to landfill. This was an expensive option to pursue and the issue was revisited last year with a view of using biosolids as a resource and reducing costs.

The two viable options that were considered are detailed below:

**Option 1 – Remediation of mine sites in Drake**

Professor David McConchie of the Southern Cross University (SCU) has been conducting pilot studies into methods of remediating acid waste rock and tailings by incorporating biosolids and a by-product from the aluminium industry called Bauxsol at Mt. Carrington, Drake. (Refer to letter from professor David McConchie given in Attachment 2)

While the cost of application will be borne by the research team, the cost of transportation will have to be borne by Lismore Water. Given that Drake is more than 100km away, this cost is high and will be in the vicinity of \$ 45- 50 /Tonne. While this cost is comparable with disposal to landfill it is not financially viable as a long-term solution. Hence this option was not considered further.

However professor David McConchie has requested approximately 3 truckloads of biosolids (30 tonnes) to carry out field trials. In the spirit of cooperation, the significant benefit this region will gain from these trials and given that the cost is comparable with current disposal methods it is recommended that Council bear the cost of transportation (which is estimated at \$ 1500).

**Option 2 – Application to agricultural land**

In the Lismore area there is a number of relatively large dairy/ beef enterprises. Preliminary discussions indicated that farmers were interested in improving their pasture using the biosolids and were happy to temporarily restrict access to their herd (up to 90 days) to the area where biosolids would be applied. As detailed in the comments from Manager – Finance and Administration, this method of reuse would result in considerable savings to Council and concur with the recommendation to award the tender to Arkwood Organic Recycling.

**Manager - Finance & Administration Comments**

From a financial perspective, the option to simply dispose of the biosolids at landfill would cost approximately \$480,000 (GST exclusive) is far more expensive than compared to the land application option of \$199,000 (GST exclusive). The adoption of the land application option is clearly to Council's financial benefit.

**Public Consultations**

Not required.

**Other Group Comments**

Not required.

**Author's Response to Comments from Other Staff**

Not required.

**Conclusion**

The tenderer has performed similar work satisfactorily for a number of Councils in the past. The tenderer is considered to have abilities to be capable of completing the work satisfactorily. It is recommended that the land application of biosolids (biosolids already accumulated and for biosolids which will be generated over the next 12 months) from South Lismore and East Lismore Sewage Treatment Plants be awarded to Arkwood Organic Recycling at the rates submitted by Arkwood Organic Recycling.

**Recommendation – GM28**

1. The contract for the land application of biosolids (biosolids already accumulated and for biosolids which will be generated over the next 12 months) from South Lismore and East Lismore Sewage Treatment Plants be awarded to Arkwood Organic Recycling at the rates submitted by Arkwood Organic Recycling.
2. The Mayor and General Manager are authorised to execute the Contract on Council's behalf and attach the Common Seal of the Council.
3. In the spirit of cooperation and considering the significant benefit to the region, three truck loads of biosolids be provided to the Southern Cross University to carry out mine rehabilitation trials at Drake as requested by professor David McConchie.

## LISMORE CITY COUNCIL - Meeting held September 11, 2001

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**Subject/File No:** TENDERS FOR THE PROVISION FOR 225MM DIAMETER WATER MAIN REPLACEMENT, CASINO STREET, SOUTH LISMORE - T22001

**Prepared By:** Contracts Engineer - Ravi Ariyasinghe

**Reason:** To inform Council of tenders received for the replacement of 225mm diameter water main at Casino Street, Lismore

**Objective:** To obtain Council approval to award the Tender

**Management Plan Activity:** Water Supply Services - Strategic Plan Link 6.5, 6.4, 2.2

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### **Background:**

Tenders have been called for the 225mm diameter water main replacement in a section of Casino Street in Lismore as part of the 2001/02 water main replacement program.

This water main was identified as needing replacement because it was in poor service condition.

The Client Services Unit on behalf of Lismore Water prepared the tender documents

Tenders were advertised in the Northern Star, the Courier Mail and the Sydney Morning Herald. Tender documents were issued to eleven companies, with three tenders being received by the close of tender on 2.00pm, Tuesday 21 August 2001.

### **Tender Examination:**

The tenders received are summarised below:

<b>TENDERER</b>	<b>TENDER PRICE</b>	<b>ESTIMATED PRICE FOR RESTORATION AND RECONNECTIONS</b>
Camglade Pty Ltd	\$ 185,289.50	\$ 13,585.00
J&M Bashforth & Sons Pty Ltd	\$ 261,160.35	\$ 10,450.00
Tragal Pty Ltd	\$ 408,364.00	\$ 25,190.00

The prices shown above are **inclusive** of GST.

The tender price corresponds to the total amount inserted by the tenderers in the tender form and the schedule of prices. This amount does not include restoration of bitumen and concrete surfaces and reconnection of water meters. These items were listed as rate only items in the schedule of prices.

The estimated price for restoration and connections for each tenderer has been prepared using the respective rates provided by the tenderers.

The total budget estimate for undertaking these works was \$338,000 which included investigation, survey, design, tender documentation and construction supervision.

An evaluation panel consisting of Ravi Ariyasinghe (Contracts Engineer), Janaka Weeraratne (Asset Manager, Lismore Water) and Chris Allison (Contracts Officer) undertook the assessment of tenders.

**Tenders for Provision for Water Main Replacement – Casino Street, Lismore**

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The tender documentation (Clause B7) defined four areas by which each tender would be assessed:

- i Total Price
- ii Knowledge of Local Conditions
- iii Capability, Quality & Safety
- iv Management.

The tenderers were required to address each of these criteria in their tender. Attachment A shows the weighted result for each criterion. The weighted assessment shows that Camglade Pty Ltd's tender has provided good value for this project.

**Referee Check:**

Council has contracted Camglade Pty Ltd for several previous projects of a similar nature. The works under each contract have been performed to a high standard and Camglade Pty Ltd has a good knowledge of local conditions.

**Asset Manager - Lismore Water Comments**

Camglade Pty is the best-suited tenderer to undertake the works and the recommendation to award the tender to Camglade Pty Ltd is concurred with.

**Manager - Finance & Administration Comments**

A budget of \$338,000 has been provided in the 2001/02 Management Plan for these works. It would appear that based on the contract price plus estimated restoration and reconnection costs, there will be surplus funds available to reallocate to other mains replacement works.

**Public Consultations**

Not required.

**Other Group Comments**

Not required.

**Author's Response to Comments from Other Staff**

Not required.

**Conclusion**

The tenderer has performed similar work satisfactorily for private developers and Lismore City Council in the past. The tenderer is considered to have technical and managerial abilities to be capable of completing the work satisfactorily. It is recommended that the water main replacement at Casino Street be awarded to Camglade Pty Ltd for the amount of \$185,289.50 including GST (\$168,445.00 excluding GST) plus rate only item costs.

**Recommendation – GM26**

1. The contract for the water main replacement at Casino Street be awarded to Camglade Pty Ltd for the amount of \$185,289.50 including GST (\$168,445.00 excluding GST) plus rate only item costs.
2. The Mayor and General Manager are authorised to execute the Contract on Council's behalf and attach the Common Seal of the Council.

## LISMORE CITY COUNCIL - Meeting held September 11, 2001

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**Subject/File No:** TENDERS FOR THE PROVISION FOR 100MM AND 150MM DIAMETER WATER MAIN REPLACEMENTS, VARIOUS LOCATIONS, LISMORE - T22002

**Prepared By:** Contracts Engineer - Ravi Ariyasinghe

**Reason:** To inform Council of tenders received for the replacement of 100mm and 150mm diameter water mains at various locations, Lismore

**Objective:** To obtain Council approval to award the Tender

**Management Plan Activity:** Water Supply Services - Strategic Plan Link 6.5, 6.4, 6.2

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### **Background:**

Tenders have been called for the 100mm and 150mm diameter water main replacement in certain sections of Elizabeth Street, New Ballina Road, Shelley Avenue, Cambridge Drive, Keen Street and Elliot Road (Stage 1) in Lismore as part of the 2001/2002 water main replacement program.

These water mains were identified as needing replacement because they were in poor service condition.

The Client Services Unit on behalf of Lismore Water prepared the tender documents

Tenders were advertised in the Northern Star, the Courier Mail and the Sydney Morning Herald. Tender documents were issued to eleven companies, with three tenders were received by the close of tender on 2.00pm, Tuesday 21 August 2001.

### **Tender Examination:**

The tenders received are summarised below:

<b>TENDERER</b>	<b>TENDER PRICE</b>	<b>ESTIMATED PRICE FOR RESTORATION AND RECONNECTIONS</b>
Camglade Pty Ltd	\$ 221,041.70	\$ 21,912.00
J&M Bashforth & Sons Pty Ltd	\$ 294,787.90	\$ 44,748.00
Tragal Pty Ltd	\$ 549,417.00	\$ 181,500.00

The prices shown above are **inclusive** of GST.

