

# COUNCIL Business Paper



DECEMBER 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, DECEMBER 11, 2001, at 6.00pm and members of Council are requested to attend.**

(Michael Bismire)  
**ACTING GENERAL MANAGER**

December 4, 2001

# **COUNCIL BUSINESS AGENDA**

December 11, 2001

## **PUBLIC ACCESS SESSION:**

**PAGE NO.**

M/s Louise Barry re Herb Festival Report

6-8

Ms Pauline McDonald re Item 10 Traffic Committee

75

## **PUBLIC QUESTION TIME:**

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

## **APOLOGIES AND LEAVE OF ABSENCE**

**CONFIRMATION OF MINUTES** – Ordinary meeting 13/11/01

## **CONDOLENCES**

## **DISCLOSURE OF INTEREST**

## **MAYORAL MINUTES**

1

## **NOTICES OF RESCISSION**

2-3

## **NOTICES OF MOTION**

4-5

## **SUSPENSION OF STANDING ORDERS**

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

## **REPORTS**

6-72

## **COMMITTEE RECOMMENDATIONS**

73-78

## **DOCUMENTS FOR SIGNING AND SEALING**

## **QUESTIONS WITHOUT NOTICE**

## **CONFIDENTIAL MATTERS - COMMITTEE OF THE WHOLE**

# INDEX

<b>REPORTS:</b>	<b><u>PAGE NO.</u></b>
Northern Rivers Herb Festival 2001 – Event Outcomes and Market Research Documents	6-8
Lismore Rainbow Region Masters Games September 2001 – Final Report	9-10
Memorial Baths Redevelopment	11-13
Sportsgrounds - Draft Plan of Management	14-18
Lismore Floodplain Risk Management Plan	19-26
Incentives for Investment - Section 64 Discounting and Car Parking	27-30
Skyline Road Realignment and Sealing	31-32
Crime in Goonellabah – Crime Prevention	33-37
City Safe Programme	38-42
On-Site Sewage Management Strategy Review	43-44
Proposed Motel Development and Subdivision Boundary Adjustments Nos. 89-103 Ballina Street, 6 & 14 Hayward Street and 46 Parkes Street, Girards Hill	45-46
Special Business Rate Variation Levy – Evaluation for the Year Ended June 30, 2001	47
Landscape Master Plan – Lismore Rainforest Botanic Gardens	48-49
Lismore Regional Art Gallery – Deductible Gift Recipient	50-51
Community Representatives on Council Committees	52-56
September Management Plan Preview	57-62
Lismore Memorial Gardens 2000 – 2002 Business Plan Progress Report	63-64
Airport Funding for Financial Year 2001	65-68
Strategic Planning for Rous County Council	69-72
<b><u>Committee Recommendations:</u></b>	
Traffic Advisory Committee 14/11/01	73-78
<b><u>Documents for Signing and Sealing:</u></b>	
<b><u>Questions Without Notice:</u></b>	
<b><u>CONFIDENTIAL MATTERS - Committee of the Whole:</u></b>	

**MAYORAL MINUTE**

**Subject/File No:** Strategic Planning for Rous County Council

(IRG:LC:S304)

---

The General Manager has already sent a copy of Craig Kelly's report presented to Council as a confidential report at its meeting of 9<sup>th</sup> of October titled "Strategic Planning for Rous County Council".

Although he has technically not breached the motion that was passed by Council I am of the opinion his action should have been deferred given that Rous Water has held a workshop, sought their own legal opinion, which differs from Council, and agreed to enlist the assistance of the Director General of the Department of Local Government in finding a mutually acceptable outcome to this wholly unsatisfactory episode. Also the General Manager was aware Craig Kelly would be reporting to Council 11<sup>th</sup> December.

What is most disturbing to me is the General Manager distributed a copy of a letter addressed to me from the Chairman of Rous Water, without discussing the issue with myself. I gave the General Manager a copy of the letter to appraise him of Rous Water's action. I understand Craig Kelly has arranged for a copy of this letter to form part of the attachments to this business paper, as he is also reporting on this matter. I do not have any objection to this provided it is confidential.

Had the General Manager discussed distribution of this letter with me, maybe I may have been able to persuade him from distributing the report and avoided damaging our relationship with Rous Water.

**Recommendation**

Council take no further action on this matter.