The tender price corresponds to the total amount inserted by the tenderers in the tender form and the schedule of prices. This amount does not include restoration of bitumen and concrete surfaces and connection of water meters. These items were listed as rate only items in the schedule of prices.

The estimated price for restoration and connections for each tenderer has been prepared using the respective rates provided by the tenderers.

The total budget estimate for undertaking these works was \$323,900, which included investigation, survey, design, tender documentation and construction supervision.

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# **LISMORE CITY COUNCIL - Meeting held September 11, 2001**

## **Tenders for Provision for Water Main Replacement – Various Locations in Lismore**

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An evaluation panel consisting of Ravi Ariyasinghe (Contracts Engineer), Janaka Weeraratne (Asset Manager, Lismore Water) and Chris Allison (Contracts Officer) undertook the assessment of tenders.

The tender documentation (Clause B7) defined four areas by which each tender would be assessed: i Total Price ii Knowledge of Local Conditions iii Capability, Quality & Safety and iv Management. The tenderers were required to address each of these criteria in their tender.

Attachment A shows the weighted result for each criterion. The weighted assessment shows that Camglade Pty Ltd's tender has provided good value for this project.

### **Referee Check:**

Council has contracted Camglade Pty Ltd for several previous projects of a similar nature. The works under each contract have been performed to a high standard and Camglade Pty Ltd has a good knowledge of local conditions.

### **Lismore Water - Asset Manager's Comments**

Camglade Pty Ltd is the best-suited tenderer to undertake the works and the recommendation to award the tender to Camglade Pty Ltd is concurred with.

### **Manager – Finance & Administration Comments**

A budget of \$323,900 has been provided in the 2001/02 Management Plan for these works. It would appear that based on the contract price plus estimated restoration and reconnection costs, there will be surplus funds available to reallocate to other mains replacement works.

### **Public Consultations**

Not required.

### **Other Group Comments**

Not required.

### **Author's Response to Comments from Other Staff**

Not required.

### **Conclusion**

The tenderer has performed similar work satisfactorily for private developers and Lismore City Council in the past. The tenderer is considered to have technical and managerial abilities to be capable of completing the work satisfactorily. It is recommended that the water main replacement for Elizabeth Street, New Ballina Road, Shelley Avenue, Cambridge Drive, Keen Street and Elliot Road (Stage 1) be awarded to Camglade Pty Ltd for the amount of \$221,041.70 including GST (\$200,947.00 excluding GST) plus rate only item costs.

### **Recommendation – GM27**

- 1 The contract for the water main replacement for Elizabeth Street, New Ballina Road, Shelley Avenue, Cambridge Drive, Keen Street and Elliot Road (Stage 1) be awarded to Camglade Pty Ltd for the amount of \$221,041.70 including GST (\$200,947.00 excluding GST) plus rate only item costs.
- 2 The Mayor and General Manager are authorised to execute the Contract on Council's behalf and attach the Common Seal of the Council.

**Subject/File No:** COUNCIL COMMITTEES – CITIZEN MEMBERSHIP  
(GW/LM: S36)

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

**Reason:** Council requirement

**Objective:** To determine Council's committee membership

**Management Plan Activity:** -

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**Background:**

Council has resolved that its general citizen appointees to its committees will hold office for two years, although it is open for Council to vary or cease such appointments at any time it sees fit.

The appointment of councillors to committees has traditionally been for the term of the Council, although Council has no policy in this regard.

Council's committees are required to prepare a strategy plan for the ensuing twelve months and an annual report.

Having regard to the above, this report is presented for Council to formally "spill" its committees of its general citizen representatives where considered appropriate. This will be effective upon the appointment of replacement members following advertisements being placed for new members.

Existing members are eligible for re-appointment either via the advertising process or by direct appointment. At the same time the opportunity has been taken to present the strategy plans and annual reports to Council.

External organisations which have appointed a representative to a committee will be invited to review their appointments.

Council may also wish to consider its councillor membership and the need for the committees.

Council's statutory committees, i.e. Traffic Advisory, Occupational Health & Safety and Consultative Committees have not been included in this report.

**Performance Review Committee:**

*Councillor Membership:* Gates, Hampton, Roberts and Suffolk  
*Citizen Membership:* Nil  
*Strategy Plan/Annual Report:* The Committee regularly submits its Performance Report to Council. As such they have not been included in the attachments.

**Land Category Rate Appeals:**

*Councillor Membership:* Baxter, King and Crowther  
*Citizen Membership:* Nil  
*Strategy Plan/Annual Report:* The annual report is attached

**Aerodrome Advisory Panel:**

*Councillor Membership:* Baxter, King and Crowther  
*Citizen Membership:* 10  
*Strategy Plan/Annual Report:* The annual report is attached.

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# LISMORE CITY COUNCIL - Meeting held September 11, 2001

## Council Committees – Citizen Membership

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### **Civic Pride Advisory Panel:**

*Councillor Membership:* Gallen and Suffolk  
*Citizen Membership:* 8  
*Strategy Plan/Annual Report* The Strategic Plan is being prepared and should be considered by the Panel at its meeting to be held on September 10, 2001. The Annual Report is attached.

### **Lismore Art Gallery Advisory Panel:**

*Councillor Membership:* Tomlinson  
*Citizen Membership:* 7  
*Strategy Plan/Annual Report* These are attached.

### **Public Transport Advisory Panel:**

*Councillor Membership:* Hampton and Roberts  
*Citizen Membership:* 10  
*Strategy Plan/Annual Report* These are attached.

### **Wayiganna Aboriginal Advisory Committee:**

*Councillor Membership:* Gates  
*Citizen Membership:* 9  
*Strategy Plan/Annual Report* A strategic plan for the Committee was developed earlier this year and presented to Council. It has not been included in the attachments.

### **Lismore Tourism Advisory Panel:**

*Councillor Membership:* Baxter, King and Tomlinson  
*Citizen Membership:* 13  
*Strategy Plan/Annual Report* The Strategy Plan is attached.

### **Comments from Manager – Economic Development and Tourism**

*I recommend alternate arrangements for both the Lismore Economic Development Advisory Board (“LEDAB”) and the Tourism Advisory Panel (“TAP”).*

The current membership of the TAP is:

Ms Ros Derrett Chair  
Mr Maurice Gahan  
Ms Christine Grant  
Mr Rob Allan  
Mr Bob McKenzie  
Mr Bill Sheaffe  
Mr David Harris  
Ms Maree Walo  
Ms Heather Lickiss  
Mr Geoff Smith  
Ms Lisa Walker  
Cr Merv King  
Cr Reg Baxter  
Cr David Tomlinson

The servicing officer for TAP is Tourism Development Officer – Ms Lisa Murphy.

# LISMORE CITY COUNCIL - Meeting held September 11, 2001

## Council Committees – Citizen Membership

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### Lismore Economic Development Board:

*Councillor Membership:* Crowther – Alt. Gates

*Citizen Membership:* 14

*Strategy Plan/Annual Report* Strategy Plan and Annual Report are attached

This group has functioned extremely well since its inception. Its current membership is:

Mr Brian Henry (Re-elected Chair at the recent AGM)

Mr Andrew Hurford

Ms Tracey Mills

Ms Lis Terracini

Ms Ros Derrett

Mr Martin Butcher

\* Ms Kerrie Ellis

\* Ms Eleanor Cole

Cr John Crowther

Cr John Chant

\* **Note:** The recent attendance of these members has been very poor and their membership should not be continued.

In addition, Cr David Tomlinson and Mr Maurice Gahan have been attending LEDAB meetings as an interim arrangement following the merger of the Economic Development Unit and Lismore Tourism, earlier this year. Cr Tomlinson and Mr Gahan are members of the TAP and the objective of this interim arrangement is to facilitate a future merger of the two advisory groups.

Southern Cross University (“SCU”) and Lismore Unlimited (“LU”) have proposed the changes that are noted below, for their representation on LEDAB:

### Organisation Previous Rep New Representative

SCU	Isabel Perdriau	Andrew Dostine (VCs Executive Assistant)
LU	Bill Sheafe	Barry Robinson (President LU)

The following business people have also expressed interest in becoming members of LEDAB and have attended the most recent meeting:

<u>Name</u>	<u>Position</u>	<u>Organisation</u>
Mr Bernard O’Brien	Chief Executive Officer	Norco Limited
Ms Margot Sweeney	Chief Executive Officer	Summerland Credit Union
Mr Greg Beaver	General Manager	Permodrive Technologies Limited
Mr Simon Thomson	Editor and Proprietor	The Northern River Echo
Mr Simon Irwin	General Manager	APN and The Northern Star

Thanks go to Mr Bill Sheafe (Caddies), Mr Dave Arthur (SCU - Sports), Mr Greg Hough (formerly Northern Star), Kerrie Ellis (Aboriginal Community), Eleanor Cole (NSW Farmers), Mr Craig Kelly, Mr Lindsay Walker, Ms Isabel Perdriau, Mr Peter O’Connor and Ms Lois Kelly. These people have served as either members or servicing officers of LEDAB over the last two years.

Despite LEDAB now comprising a large group, the meetings always run efficiently, are productive and finish on time. The group has a strong and very effective Chair and broad membership representing Lismore’s economic base. The General Manager is a frequent attendee of LEDAB meetings and an enthusiastic supporter.

# LISMORE CITY COUNCIL - Meeting held September 11, 2001

## Council Committees – Citizen Membership

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The membership recommended below encompasses a diversity of sectors, ranging from education to finance, tourism and the arts, transport, manufacturing, media, long established firms such as Hurfords and a nascent and highly promising venture, such as Permodrive. It is a highly effective group.

The servicing officer for LEDAB is Manager- Economic Development and Tourism.

Given the potential for merger of LEDAB and TAP it is recommended that the membership of TAP be re-instated with a report to be brought to Council, in six months, with analysis and recommendations for the future arrangements.

### **Lismore District Sports Association:**

*Councillor Membership:* Baxter, Chant and Gallen  
*Citizen Membership:* 9  
*Strategy Plan/Annual Report* Not attached

### **Floodplain Management:**

*Councillor Membership:* Crowther, King and Swientek  
*Citizen Membership:* 11  
*Strategy Plan/Annual Report* Not attached

### **Library Strategy Committee:**

*Councillor Membership:* Baxter and King  
*Citizen Membership:* Nil  
*Strategy Plan/Annual Report* N/A

### ***Note from former Manager-Community Services, Anne Meagher:***

*The Committee has been in recess virtually for the life of this council but will be activated once Council has formally resolved to progress plans to develop the "Art in the Heart" project.*

### **Road Management Committee:**

*Councillor Membership:* Gates, Irwin, King, Roberts and Tomlinson  
*Citizen Membership:* 8  
*Strategy Plan/Annual Report* Not attached.

### **Lismore Masters Games Organising Committee:**

*Councillor Membership:* Hampton and Chant  
*Citizen Membership:* 12  
*Strategy Plan/Annual Report* Not attached.

*With the Masters Games commencing on September 14 it will perhaps meet twice more. A report on the Games will be presented to Council which will canvass the Committee's future.*

### **Koala Management Committee:**

*Councillor Membership:* Gates, Suffolk and Swientek  
*Citizen Membership:* 14  
*Strategy Plan/Annual Report* Not attached.

### ***Note from Environmental Projects Officer, Sandy Pimm:***

*The Annual General Meeting of the Koala Management Plan Steering Committee was scheduled for Wednesday, August 22, however Council resolved at its meeting of August 14 that "prior to any further consideration of the (draft) Management Plan, the owners of primary and secondary habitat be identified, notified and informed of Council's action".*

**Council Committees – Citizen Membership**

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*This resolution was interpreted to mean that no further meetings of the Committee should occur until this action has been completed. Thus all Committee members were notified of the cancellation of the proposed meeting.*

*On the matter of “spill-over” of present community members, I would suggest it is appropriate to declare all citizen positions vacant and re-advertise. This is for a number of reasons:*

- 1 A number of Committee members have resigned or find it difficult to attend and these members have not been replaced. These positions include two rural landholders and one urban landholder.*
- 2 The term of the Committee has been extended a number of times, and it is not unreasonable to assume a further 12 months to two years will be served, considering the time needed to adopt a draft plan, advertise, undertake consultation, consider submissions and report back to Council.*
- 3 Additional members may bring new ideas that could assist in resolving long-standing issues.*

**Lismore Urban Arterial Roads DCP No. 25:**

*Councillor Membership:* Baxter, Crowther and Swientek  
*Citizen Membership:* Nil  
*Strategy Plan/Annual Report* N/A

**Note from Manager-Planning Services, Helen Manning:**

This committee has not been operational for some years and should be abolished. The background is that in approximately 1993 Council resolved to prepare a development control plan which identified future “arterial road” links. The proposal apparently attracted significant community opposition and the council of the day decided to form a Steering Committee and pursue community consultation through street by street meetings with all affected residents. This form of consultation was unable to be resourced within the Planning & Development Group and there has been no action on the project for some years.

Recently, legal advice indicated that a local environmental plan would be required to identify and reserve future road linkages, rather than a development control plan, but there is insufficient environmental, social and demographic information currently available to justify rezonings. Community consultation procedure and the need for a steering committee should be reconsidered if the City Works Group wishes to re-activate this project by employing consultants or the Client Services Section to prepare an environmental report and LEP amendment.

**Clunes Wastewater Committee:**

*Councillor Membership:* Baxter, King and Tomlinson  
*Citizen Membership:* 14  
*Strategy Plan/Annual Report* The strategic plan is attached.

**Note from Anu Atukorala, Manager-Water & Wastewater**

*This committee has been functioning for more than a year. At its meeting held on July 23, 2001, it was resolved by the committee that “the CWC retains its current membership”. The committee members have over a period time acquired particular skills and it would be prudent to retain the existing membership.*

**Nimbin Water Supply Committee:**

*Councillor Membership:* Baxter, Hampton & Roberts  
*Citizen Membership:* 12  
*Strategy Plan/Annual Report* The strategic plan is attached.

# LISMORE CITY COUNCIL - Meeting held September 11, 2001

## Council Committees – Citizen Membership

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### ***Note from Anu Atukorala, Manager-Water & Wastewater***

*This committee was formed in November 2000. As in the previous case, committee members have acquired particular skills. Hence it is prudent that this membership is also retained. In addition, due to some resignations fresh applications were called in April 2001 and four new members were inducted in July 2001.*

### **Manager - Finance & Administration Comments**

Not requested.

### **Public Consultations**

The public will be invited to nominate for citizen membership.

### **Other Group Comments**

Not requested.

### **Author's Response to Comments from Other Staff**

N/A

### **Recommendation (COR35)**

- 1 Council call for expressions of interest from the general public to serve on the following committees for the next two years:
    - Aerodrome, Civic Pride, Art Gallery and Public Transport Advisory Panels;
    - Wayiganna Aboriginal Advisory Committee;
    - Lismore District Sports Association, Floodplain Management, Road Management and Koala Management Committees.
  - 2 The citizen membership of the following committees be retained:
    - Lismore Masters Games Organising Committee, Clunes Wastewater and Nimbin Water Supply Committees.
  - 3 The Urban Arterial Roads DCP No. 25 Committee be disbanded.
  - 4 The current Councillor membership of committees be retained for the remaining two years of this Council.
  - 5 That the following people be appointed to LEDAB:
    - Mr Brian Henry
    - Mr Andrew Hurford
    - Ms Tracey Mills
    - Ms Lis Terracini
    - Ms Ros Derrett
    - Mr Martin Butcher
    - Cr John Crowther
    - Cr John Chant
    - Mr Andrew Dostine
    - President of Lismore Unlimited – currently Mr Barry Robinson
    - Mr Maurice Gahan
    - Cr David Tomlinson
-

## LISMORE CITY COUNCIL - Meeting held September 11, 2001

### Council Committees – Citizen Membership

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- Mr Bernard O'Brien
  - Ms Margot Sweeney
  - Mr Greg Beaver
  - Mr Simon Thomson
  - Mr Simon Irwin
- 6 That the following people be re-appointed to TAP for a period of six months:
- Ms Ros Derrett
  - Mr Maurice Gahan
  - Ms Christine Grant
  - Mr Rob Allan
  - Mr Bob McKenzie
  - Mr Bill Sheaffe
  - Mr David Harris
  - Ms Maree Walo
  - Ms Heather Lickiss
  - Mr Geoff Smith
  - Ms Lisa Walker
  - Cr Merv King
  - Cr Reg Baxter
  - Cr David Tomlinson
- 7 That a detailed review of Tourism Industry Representation and the potential merger of LEDAB and TAP, be carried out and reported to Council by February 2002.



**MINUTES OF THE TRAFFIC ADVISORY COMMITTEE MEETING HELD AUGUST 22, 2001 AT 10.00 AM.**

**Present:** Mr Bill Moorhouse (*Chairperson*), Councillors Bob Gates, Ken Gallen and John Hampton, M/s Bronwyn Mitchell on behalf of Mr Thomas George, MP, Messrs Mike Baldwin (*Roads and Traffic Authority*), John Daley (*Lismore Unlimited*), Snr Const Brian Buckley (*Lismore Police*), and Bill MacDonald (*Traffic and Law Enforcement Co-Ordinator*).  
**Deputation:** Mr Graham Meineke (Aspect North) was present for Item No. 16.

**Apologies:** Apologies for non-attendance on behalf of Mr Thomas George, MP, Councillors John Chant and Mervyn King and Mrs Wendy Johnson (*Road Safety Officer*), were received and accepted and leave of absence granted.