**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 Lismore City Council rescind Resolution 238/01.

238/01     **RESOLVED** that the report be received and –

1. That a Council workshop be held to further discuss the issues associated with Lismore Lake so that an informed decision can be made on its future.
2. That representatives of the Wilsons River Landcare Group, the Lismore Civic Pride Committee, Power Boat and Jet Ski Clubs, Council's Environmental Health Unit and other relevant stakeholders, including the broader community, be invited to attend the workshop to express and discuss their views, preferences and suggestions for the future of the Lake.
3. If necessary, the current Lismore Lake Plan of Management be amended (ie, a new Draft Plan be prepared) to reflect the outcomes of the workshop.  
(Councillors Irwin/Roberts)

**Voting Against:** Councillors King, Gates, Chant, Hampton and Suffolk.     (P27012)

**COUNCILLOR**     VLJ Chant

**COUNCILLOR**     B R Suffolk

**COUNCILLOR**     J R Hampton

**DATE**             November 13, 2001

**STAFF COMMENT BY:**

**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 Lismore City Council rescind the motion regarding the Hockey Association of November 13, 2001.**

235/01 **RESOLVED** that –

1. *In view of the significant contribution the Hockey Association has made and is making to the Lismore community, Council pay the \$64 contribution for its clubhouse from its general fund in next year's budget.*
2. *That Council explore ways that it can support funding of the replacement artificial surface in next year's budget.*
3. *That a report be provided to Council on the condition of the earth at Hepburn Park and actions Council intends to take to improve it.*
4. *That a report be provided to Council on the condition of the current sewerage system at Hepburn Park and the costs of maintaining it in the current condition.*

*(Councillors Irwin/Roberts)*  
**Voting Against:** Councillor Hampton. *(01-15107,S744,D00/736)*

**COUNCILLOR** F F Swientek

**COUNCILLOR** J R Hampton

**COUNCILLOR** B R Suffolk

**DATE** November 13, 2001

**STAFF COMMENT BY:**

**NOTICE OF MOTION**

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

**That Council continue with the existing Plan of Management for the South Lismore Lake.**

**COUNCILLOR** BR Suffolk

**DATE** November 20, 2001

**NOTICE OF MOTION**

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

1. That in view of the significant contribution the Hockey Association has made and is making to the Lismore community, the Water & Sewerage Funds waive the Section 64 contributions for its clubhouse, subject to legal advice.
2. A further report be submitted to Council exploring the feasibility of advancing a loan to the Hockey Association from Council's reserve funds at similar interest rates that Council receives from its investments for the replacement of the artificial surface.
3. That a report be provided to Council on the condition of the earth at Hepburn Park and actions Council intends to take to improve it.
4. That a report be provided to Council on the condition of the current sewerage system at Hepburn Park and the costs of maintaining it in the current condition.

**COUNCILLOR** F F Swientek

**DATE** November 28, 2001

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

---

**Subject/File No:** Northern Rivers Herb Festival 2001 – Event Outcomes and Market Research Documents

**Prepared By:** Events Co-ordinator – John Bancroft  
JB:LC:S704

**Reason:** Receipt of Market Research documents.

**Objective:** Inform Council.

**Management Plan Activity:** 2.1

---

### **Background:**

The inaugural Herb Festival was held August 11 –19 this year, with Council committing both its financial (\$12,500 via report to Council March 2001) and in-kind efforts to its operation. Attached is the Herb Festival Survey/Market Research Documents as commissioned by Council and forwarded to the key stakeholders they being:

- Lismore Unlimited
- Department of State & Regional Development
- Department of Employment, Workplace Relations and Small Business
- Media Sponsors and Others.

Event Promoter, Lismore Unlimited, has commenced its work on the 2<sup>nd</sup> Festival, scheduled for August 17<sup>th</sup> – 24<sup>th</sup>, 2002 and it intends to seek a more pro-active and integrated level of Council involvement.

### **The 2001 Herb Fest – Perceived Success/Market Research**

The attached document reveals that the Festival was a resounding success with festival attendees, stallholders, CBD Businesses, Conference delegates and stakeholders all expressing their satisfaction. While there are no major areas for improvement, many ideas were generated by several focus groups organised in conjunction with the study.