**Minutes of Traffic Advisory Committee Meeting – July 18, 2001**

Members were advised that the Minutes of the meeting held on July 18, 2001 were adopted by Council at its meeting of August 14, 2001

**Disclosure of Interest:**

Councillor John Hampton declared an interest in Item No. 16 as he was a member of Rous Water which was also in discussion with Telstra in relation to a suitable site for the Call Centre. (P27379,S352)

**Correspondence:**

1. **FA Manita;** drawing attention to the need to improve safety at the intersection of Oliver Avenue and Ravenswood Drive, Goonellabah, by placing double white lines on Ravenswood Drive to ensure motorists remain on the correct side of the road. Members agreed that the above treatment would assist motorists when negotiating the intersection.  
**TAC104/01** **RECOMMENDED** that a double white centre line be painted on Ravenswood Drive up to Oliver Avenue. (01-10521:S352,R6585)
  
2. **Italo Australian Sports & Recreation Club Limited;** seeking the permanent closure of the gravel section at the end of Tweed Street, North Lismore, adjacent to the soccer field. The Committee raised no objection to the proposed closure which was basically only an access road to the rear of the Club. It was noted that residents within close proximity had also agreed with the proposal.  
**TAC105/01** **RECOMMENDED** that the proposed closure be advertised and if no objections were received, the road be closed. (01-10770:R6233)
  
3. **M Wawn;** seeking an upgrade of the intersection of Bangalow Road and Howards Grass Road, Lismore, similar to the Lagoon Grass Road intersection. It was pointed out that the recent upgrade of the intersection of Lagoon Grass Road was largely due to the fact that Lagoon Grass Road was to become part of the link road from Pineapple Road to Bangalow Road. The existence of a large box culvert under Bangalow Road at Howards Grass Road would make any upgrading of the intersection very expensive. Bearing in mind that the road only served a few properties, the cost of upgrading could not be justified at this stage.  
**TAC106/01** **RECOMMENDED** that the writer be advised accordingly. (01-10837:R4401,R4101)

4. **NSW Roads & Traffic Authority;** forwarding Technical Direction Nos. 2001/01, 2001/02 and 2001/04, being "Traffic and Transport Technical Directions and Manuals", "Regulatory Signs" and "Use of Traffic Calming Devices as Pedestrian Crossings" respectively.  
The contents of the Technical Directions were discussed and it was noted that the only facility that would need to be assessed would be the mid-block crossing on Woodlark Street. This assessment would be done in the near future.
- TAC107/01** **RECOMMENDED** that the above be noted. (01-11406,01-11408:S363)
5. **Bexhill Public School;** highlighting the need for the intersection of Bangalow Road and Withers Street, Bexhill, to be upgraded to provide turning lanes on Bangalow Road.  
An inspection of the site revealed that there was a need for the road shoulder on Bangalow Road, opposite Withers Street, to be widened to allow sufficient space for traffic travelling north to negotiate around motorists propped to turn right into Withers Street. M/s Mitchell advised that representations had been received for a Bus Zone to be created on Withers Street, in front of the School to cater for the small School bus. The times would only apply for 'before and after School hours' and Mr MacDonald undertook to discuss this need further with the School.
- TAC108/01** **RECOMMENDED** that the proposal be referred to Council's Design Services Section to investigate and prepare a plan and estimate for further consideration.
- TAC109/01** **FURTHER RECOMMENDED** that a Bus Zone be introduced on Withers Street; the exact location and times to be determined after further discussion with the School. (01-11733:R4101,R1106)
6. **B&D Coaches;** seeking an extension of its School bus service to include Cowlong Road, between Soward Close and Macadamia Magic.  
The Committee was advised that further discussions with the bus operator had confirmed that the bus could be turned around in a full forward movement at either entrance to the Macadamia Processing plant.
- TAC110/01** **RECOMMENDED** that approval be granted for the bus run extension as outlined. (01-11763:R4501)
7. **Thomas George, MP;** requesting the Committee consider Mrs I Battistuzzi's appeal for the installation of a disabled parking bay on Conway Street, in front of Conway Court, to cater for disabled/elderly persons accessing the Hearing Centre.  
An inspection had been carried out prior to the meeting when it had been noted that a disabled parking space already existed on the southern side of Conway Street, between Molesworth and Carrington Streets, and was wider than normal bays as required for disabled parking.  
It was pointed out that there were 29 disabled parking bays within the CBD and also that any motorist who displayed a disabled parking sticker was entitled to park in any time-limited area for at least double the time displayed on the signs. This offered ample opportunity to park vehicles and avoided the need to move within a short time.
- TAC111/01** **RECOMMENDED** that Mrs Battistuzzi be advised in accordance with the above and that she be provided with a Council plan which shows the location of all the disabled bays within the CBD. (01-11813:S352,R7307)

**Reports**

8. **Road Safety Officer;** Annual Progress Report – July 2000 – June 2001.
- TAC112/01** **RECOMMENDED** that the report be received and noted and Mrs Johnson be congratulated for her ongoing commitment to improving road safety. (S596)
-

**General Business**

9. **'No Standing' Zone – Nielson Street**

Mr Reece Thomson had requested consideration be given to extending the existing 'No Standing' zone on the eastern side of Nielson Street, between Bright and Music Streets.

An inspection of the site confirmed that parking within the above area would create a significant hazard for through traffic.

**TAC113/01** **RECOMMENDED** that a 'No Stopping' zone be introduced on the eastern side of Nielson Street, between Bright and Music Streets. (R7459)

10. **Intersection of Dawson / Leycester Streets – Proposed Roundabout**

Plans showing four (4) different options for a roundabout were tabled at the meeting. The layout most favoured was Option 4 which included the re-opening of the Leycester Street leg in front of the St Carthage's Cathedral and the closure of the section of Orion Street between Dawson and Leycester Streets. This was seen as the most functional option bearing in mind the large number of buses that used the intersection en-route to High Schools to the west.

It was suggested that a pedestrian refuge would need to be installed on Leycester Street, in front of the Cathedral, as part of the overall proposal.

**TAC114/01** **RECOMMENDED** that a copy of Option 4 which included the pedestrian refuge, be forwarded to the St Carthage's Parish for comment.

**TAC115/01** **FURTHER RECOMMENDED** that a more detailed design and costing be prepared and submitted to the RTA for approval with a request for funding. (R6017,R6042)

11. **Advertising Signs for Private Businesses**

It was noted that a request had been received for a structure to be erected at the corner of Dawson Street and Hampton Lane which would display a number of private businesses that were located at Hampton Lane. Mr Baldwin advised that such a structure would not be allowed adjacent to such an important road as Dawson Street (MR65). The Lismore Local Environment Plan 2000, Clause 24(5), listed a number of considerations when assessing a request for an advertising structure. This included the impact of the advertising sign on traffic safety in the area. There was also concern that should such a request be approved, then this would open the way for any other business in the CBD to make a similar request.

**TAC116/01** **RECOMMENDED** that the request be refused for the reasons set out above. (S344)

12. **Road Safety at No. 213 Magellan Street**

The Committee had been asked to consider present traffic conditions at the above location following Development Consent of a computer service business at the corner of Brewster and Magellan Streets.

An inspection of the area of concern was carried out. However, it was felt that the adjoining residents' concerns that vehicle speeds would increase and pedestrian safety would be compromised were unfounded. It was agreed that the area would be monitored once the development had been completed.

**TAC117/01** **RECOMMENDED** that the above be noted. (01-10316:D990221)

13. **Remarking of Bruxner Highway, South Lismore**  
A plan was tabled at the meeting which showed that it would be possible for two south-bound Highway lanes to continue past the Three Chain Road roundabout and merge into one lane before the Hardware House access road. Line-marking modifications would be required for the above to occur.
- TAC118/01 **RECOMMENDED** that line-marking and pavement marking alterations be carried out to allow for two south-bound lanes of traffic to proceed through the Three Chain Road roundabout towards Casino. (R4807)
14. **Traffic Management – Conway Street**  
The Committee was advised that investigations had been carried out into the possibility of providing a protected right-turn bay into the 'Farmer Charlies' Complex. It had been found that a significant amount of kerbside parking would need to be reverted back to parallel before such a facility could be installed. As parking was in high demand in the area, such a compromise was not considered warranted.
- Mr MacDonald advised that a centre line had recently been painted along Conway Street, between Dawson and Keen Streets, which had made a significant difference to vehicle travel paths that, in turn, had generally allowed sufficient space for through traffic to manoeuvre around motorists propped to turn right into the 'Farmer Charlies' complex.
- It was suggested that the current situation be monitored to ascertain if any further action was required at this stage.
- TAC119/01 **RECOMMENDED** in accordance with the above. (R7307)
15. **Pedestrian Facilities – Ballina Street (Keen Street Intersection)**  
It was noted that the Mayor had requested that this matter be referred back to the Committee for further discussion on possible improvements to the current facility. A Motion was also due to be presented to the next Council Meeting by Cr Irwin recommending that -
- 1) Council install pelican lights on Ballina Street to replace the pedestrian crossing.
  - 2) The General Manager write to the Minister for Roads advising him of:
    - a) the decision by the Traffic Advisory Committee not to replace the pedestrian crossing
    - b) the impact of this decision on residents, and in particular the students of Albert Park School
    - c) Council's intention to install pelican lights; and
    - d) a request for the State Government to fund this facility this financial year due to the danger that currently exists."
- Letters had also been received from Mr John Jessup (Lismore Access Committee) and Lismore Challenge Limited outlining concern for the unsafe nature of the current facility.
- It had generally been agreed that the previous marked pedestrian crossing was not a safe facility and in fact was the scene of many 'near misses' and several impacts between vehicles and pedestrians. This was confirmed by Mr Neil Pollard who owns the business adjacent to the facility.
- Mr Baldwin (RTA) pointed out that if a warrant for a marked pedestrian crossing could not be met, then there would be even less chance of meeting a warrant for pelican lights or some other type of pedestrian lights. Mr Baldwin undertook to investigate the legalities of training teachers as traffic controllers to stop traffic when their students needed to cross the road.

15. **Pedestrian Facilities – Ballina Street (Keen Street Intersection)** *(Cont'd)*  
It was suggested that Community Transport may be able to provide transport for the students when they needed to access the CBD for special events. M/s Colleen Thomas from Community Transport has confirmed that she would be prepared to discuss such a proposal with Albert Park School.  
In the longer term, it was suggested that Council's Design Services Section carry out investigations into installing a pedestrian underpass. However, it was pointed out that this structure would need to compete with the proposed underpass at Lismore Heights near Gallagher Drive.
- TAC120/01** **RECOMMENDED** in accordance with the above. (R6002)
16. **Proposed Call Centre – Aspect North**  
Mr Graham Meineke of Aspect North was present for this item and was invited to address the Committee in relation to the proposed Call Centre. There was general agreement that the proposed site was suitable for such a development. Mr Baldwin raised concern regarding inadequate sight distance for motorists turning right into the new access road.  
Mr Meineke undertook to address this issue prior to submission of any plans. There appeared to be no other obvious concerns relating to traffic issues.
- TAC121/01** **RECOMMENDED** that the above be noted. (01-12041:P27379,S352)
17. **Kadina Park Development**  
This issue was submitted to confirm previous discussions and agreement by the Committee that the construction of a roundabout would be the most appropriate facility for the intersection of Kadina Street/Pineview Drive and the Kadina Park access road.
- TAC122/01** **RECOMMENDED** that a roundabout be constructed at the above location as part of the proposed Kadina Park Development. (R6469,R6549,P517,D010273)
18. **Clarice Street – Parking Near Kemp Agencies**  
A nearby resident to Kemp Agencies had raised concern that staff and customers of Kemp Agencies were restricting available sight distance by sometimes parking close to the intersection of Clarice Street and Avondale Avenue as well as her driveway. An inspection of the location was carried out and it was noted that some off-street parking had been provided for the business. The issue was discussed with the owner at the time of the inspection and whilst it was agreed that the problem did not appear to be significant, he agreed to be mindful of the concerns. It was also suggested that 'No Stopping' signs be erected 6.0m back from the Avondale Avenue intersection, on both sides of Clarice Street, to reinforce legal parking requirements near intersections.
- TAC123/01** **RECOMMENDED** in accordance with the above. (R7417)
19. **Erection of Kangaroo Warning Signs – Nimbin Road**  
Cr Swientek had requested consideration be given to the installation of 'Kangaroo' warning signs on Nimbin Road near Coffee Camp as several kangaroos had been killed in the area in recent times.  
Mr Baldwin advised that where the prevalence of kangaroos is known to be a hazard to motorists, suitable warning signs can be erected. However, due to the infrequent nature of the hazard, signs should be kept to a minimum to ensure their maximum impact in areas of greatest need. Bearing this in mind, it was felt that warning signs may not be warranted at this stage but could be re-assessed should the problem persist.
- TAC124/01** **RECOMMENDED** in accordance with the above. (R2801)

20.

**Ballina Road Reconstruction**

A layout plan was submitted to the meeting which showed the proposed reconstruction of the section of Ballina Road, between Kadina and Holland Streets. The proposal included four (4) lanes of through traffic (two in each direction), and roundabouts at Pindari Crescent, James Road and Holland Street. The plan also included a protected right-turn bay for motorists entering Hillview Drive. Apart from this protected right-turn bay, full length centre medians of varying width would link each roundabout. A left-in, left-out service road had been provided for traffic entering/exiting Sunrise Crescent. The need for an underpass west of James Road had been identified some time ago and it was noted that this should be included as part of the overall proposal. Due to the length of the proposed reconstruction, it was obvious that there would be a need to stage the works.

**TAC125/01**

**RECOMMENDED** that the layout, as submitted, be agreed to in principal.

**TAC126/01**

**FURTHER RECOMMENDED** that the proposal be referred back to Council's Design Services Section for commencement of the preparation of more detailed plans and estimates and these be forwarded to the RTA for approval and funding.

(R6408)

This concluded the business and the meeting terminated at 11.45 am.

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**CHAIRPERSON**

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**TRAFFIC & LAW  
ENFORCEMENT CO-ORDINATOR**

**DOCUMENTS FOR SIGNING AND SEALING**

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:-

S88E Instrument – Restriction on Use of Land – Lot 33, DP 875064, 1566 Bangalow Road, Clunes  
Owner to maintain private water line from Council's water main to and within Lot 33.  
(01-12416: P25960)

**MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE CITY OF LISMORE HELD IN THE COUNCIL CHAMBER, GOONELLABAH ON TUESDAY, AUGUST 14, 2001 AT 6.00PM.**

- Present:** His Worship the Mayor, Councillor Gates; Councillors Baxter, Chant (from 6.08pm), Hampton, Irwin, King, Roberts, Suffolk, Swientek and Tomlinson, together with the General Manager; Group Managers- Corporate & Community Services, City Works, Planning & Development, Business & Enterprise; Manager- Economic Development & Tourism, Manager-Client Services, Manager-Finance & Administration, Manager-Communications & Public Relations, Waste Minimisation Officer, Manager-Planning Services, Manager-Waste Services, Contracts Officer and Administrative Services Manager.
- 147/01 **Apologies/ Leave of Absence:** Apologies for non-attendance on behalf of Councillors Gallen and Crowther were received and accepted and leave of absence granted.  
(Councillors Baxter/Swientek)
- 148/01 **Minutes:** The Minutes of the Ordinary Meeting held on July 10, 2001, were confirmed.  
(Councillors Irwin/Chant)
- 149/01 The Minutes of the Special Meeting held on July 31, 2001, were confirmed.  
(Councillors Baxter/Hampton)

**PUBLIC ACCESS SESSION:**

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

**Stephen Soul – Boundary Reform of NSW Councils**

(See Minute No. 154-155/01)

Mr Soul argued that local government had left it too late to discuss voluntary amalgamations, having achieved little in this regard. He considered that the State Government would provide future initiative in this regard. He favoured a valley approach achieved voluntarily.  
(S34)

**Graham Askey – Flood Management Plan**

(See Minute No. 156/01)

Mr Askey spoke in support of the Plan and subsequent changes to be made to Council's planning controls.  
(S107)

**CONDOLENCE:**

**Family of the Late Reg Wiffen**

The Mayor drew attention to the recent passing of Reg Wiffen, who served as an overseer on Gundurimba Shire and when Terania and Gundurimba Shires were amalgamated with Lismore City Council in 1977, Reg was then appointed as overseer for the area west of the Wilson River.

Melding the three workforces was a difficult task. Reg's honesty, sense of fair play and his experience when dealing with workmen was instrumental in making the amalgamation work in terms of the wages staff.



- Reg was a good family man and led a very productive life and his presence in Lismore will be missed.
- 150/01 The Mayor moved that Council's expressions of sympathy be conveyed to the family of Mr Wiffen and the motion was carried with members standing and observing the customary moment's silence.  
(S75)

**DISCLOSURE OF INTEREST:**

**S459**

Councillor Swientek declared an interest in Report "Miscellaneous S356 Community Donations".

Councillor Suffolk declared an interest in Documents for Signing and Sealing "Sale of land at 15 Westview Drive".