### **Herb Festival 2001 Facts:**

- Attendance was estimated at approximately 8,000
- Support for next year's festival was overwhelming with 92% of those surveyed saying they would return.
- Most surveyed felt the timing, organisation, location & theme of the event was "good" or "very good".
- The event appears to have a solid support base with 86% of respondents being "local" i.e. Lismore, Alstonville, and Casino etc.
- A definite festival atmosphere was appreciated with the combination of good weather, good food, good music and good crowds all complimenting the event's overriding theme of promoting and fostering the development of the culinary and medicinal herb industry that is blossoming in the Northern Rivers.
- The Event did not attract a substantial amount of "outside interest" i.e. attendees from areas that would require accommodation, though this was predictable. Industry-based festivals generally need to have a reputation and an established local identity before others will travel substantial miles to be involved.
- The children/family-based activities, which were substantially funded via Lismore City Council sponsorship, were very well received according to my judgment. Individuals under the age of 20 rarely commit themselves to completing surveys hence the successful vibe generated at the skate park is not adequately reflected in the survey document: -
- The Skate Park was awash with a mass of young skaters and spectators who enjoyed the competitions, free skate time, DJ music etc.

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

### **Northern Rivers Herb Festival 2001 – Event Outcomes & Market Research Documents.**

---

- Some informal interviews with young skaters revealed that the event was “crankin”, “sick as” and “way cool”. Further research has clarified such words as meaning “great” or even “excellent”.
- Other family based activities such as Spaghetti Circus and Goobah Goobah Dances were well received.

#### **The 2002 Event**

As previously stated event organiser Lismore Unlimited has commenced planning/pursuing sponsors etc for the 2002 event safe in the knowledge that the 2001 Festival was a success and attendance levels are likely to be substantial.

Nonetheless the continued support of the big players i.e. Council, Lismore Unlimited, local media and Southern Cross University etc is imperative if the event is to stay and grow. Most quality festivals based in non metropolitan areas i.e. Tamworth Country Music, Casino Beef Week etc receive substantial and consistent levels of support (i.e. finance and in-kind) from key local government and business leaders on an ongoing basis. The notion that key players can seed fund such events then rely on someone else to financially “prop them up” isn’t realistic in the short term. Hence a level of Council support that is at least equivalent to, and hopefully exceeding, that of 2001 will be sought via report to Council in March 2002.

#### **Council Involvement in 2002 Herb Fest**

It is hoped to gain a high onsite profile for Council in conjunction with the event – relevant staff will be broached re promoting Council Environment sustainability type works/programs such as Vermiculture - Waste Minimisation, Recreation Development etc. In addition Council will be involved in traditional site preparation matters e.g. power, amenities, water, banner production, tree lopping rubbish, waste management, & possibly local promotion and the funding/recruitment of community entertainment.

#### **Principal Accountants Comments**

Congratulations to all involved in the inaugural Herb Festival. It is clear that the event was well managed and attended. From Council’s financial perspective it is pleasing to note that the amount allocated for the event was not exceeded.

The proposal of obtaining funding for the 2002 Herb Festival through the 2002/03 management plan process is supported.

#### **Public Consultations**

N/a.

#### **Other Group Comment**

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

The inaugural Northern Rivers Herb Festival was a stunning success. It is important that this success is recognised and the contribution of Louise Barry, John Bancroft, the organising committee, Lismore Unlimited, Council, SCU, State and Commonwealth Governments be recognised.

The initial funding that was received by Lismore Unlimited from the Commonwealth Government, was intended to finance the planning of the event. Ms Barry was able to achieve not only the required planning but also the running of a highly successful festival.

This particular event has the potential to be the “signature” event for Lismore and to uniquely “position” the town for many years into the future. Tourism NSW agree with this sentiment and have put a \$15,000 grant from the Flagship Events program towards next year’s event. This decision was taken before the running of the inaugural event and is testament to the quality of the preliminary organisation and Lois Kelly’s submission skills.

It is imperative that both Council and Southern Cross University provide strong support for the running of the second event. This support must be in both direct financial contribution and in-kind.

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

None.

**Conclusion**

It is intended to compile a report on Herb Fest 2002 matters plus event progress, sponsorship levels etc for Council consideration in early 2002 and in conjunction with the 2002/2003 Budget Estimates process.

**Recommendation**

1. The report and Market Research Documents be received and noted.
2. Council formally congratulate Lismore Unlimited for its successful hosting of the 2001 Northern Rivers Herb Festival.