**NOTICE OF MOTIONS:**

**Headworks Charges – Crozier Oval**

(Copy attached)

- 151/01 Formal notice having been given by Councillor Baxter it was **RESOLVED** that Council waive the water and sewerage headworks charges applied to Crozier Oval.  
(Councillors Baxter/Swientek)  
**Voting Against:** Councillors Irwin, Roberts and Tomlinson.  
(01-11208: D97/309)

**Relocation of Library**

(Copy attached)

Formal notice having been given by Councillor Tomlinson it was **MOVED** that –

- 1 That Council move to immediately fast track the relocation of the Lismore Library from its current position to "B" Block on the Old Lismore High School site.
- 2 The necessary plans and submissions be prepared by the General Manager to take the proposed development through to a stage of attainment of the appropriate regulatory approvals.
- 3 Detailed estimates be prepared by the General Manager identifying all the costs of the development and that these estimates be reported back to Council in due course, prior to the calling of construction tenders.
- 4 The General Manager report to Council potential funding sources for the construction, including the sale of the existing Library facility and the allocation by Council to the Library Reserve Fund.
- 5 The costs involved in preparing a suitable design, the development application and estimates be met from the existing Library Reserve Fund.

(Councillors Tomlinson/Irwin)

AN AMENDMENT WAS **MOVED** that the report be received and –

- 1 That Council move to immediately fast track the relocation of the Lismore Library from its current position to "B" Block on the Old Lismore High School site.
- 2 The necessary plans and submissions be prepared by the General Manager to take the proposed development through to a stage of attainment of the appropriate regulatory approvals.
- 3 Detailed estimates be prepared by the General Manager identifying all the costs of the development and that these estimates be reported back to Council in due course, prior to the calling of construction tenders.

- 4 The General Manager report to Council potential funding sources for the construction, including the sale of the existing Library facility and the allocation by Council to the Library Reserve Fund.
- 5 The costs involved in preparing a suitable design, the development application and estimates be met from the existing Library Reserve Fund.
- 6 No action proceed on Items 1-5 inclusive until the Lismore Neighbourhood Centre vacates the building they now occupy to temporary accommodation to permit the Lismore Square expansion to commence within 6 weeks or longer, at Council's pleasure.
- 7 The architect, when preparing the specification for tenders, be directed to investigate the condition of steel beams, the structural integrity of B Block, if necessary, by removing panels and whether the existing roof needs replacement. These items then be incorporated in the specifications for costing if necessary.
- 8 Because of Council's current commitment to the levee bank and the baths rebuild, the project not proceed unless it can be funded by the sale of the Neighbourhood Centre and the \$100,000 from reserves used to service loan funds.

(Councillors Gates/Chant)

On submission to the meeting the AMENDMENT was APPROVED and became the MOTION.

**Voting Against:** Councillors Irwin, Roberts and Tomlinson.

152/01 **RESOLVED** that the report be received and -

- 1 That Council move to immediately fast track the relocation of the Lismore Library from its current position to "B" Block on the Old Lismore High School site.
- 2 The necessary plans and submissions be prepared by the General Manager to take the proposed development through to a stage of attainment of the appropriate regulatory approvals.
- 3 Detailed estimates be prepared by the General Manager identifying all the costs of the development and that these estimates be reported back to Council in due course, prior to the calling of construction tenders.
- 4 The General Manager report to Council potential funding sources for the construction, including the sale of the existing Library facility and the allocation by Council to the Library Reserve Fund.
- 5 The costs involved in preparing a suitable design, the development application and estimates be met from the existing Library Reserve Fund.
- 6 No action proceed on Items 1-5 inclusive until the Lismore Neighbourhood Centre vacates the building they now occupy to temporary accommodation to permit the Lismore Square expansion to commence within 6 weeks or longer, at Council's pleasure.
- 7 The architect, when preparing the specification for tenders, be directed to investigate the condition of steel beams, the structural integrity of B Block, if necessary, by removing panels and whether the existing roof needs replacement. These items then be incorporated in the specifications for costing if necessary.
- 8 Because of Council's current commitment to the levee bank and the baths rebuild, the project not proceed unless it can be funded by the sale of the Neighbourhood Centre and the \$100,000 from reserves used to service loan funds.

(Councillors Gates/Chant)

**Voting Against:** Councillors Irwin, Roberts and Tomlinson.

**Dissenting Vote:**

Councillor Irwin.

(01-11229: S692)

**SUSPENSION OF STANDING ORDERS:**

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153/01 **RESOLVED** that standing orders be suspended and Council now deal with the undermentioned matters:-

- **Boundary Reform of NSW Councils (Amalgamations)**
- **Draft Lismore Floodplain Risk Management Plan**  
(Councillors Baxter/King)

**Boundary Reform of NSW Councils (Amalgamations)**

(Copy attached)

A MOTION WAS MOVED that the report be received and -

- 1 That Council support the conduct of an objective review of local government boundaries and amalgamation options for those councils with which it shares a common boundary.
- 2 That the Council write to the Voluntary Structural Reform Group formally requesting that the Group consider facilitating such a review.
- 3 That the Mayor and General Manager pursue this matter at the next meeting of the VSRG and that the General Manager submit a further report to the Council following that meeting.

(Councillors Irwin/Tomlinson)

AN AMENDMENT WAS MOVED that the report be received and noted and the Mayor and General Manager, as members of the Voluntary Structural Reform Group monitor the situation and report to Council.

(Councillors King/Hampton)

On submission to the meeting the AMENDMENT was DEFEATED.

**Voting Against:** Councillors Irwin, Roberts, Tomlinson, Swientek, Chant and Gates.

154/01 **RESOLVED** that the report be received and –

- 1 That Council support the conduct of an objective review of local government boundaries and amalgamation options for those councils with which it shares a common boundary.
- 2 That the Council write to the Voluntary Structural Reform Group formally requesting that the Group consider facilitating such a review.
- 3 That the Mayor and General Manager pursue this matter at the next meeting of the VSRG and that the General Manager submit a further report to the Council following that meeting.

(Councillors Irwin/Tomlinson)

**Voting Against:** Councillors King, Baxter, Hampton and Suffolk.

155/01 **FURTHER RESOLVED** that Council approach the State and Federal Government seeking real financial incentives for amalgamations to occur.

(Councillors Swientek/Irwin)

**Voting Against:** Councillor King.

(S34)

**Draft Lismore Floodplain Risk Management Plan**

(Copy attached)

156/01 **RESOLVED** that the report be received and –

- 1 Council place the draft Floodplain Risk Management Plan on public exhibition for a period of two (2) months.
- 2 Council congratulate Mr B Blackford and Mr L Walker on the production of the Plan.

(Councillors Swientek/King) (S107)

**RESUMPTION OF STANDING ORDERS:**

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- 157/01     **RESOLVED** that standing orders be resumed.  
(Councillors Irwin/Suffolk)

**REPORTS:**

**Southern Cross University Access Road**

(Copy attached)

- 158/01     **RESOLVED** that the report be received and –
- 1     That Council continue to support the proposed construction of the public road, as outlined in the above report, between Kellas Street and Rifle Range Road.
  - 2     That Council agree to provide its financial contribution to Stage One works as outlined in the report.
  - 3     That Council fund its contribution of \$400,000.00 in two equal amounts of \$200,000.00 from Council road construction funds for the 2001/2 and 2002/3 financial years.
  - 4     The Group Manager-City Works negotiate with Southern Cross University to provide public access to Rifle Range Road in Stage 1 at no extra cost to Council.
  - 5     Council congratulate the General Manager, Manager-Client Services and City Works staff on the initiative taken to bring this matter to finalisation.

(Councillors Gates/Roberts)

**Voting Against:** Councillors Swientek.  
(S787)

**Gordon Blair Drive – Boundary Adjustment**

(Copy attached)

A MOTION WAS MOVED that the report be received and -

- 1     The General Manager be authorised to conclude negotiations and proceed with the boundary adjustments between Land Company Pty Ltd (a Consolidated Properties Group company) (Lot 631 in Deposited Plan 810600) land owned by Council being Gordon Blair Drive and Lot 630 in Deposited Plan 810600.
- 2     The General Manager be authorised to execute and apply the Common Seal of the Council to the memorandum of Agreement, memorandum of Transfer, Plan of Survey, Section 88(b) or other instruments as necessary to affect the boundary adjustment to provide enhanced areas for community facilities.
- 3     That there be no cost to Council for the additional land area.
- 4     That Council pay the legal and survey and the like costs associated with the boundary adjustment proposed.

(Councillors Swientek/Roberts)

AN AMENDMENT WAS MOVED that the report be received and –

- 1     The General Manager be authorised to conclude negotiations and proceed with the boundary adjustments between Land Company Pty Ltd (a Consolidated Properties Group company) (Lot 631 in Deposited Plan 810600) land owned by Council being Gordon Blair Drive and Lot 630 in Deposited Plan 810600.
- 2     The General Manager be authorised to execute and apply the Common Seal of the Council to the memorandum of Agreement, memorandum of Transfer, Plan of Survey, Section 88(b) or other instruments as necessary to affect the boundary adjustment to provide enhanced areas for community facilities.
- 3     That there be no cost to Council for the additional land area.
- 4     That Council pay the legal and survey and the like costs associated with the boundary adjustment proposed.

- 5 Prior to any boundary adjustment taking place, Council clarify who is responsible for the cost of constructing Gordon Blair Drive and intersections. If this is to be at Council's cost this be reported to Council.

(Councillors Gates/Suffolk)

On submission to the meeting the AMENDMENT was APPROVED and became the MOTION.

**Voting Against:** Councillors Roberts and Swientek.

159/01 **RESOLVED** that the report be received and –

- 1 The General Manager be authorised to conclude negotiations and proceed with the boundary adjustments between Land Company Pty Ltd (a Consolidated Properties Group company) (Lot 631 in Deposited Plan 810600) land owned by Council being Gordon Blair Drive and Lot 630 in Deposited Plan 810600.
- 2 The General Manager be authorised to execute and apply the Common Seal of the Council to the memorandum of Agreement, memorandum of Transfer, Plan of Survey, Section 88(b) or other instruments as necessary to affect the boundary adjustment to provide enhanced areas for community facilities.
- 3 That there be no cost to Council for the additional land area.
- 4 That Council pay the legal and survey and the like costs associated with the boundary adjustment proposed.
- 5 Prior to any boundary adjustment taking place, Council clarify who is responsible for the cost of constructing Gordon Blair Drive and intersections. If this is to be at Council's cost this be reported to Council.

(Councillors Gates/Suffolk) (P22522)

**Proposed Rezoning of old Lismore High School Site – Keen, Magellan and Dawson Streets**

(Copy attached)

160/01 **RESOLVED** that the report be received and Council –

- 1 Prepare an amending local environmental plan for the site known as the 'Old High School Site' bounded by Keen, Magellan and Dawson Streets, and Rural Lane, Lismore.
- 2 Exhibit the proposed draft LEP in accordance with the Best Practice Guideline published by the Department of Urban Affairs and Planning in January 1997 titled '*LEPs and Council Land – Guideline for Council using delegated powers to prepare LEPs involving land that is or was previously owned or controlled by Council*'.

(Councillors Swientek/Chant) (S710)

**Recycling Review**

(Copy attached)

A MOTION WAS MOVED

- 1 Councillors approve the survey form and covering letter, and adopt the recommendations contained in Murray Cullen's report 'Lismore City Council Recycling Survey – July 2001' to issue the form as recommended, to a representative sample of 533 residents.
- 2 Council congratulate staff and councilors involved in the survey preparation.

(Councillors Baxter/Irwin)

AN AMENDMENT WAS MOVED Council amend Option C within the survey to show the real cost without the tip vouchers.

(Councillor Swientek)

The amendment LAPSED for want of a seconder.

AN AMENDMENT WAS MOVED that Council defer consideration of the report to the next Council meeting.

(Councillors Swientek/Gates)

On submission to the meeting the AMENDMENT was DEFEATED.

**Voting Against:** Councillors Irwin, Roberts, Tomlinson, King, Chant and Baxter.

161/01 **RESOLVED** that the report be received and –

1 Councillors approve the survey form and covering letter, and adopt the recommendations contained in Murray Cullen's report 'Lismore City Council Recycling Survey – July 2001' to issue the form as recommended, to a representative sample of 533 residents.

2 Council congratulate staff and councilors involved in the survey preparation.

(Councillors Baxter/Irwin)

**Voting Against:** Councillors Swientek, Hampton, Suffolk and Gates.

(S763)

**Draft Koala Plan of Management**

(Copy attached)

162/01 **RESOLVED** that the report be received and –

1 That Council continue with the draft Koala Plan of Management.

2 That the Koala Management Plan Steering Committee seek to adopt a draft Koala Plan of Management.

3 That any redrafted plan be reported to Council at a future meeting.

4 Prior to any further consideration of the Management Plan, the owners of primary and secondary habitat be identified, notified and informed of Council's action.

5 Council put a proposition to the State Government that it will introduce a \$5 levy on all residential units if the State Government will match the levy on a two for one basis for a period to be determined. Funds raised to be used to compensate rural landowners affected by future possible rezoning to protect koalas.

(Councillors King/Hampton)

**Voting Against:** Councillors Irwin, Roberts and Swientek.

(S310)

**ADJOURNMENT:**

The meeting adjourned at 9.11pm and resumed at 9.24pm.

**Boundary Reform of NSW Councils (Amalgamations)**

(See Minute No. 154-155/01)

At this juncture Councillors Tomlinson and Irwin left the meeting.

**Tenders for Provision of Audit Services**

(Copy attached)

163/01 **RESOLVED** that the report be received and –

1 That the contract for the provision for audit services be awarded to Thomas Noble and Russell for a six year period commencing July 1, 2001 for the amount of \$31,000.00 per annum exclusive of GST, but subject to annual increases based on CPI rises.

2 That the Mayor and General Manager be authorised to execute the Contract on Council's behalf and attach the Common Seal of the Council.

(Councillors King/Chant) (T21017)

At this juncture Councillors Tomlinson and Irwin returned to the meeting.

**Tenders for Leasing Services**

(Copy attached)

- 164/01 **RESOLVED** that the report be received and –
- 1 That the contract for the provision for leasing services (computer hardware) be awarded to Equitech Finance Pty Ltd for a three (3) year period based on the rates as quoted.
  - 2 That the Mayor and General Manager be authorised to execute the Contract on Council's behalf and attach the Common Seal of the Council.
- (Councillors Hampton/Chant) (T21023)

**Tenders for Sprayed Bituminous Surfacing Works**

(Copy attached)

- 165/01 **RESOLVED** that the report be received and –
- 1 That Council adopt the following order of priority for the engagement of bitumen sealing contractors for major and minor works:
    - a) Boral Asphalt
    - b) Asphalt Aggregates Aust.
    - c) Pioneer Road Services
    - d) Roads & Traffic Authority
    - e) Dept of Main Roads QLD
    - f) CSR Emoleum
  - 2 The Mayor and General Manager be authorised to execute the Contract on Council's behalf and attach the Common Seal of the Council.
- (Councillors Hampton/Chant) (T21021)

**Tenders for the Provision of Operation of the Buy Back Centre at the Wyrallah Road Waste Facility**

(Copy attached)

- 166/01 **RESOLVED** that the report be received and –
- 1 The contract for the provision for the operation of the buy back centre be awarded to Hendersons Metal Recyclers for a three (3) year period with an option to extend the contract for two (2) one (1) year periods for the amount of \$64,750.00 per annum exclusive of GST, but subject to annual increases based on CPI rises
  - 2 The Mayor and General Manager be authorised to execute the Contract on Council's behalf and attach the Common Seal of the Council.
- (Councillors Swientek/King) (T21001)

**Amendments to DCP No. 36 - Outdoor Advertising Structures**

(Copy attached)

- 167/01 **RESOLVED** that the report be received and –
- 1 That Council adopt the draft amendment to Development Control Plan No 36 with such amendments as outlined in this report.
  - 2 That Council notify its decision in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000.
- (Councillors Roberts/Swientek) (S538)

**Draft Lismore Floodplain Risk Management Plan**

(See Minute No. 156/01)

**S356 Miscellaneous Donations**

(Copy attached)

**S459**

Councillor Swientek declared an interest in this matter and left the Chamber during discussion and voting thereon.

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A MOTION WAS MOVED that the report be received and –

1 That the 2001/2002 miscellaneous Section 356 donations be provided to the following fourteen (14) projects:-

1. Interchange	\$1,950
2. Eltham Sport & Recreation Committee Inc.	\$1,860
3. Deaf Community Association	\$2,200
4. Clunes Community Preschool	\$2,200
5. The Channon Trust (Youth Group Project)	\$2,200
6. Integrated Community Services	\$2,200
7. Lismore Community Toy Library	\$2,000
8. Lismore State of Emergency Service	\$2,200
9. YWCA	\$1,500
10. Richmond River Clay Target Club	\$2,200
11. Lismore Rural Fire Service	\$2,200
12. Lismore Folk Trust Inc.	\$2,000
13. Rotary Clubs of Lismore & Lismore Central	\$2,200
14. Challenge Ltd.	\$2,200

2 Council hold the remaining funds over to meet unexpected requests for community donations, to a maximum of \$200 each for the remainder of this financial year.