**Subject/File No:** LISMORE RAINBOW REGION MASTERS GAMES  
SEPTEMBER 2001 – FINAL REPORT

**Prepared By:** Games Co-ordinator – John Bancroft  
(JB:LC:S757)

**Reason:** Request by Masters Games Organising Committee

**Objective:** Inform Council re Outcome of 2001 Event and adopt matters, relevant to the future of the Games.

**Management Plan Activity:** Community Services

---

---

**Background:**

The Lismore Rainbow Region Masters Games (Major sponsor Lismore Workers Club) was held September 14 – 16, 2001. Attached is the Final report and Chairperson Report relevant to the event, which contains much information re financial matters, participant's surveys, event management etc with several comments and recommendations there-in.

**Event Success**

The 2001 Games, can only be described as a success. Further details are available in the final report.

**Event Management**

The Committee and Convenors are of the opinion that the event was well managed and promoted. The Games Committee is strategically reviewing its operation hence some changes to future management may be considered.

**Strategic Review of Games Operations**

The Masters Games Organising Committee is keen to "strike while the iron is hot" and commence formulating the 2003 Games should Council wish it to do so. The Committee is currently undertaking a major strategic review of its operation and will report all matters to Council in May next year. The terms of reference of the review to be undertaken by School of Exercise Science and Sport Management are:

1. To clarify the Lismore Council's objectives for the Lismore Rainbow Region Masters Games
2. To conduct a SWOT analysis of the Lismore Rainbow Region Masters Games;
3. To identify key issues that may affect the Lismore Rainbow Region Masters Games in the next 10 years;
4. To recommend strategies to maximise the benefits of the Lismore Rainbow Region Masters Games to Lismore in the next ten years.

**Manager - Finance & Administration Comments**

The 2001 Games were a great success for all concerned. The accolades of success should go to all those involved especially the Master Games Organising Committee.

The "Final Report" details that the Games made a surplus of approximately \$2,000 and with Council approval, it is proposed to use this profit as seed funding for the next event. This proposal is supported on the basis of the potential benefits to Lismore of having approximately 1,600 "outsiders" in the area for three days is significant and the fact that no contribution is required.

As far as the 2003 Games is concerned, it is proposed that a detailed report will be presented to Council in May 2002. The level of support to be offered by Council will be considered at the time.

**Other Group Comments**

**Tourism Comments**

The 2001 Masters Games certainly had a large impact on the local tourism industry. The Lismore Visitor Information Centre, as the booking agency for the games, reported a 100% occupancy for the duration of the games. Visitor numbers in September 2001 to the Lismore Visitor Information Centre alone increased over 5.5% from September 2000 figures.

The Centre staff fielded several calls with a few minor hiccups with registrations, however the feedback was overall very positive. Very professional event with positive promotions of Lismore as a destination!

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

None.

**Conclusion**

The attached final report details the many good reasons why Council should continue to foster and support the event, therefore the following recommendations are put forward for resolution.

**Recommendation**

1. Council receive and note all information and recommendations contained within the Lismore Rainbow Region Masters Games 2001 Final Report and the Chairpersons Report.
2. Council disband the 2001 Games Organising Committee and thank all for their efforts.
3. An interim Committee consisting of Messrs Therese Crollick, Peter Cordery, Dave Arthur, Jak Carroll, Chris Hayward, Ian Carrington, Maree Walo, Alison James, Dave Graham, Tony Clarke, Leanne Clark, Julie Fenwick and John Bancroft commence analysing material contained within the impending Strategic Review of Games matters with a view to reporting all future management issues to Council in May 2002.
4. Surplus funds/profit generated from the 2001 Games be utilised to seed fund the 2003 Games.
5. Individual appointments to the 2003 Games Committee and a Plan of Management for the 2003 Games be determined via report to Council scheduled for May 2002.

**Subject/File No:** MEMORIAL BATHS REDEVELOPMENT  
(CA:T22004)

**Prepared By:** Recreation Planner, Alex Wilford  
Contracts Officer, Chris Allison

**Reason:** To inform Council of tenders received for the redesign of the Memorial Baths.

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

**Management Plan Activity:** Swimming Pools

---

**Background:**

Council at the meeting April 10, 2001 resolved to proceed with the redevelopment of the Memorial Baths and instructed staff to call for Registrations of Interest (ROI) for the design component of the works. The ROI's closed May 31 2001 with five companies being short-listed and asked to tender for the redesign of the Memorial Baths.

The tender brief was finalised following a Council workshop on July 25, 2001 to determine the project budget and minimum/other inclusions for the facility.

During the tender period, one of the tenderers withdrew from the process and the next company on the shortlist were given the opportunity to submit a tender. This company declined the offer.

Part of the tender process required that the tenderers attend a compulsory briefing session at the Council Chambers, which was followed by inspection of the current site. The four remaining tenderers attended the briefing session.

Tenders closed October 24, 2001 with submissions being received from the four tenderers

**Tender Examination:**

The tenders received are summarised below:

<b>TENDERER</b>	<b>Original Tender Price</b>	<b>% of Estimated Total Capital Cost of All Stages</b>
Gutteridge Haskins & Davey	\$259,000.00	7.0%
Guymer Bailey Architects	\$292,200.00	6.1%
Bzowy Architecture	\$382,100.00	7.1%
Michael Davies Associates	\$512,100.00	7.6%

The prices shown above are exclusive of GST.

An evaluation panel consisting of Chris Allison (Contracts Officer), Alex Wilford (Recreation Planner), Gary Rees (Manager Design Services) and Ian Richardson (Consultant) undertook the assessment of tenders. The assessments were recorded individually and then averaged in the final assessment.

**Memorial Baths Redevelopment**

---

The tender documentation (Clause B7) defined seven (7) areas by which each tender would be assessed: Tender Price, Proposed Project Construction Costs, Architectural Merit, Methods for Project Delivery, Operational Issues, Whole of Life Cost Minimisation and Conformity with Project Objectives. The tenderers were required to address each of these criteria in their tender. Attachment A shows the weighted result for each criteria.

As part of the evaluation, Chris Allison and Alex Wilford visited pools designed by each of the tenderers and in addition spent time with each of the tenderers to discuss the various approaches and design concepts in greater detail.

Each tenderer was required to present their designs to Council staff and Councillors for consideration.

Each of the tenderers offered quite different concept designs for the new complex and each had various degrees of merit. It was apparent from all tenders that Council would be unable to construct a complex with all the required features/desires listed in the tender document for the proposed budget of \$4 million. Each tenderer addressed this problem in their submissions and offered various solutions to the problem. All capital costs estimates exclude the purchase of the RSL land, carparking and relocation of services.

The weighted assessment shows that the tender by Bzowy Architecture has scored marginally higher than Gutteridge Haskins & Davey, although Gutteridge Haskins & Davey have provided the lowest priced tender.

Given the closeness of the assessment, Chris Allison and Alex Wilford undertook further examination of both Bzowy Architecture and Gutteridge Haskins & Davey with regard to other projects and the proposed components to be included in the various designs. In both cases, references and, where appropriate, State Government bodies, were contacted to discuss a variety of issues from design matters, to the functionality and the proposed components. When this additional information was considered, it confirmed the selection of Bzowy Architecture.

**Manager - Finance & Administration**

In accordance with Council's adopted four (4) stage process for the redevelopment of the Memorial Baths, the awarding of the tender for Stage 1 - Schematic/Concept Design is appropriate.

One of the key ROI outcomes from a financial perspective is the fact that the cost of the redevelopment is likely to be more than \$4 million. This is the 'upper' limit Council imposed on this project and will consequently require review.

It is anticipated that the contractor will refine the total project cost and the contract will allow Council the opportunity to reassess its options and financial commitment based on this information.

**Other Group Comments**

**Manager - Community Services:**

All tender proposals concluded that a budget of \$4 million is inadequate for the proposed redevelopment works. Trends within the aquatic/sport and recreation industry indicate that not only are major aquatic complexes preferred by the public, they are more viable as business operations. Such centres can operate at least at a break even capacity while providing the community with year round access to modern recreational facilities.

**Memorial Baths Redevelopment**

---

Given the capital investment such complexes require (considerably in excess of \$4 million), a clear assessment of the current and future needs of the Lismore community for the next 20 – 30 years should be ascertained to provide the best outcome for Lismore residents in terms of the facility mix and location. I support the recommendation for Bzowy Architecture Services, however further informed discussion is required regarding the facility mix, site location and budget.