(Councillors King/Hampton)

AN AMENDMENT WAS MOVED that the report be received and –

1 That the 2001/2002 miscellaneous Section 356 donations be provided to the following fourteen (13) projects:-

1. Interchange	\$1,950
2. Eltham Sport & Recreation Committee Inc.	\$1,860
3. Deaf Community Association	\$2,200
4. Clunes Community Preschool	\$2,200
5. The Channon Trust (Youth Group Project)	\$2,200
6. Integrated Community Services	\$2,200
7. Lismore Community Toy Library	\$2,000
8. Lismore State of Emergency Service	\$2,200
9. YWCA	\$1,500
10. Richmond River Clay Target Club	\$2,200
11. Lismore Rural Fire Service	\$2,200
12. Lismore Folk Trust Inc.	\$2,000
13. Rotary Clubs of Lismore & Lismore Central	\$2,200

2 That the following three (3) projects each be allocated \$1,197:

Kurachee Aboriginal Co-operative  
Ausdance NSW – Northern Rivers Dance Action  
Lismore Challenge Ltd

(Councillors Irwin/Tomlinson)

On submission to the meeting the AMENDMENT was DEFEATED.

**Voting Against:** Councillors King, Chant, Baxter, Hampton, Suffolk and Gates.

168/01 **RESOLVED** that the report be received and –

1 That the 2001/2002 miscellaneous Section 356 donations be provided to the following fourteen (14) projects:-

1. Interchange	\$1,950
2. Eltham Sport & Recreation Committee Inc.	\$1,860
3. Deaf Community Association	\$2,200
4. Clunes Community Preschool	\$2,200
5. The Channon Trust (Youth Group Project)	\$2,200
6. Integrated Community Services	\$2,200
7. Lismore Community Toy Library	\$2,000

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- |     |   |         |
|-----|---|---------|
| 8.  | Lismore State of Emergency Service        | \$2,200 |
| 9.  | YWCA                                      | \$1,500 |
| 10. | Richmond River Clay Target Club           | \$2,200 |
| 11. | Lismore Rural Fire Service                | \$2,200 |
| 12. | Lismore Folk Trust Inc.                   | \$2,000 |
| 13. | Rotary Clubs of Lismore & Lismore Central | \$2,200 |
| 14. | Challenge Ltd.                            | \$2,200 |
- 2 Council hold the remaining funds over to meet unexpected requests for community donations, to a maximum of \$200 each for the remainder of this financial year.  
(Councillors King/Hampton) (S164)

**Laurie Allan Centre Rental Incomes**

(Copy attached)

- 169/01 **RESOLVED** that the report be received and –
- 1 That the weekly rental paid by the Westpac Life Saver Rescue Helicopter for the 2001/2002 period be set at \$50.00 per week.
  - 2 That the rental paid by the Senior Citizens Club be set at \$50.00 per week for the 2001/2002 period.
  - 3 The funding of the rental charge reduction be funded from the working fund surplus.
- (Councillors Baxter/Chant)  
**Voting Against:** Councillors Irwin, Roberts, Tomlinson and Gates.  
(P15856)

**Councillors' Expenses and Facilities Policy**

(Copy attached)

- 170/01 **RESOLVED** that the report be received and the amendments to the Councillors' Expenses and Facilities Policy, as publicly exhibited, be adopted.  
(Councillors Swientek/Hampton) (S9)

**2001 Annual Local Government Association Conference**

(Copy attached)

- 171/01 **RESOLVED** that the report be received and –
- 1 That the Mayor and Councillors Swientek and Baxter attend the conference as voting delegates.
  - 2 That Council submit the following motions to the Conference:  
*"That the LGA express deep concern at the continued erosion of the level of State Government library subsidy provided to NSW local councils and seek an assurance from the NSW State Government that the amount of subsidy is restored to at least the national average."*  
**Note:** See attached statistical survey information for 1996/97, which indicates the NSW State Government expenditure per head of population is \$2.76 compared to the national average of \$5.38. Information available suggests that there is still a wide discrepancy in the level of subsidy today.  
(Councillors King/Baxter) (S569)

**June 2001 Quarterly Budget Review Statement**

(Copy attached)

- 172/01 **RESOLVED** that the report be received and –
- 1 Council adopt the June 2001 Budget Review Statement for General, Water and Sewerage Funds.
  - 2 This information be submitted to Council's Auditor.
  - 3 Council congratulate Budget Managers for working within limitations.  
(Councillors Roberts/Hampton) (S755)

**Management Plan for Quarter ended 30/6/01**

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- 173/01 (Copy attached)  
**RESOLVED** that the report be received and content noted and further staff be commended on their performance during the period.  
(Councillors Roberts/King) (S4)

**Investment Policy**

(Copy attached)

A MOTION WAS MOVED that the report be received and Council adopt the attached Investment Policy subject to the maximum weighting as a percentage of Total Investment Portfolio for Balanced Funds being 0-25.

(Councillors Tomlinson/Roberts)

On submission to the meeting the MOTION was DEFEATED.

**Voting Against:** Councillors Irwin, Swientek, Chant, Hampton, Suffolk and Gates.

- 174/01 **RESOLVED** that the report be received and Council adopt the attached Investment Policy No. 1.5.4.  
(Councillors Swientek/Hampton)  
**Voting Against:** Councillors Roberts and Tomlinson.  
(S9)

**COMMITTEE RECOMMENDATIONS**

**Traffic Advisory Committee 18/7/01**

(Copy attached)

- 175/01 **RESOLVED** that the minutes be received and the recommendations contained therein be adopted.  
(Councillors Roberts/King) (S352)

**DOCUMENTS FOR SIGNING AND SEALING:**

**S459**

Councillor Suffolk declared an interest in the matter "*Property 15 Westview Drive – Council to Suffolk*" and left the Chamber during discussion and voting thereon.

- 176/01 **RESOLVED** that the following documents be executed under the Common Seal of Council:-

**Kerbside Dining Licence Agreement – Cappuccino's Coffee Lounge (Perdicaris Endres Partnership) and Council**

The licence agreement has been set up to enable Lismore food servicing facilities to utilise outdoor kerbside areas for dining spaces under Policy No. 5.2.24. Each individual user is required to enter into a separate licence agreement with Council.  
(P6908)

**Kerbside Dining Licence Agreement – Caddies Coffee Company Pty Ltd**

The licence agreement has been set up to enable Lismore food servicing facilities to utilise outdoor kerbside areas for dining spaces under Policy No. 5.2.24. Each individual user is required to enter into a separate licence agreement with Council.  
(P6309)

**Memorandum of Understanding - Voluntary Structural Reform Committee**

That Ballina, Byron, Kyogle, Lismore City, Richmond Valley and Tweed Shire Councils desire to establish a relationship reflecting a co-operative approach to the potential for making gains in productivity, efficiency and service delivery through the research, investigation, consultation and, where agreed, implementation of any one or more of the following option:

- Boundary adjustments to address any anomalies
- Resource sharing of a substantive nature
- Corporatisation of service delivery areas

In line with Voluntary Structural Reform principles identified by the Local Government and Shires Association of NSW.

This memorandum has been signed by all Councils referred to above, leaving Lismore City Council to complete and return. (S34)

**Property 15 Westview Drive – Council to Suffolk**

Council recently resolved to sell three properties which were considered surplus to its requirements. These properties were auctioned on Saturday, August 11, 2001.

The auction and subsequent negotiations were conducted by the selling agent and Lindsay Walker on behalf of Lismore City Council.

Following Council accepting a negotiated post auction sale it came to Council's attention that the purchaser was Councillor Suffolk's son.

Notwithstanding that the sale of the subject lot was conducted in an open and arms length manner it is considered that in the interest of probity the sale should be endorsed by Council.

That Council authorise the General Manager or his delegate to conclude the sale of Lot 23 in D.P. 829442, being land at 15 Westview Drive, Goonellabah at the negotiated price of \$23,000.00.

The General Manager and Mayor be authorised to sign and apply the Common Seal of the Council to the contract of sale and property transfers as necessary. (P23555)  
(Councillors Irwin/Chant)

At this juncture Councillor Suffolk returned to the meeting.

**RESCISSION MOTIONS:**

The Group Manager-Corporate & Community Services advised Council that he had been handed a Notice of Rescission Motion signed by Councillors Irwin, Roberts and Tomlinson with respect to the resolution on the **Old Lismore High School Site** with regard to the Lismore Neighbourhood Centre (Min. No. 152/01).

The Group Manager-Corporate & Community Services advised Council that this Rescission Motion would be considered at the next ordinary meeting of Council and that in the interim the Council resolution referred to in the rescission motion could not be carried into effect until the rescission motion had been dealt with.  
(01-11229: S692)

The Group Manager-Corporate & Community Services advised Council that he had been handed a Notice of Rescission Motion signed by Councillors Swientek, Hampton and Suffolk with respect to the resolution **Waste Minimisation Recycling Review** (Min. Nos. 99/01 and 161/01).

The Group Manager-Corporate & Community Services advised Council that this Rescission Motion would be considered at the next ordinary meeting of Council and that in the interim the Council resolution referred to in the rescission motion could not be carried into effect until the rescission motion had been dealt with.  
(S763)

This concluded the business and the meeting terminated at 10.31 pm.

**CONFIRMED** this 11TH day of SEPTEMBER, 2001 at which meeting the signature herein was subscribed.

\_\_\_\_\_  
**MAYOR**