**Manager - Design Services:**

Whilst all submissions had merit, I felt that the Bzowy Architecture submission maintained the “vista” of water, was functional, allowed for future development of “dry” areas and also the enclosing of the program/leisure pool.

I believe that the needs of the community will be best served by their proposal and, as the needs change, the ability for the complex to grow is an important factor in selecting their submission.

**Public Consultations**

Extensive public consultation has already been undertaken.

**Conclusion**

The assessment undertaken was extensive and although Bzowy Architecture has not provided the lowest tender price, they have scored highest in the weighted assessment. The proposed contract is structured in four (4) parts, which will allow Council control during the entire project. It is further proposed that staff report to Council at the conclusion of each stage of the design process before allowing the Contractor to commence the next stage. This will enable Council to review the final designs and estimated construction costs on a regular basis.

**Recommendation:**

That:

1. The contract for the redesign of the Memorial Baths swimming complex be awarded to Bzowy Architecture for the amount of \$382,100.00 exclusive of GST.
2. The Mayor and General Manager be authorised to execute the Contract on Council’s behalf and attach the Common Seal of the Council.
3. Staff report to Council at the conclusion of each stage of the design process and that the Contractor not proceed with the following stage of the design contract, without written confirmation.



## Sportsgrounds – Draft Plan of Management

---

### Planning Process

Preparation of the Draft Plan of Management commenced in September 2000 and has involved the following process:

- Internal consultation and research of background information,
- Inspection of all sportsgrounds covered under the plan,
- Interviews/discussions with stakeholders and user group representatives,
- Invitation for community input via media releases, advertisements and radio interviews,
- Preparation of preliminary Draft Plan for review by relevant staff and stakeholders,
- Finalise Draft Plan for endorsement by Council.

### Elements of the Plan

The plan contains five (5) sections and numerous appendices.

**Section 1** provides background information such as the purpose of the plan, the land to which it applies and the corporate goals to which it relates. The guiding principles that underpin the ongoing management and development of Council's sportsgrounds are listed in Section 1.8.

**Section 2** of the Draft Plan broadly outlines the existing and future development and use of Council's sportsgrounds. More specific information is provided in appendices pertaining to each sportsground. A list of items that are generally considered appropriate for development at Council's sportsgrounds is provided in section 2.4.

Key management issues and practices such as public safety, hire of sportsgrounds, maintenance, vehicle access and parking, field lighting, signage, litter and informal recreation use are discussed in **Section 3**.

Generic objectives, performance targets, actions and priorities for Council's sportsgrounds are presented in **Section 4**.

**Section 5** discusses the plan's implementation, monitoring and review.

Further information relating to each sportsground covered under the plan is provided in respective appendices. These appendices include property details, maps, background information and details of the existing and future development and use of each sportsground. Items that should be given priority at each sportsground are also identified.

### Objectives for Council's Sportsgrounds

As mentioned above, the generic objectives, performance targets, actions and priorities for Council's sportsgrounds are presented in Section 4 of the Draft Plan. The key objectives are summarised below:

#### **Core Objectives for Sportsgrounds**

- To encourage, promote and facilitate organised and informal sport and recreation activities.
- To ensure that adverse impacts on nearby residents are minimised/mitigated.

**Sportsgrounds – Draft Plan of Management**

---

*Access and Parking*

- Effectively manage vehicle access, parking and movement.
- Prepare vehicle management plans for sportsgrounds.
- Provide adequate, well located parking areas.
- Provide safe and convenient access.
- Provide for disabled parking and access.
- Ensure emergency vehicle access is provided to playing fields.
- Control vehicle access/movement within sportsgrounds.

*Sport and Recreation Facilities*

- Provide sports and recreation facilities of an appropriate standard to meet user group and community needs.
- Enable provision/upgrade of field lighting where appropriate.
- Enable provision of spectator seating.
- Enable the provision/upgrade of playground equipment when/if required.
- Provide for passive recreation opportunities (eg, picnic and BBQ facilities).
- Enable appropriate improvement, upgrade and further development of Council's sportsgrounds.

*Amenities and Other Facilities*

- Provide/upgrade and maintain amenities and other ancillary facilities to enhance user comfort, safety and enjoyment of Council's sportsgrounds.

*Safety and Security*

- Incorporate safety and risk management into all aspects of planning, design and management.
- Minimise opportunities and effects of vandalism.

*Landscaping*

- Maintain/improve existing landscaping and vegetation to improve visual amenity and attraction of Council's sportsgrounds.

*Shade Provision*

- Provide adequate shade (natural or structures) at Council's sportsgrounds.

*Maintenance*

- Facilitate an appropriate standard and frequency of maintenance of playing fields, grounds and facilities.
- Sufficient budget allocation to ensure acceptable maintenance standards and service levels are achieved.

*Communication, Information and Promotion*

- Develop a positive public image through effective communication, information, promotion and signage.
- Establish an effective signage system for all sportsgrounds that is attractive and consistent in design.

*Events, Commercial Activities and Hire*

- To effectively manage the use of Council's sportsgrounds for a range of appropriate uses.
- Enable suitable events and commercial activities to occur where appropriate.

**Process following Council's Endorsement**

Upon Council endorsement of the Draft Plan, the following will be undertaken:

- The Draft Plan will be placed on public exhibition and submissions will be invited. As the Draft Plan will be exhibited over the Christmas holiday period, the exhibition and submission period will be extended beyond the minimum six-week period.
- Advertise the exhibition of the Draft Plan in Council's Public Notices.
- Consider any public submissions received and review the Draft Plan.
- Submit the Final Plan to Council for adoption. Details of any submissions received will be provided for Council's consideration.
- Advertise adoption of the Final Plan.

**Manager - Finance & Administration Comments**

From a financial perspective, the generic Plan of Management is supported as the funding required to implement its objectives is considered to be little more than that normally required to manage Council's sportsfields. At the same time, should specific funding be provided from Council or other sources, it provides the flexibility to undertake the development, enhancement, etc.

**Public Consultations**

The following consultation occurred during the preparation of the Draft Plan:

- Interviews with representatives of stakeholder and user groups (relevant sporting clubs and associations).
- Discussions with relevant Council Officers, the Public Lands Strategic Management Team and the Lismore District Sports Association.
- Media releases and newspaper advertisements advising that the plan was being prepared and inviting community input.

The exhibition and submission process will provide the opportunity for further community input and feedback before the plan is finalised and formally adopted by Council.

**Other Group Comments**

**Manager - Parks and Recreation:**

Unfortunately the tight schedule for getting this report to Council prevented me from providing a detailed comment on this matter. I will digest the draft document during the public exhibition period and provide comment when next the matter comes before Council.

**Conclusion**

The Draft (Generic) Plan of Management for Sportsgrounds provides a generic framework for the ongoing development, management and use of Council's sportsgrounds (other than those covered by specific plans). The plan presents a series of objectives, targets, actions and priorities to ensure Council's sportsgrounds continue to meet the needs of users groups and the general community in the future.

The exhibition and submission process will provide the opportunity for further community input and feedback before the plan is finalised.

**Recommendation (COR43)**

That -

1. Council give in-principle endorsement of the Draft Plan of Management for Sportsgrounds.
2. The Draft Plan be placed on exhibition and public submissions be invited in accordance with provisions of the Local Government Act 1993.

**Subject/File No:** Lismore Floodplain Risk Management Plan  
(BB:S106)

**Prepared By:** Bruce Blackford & Lindsay Walker

**Reason:** Close of exhibition period for draft Floodplain Risk Management Plan

**Objective:** Council's adoption of the Floodplain Risk Management Plan

**Management Plan Activity:** Floodplain Management/Strategic Planning

---

---

**Background:**

At its meeting of August 14, 2001 Council resolved to publicly exhibit the draft Lismore Floodplain Risk Management Plan (FRMP) for a period of two (2) months.

Preparation of the draft Plan was guided by Council's Floodplain Management Committee. Fine scaled flood hazard modelling undertaken by Patterson Britton & Partners was used to identify three categories of flood prone land according to the level of hazard posed to human life and property as determined by depth and velocity criteria. The categories and corresponding depth/velocity criteria are as follows:

*Floodway (where significant discharge of floodwater occurs):*

- Depth greater than 0.5 metres and a velocity equal to or greater than 0.85 m/s

*High Flood Risk Area (where there is potential danger to personal safety and/or damage to or loss of light structures):*

- Depth of 0 to 0.5m and a velocity equal to or greater than 1 m/s
- Depth of 0.5m to 1.5m and a velocity equal to or greater than 0.5 m/s
- Depth of 1.0m to 1.5m and a velocity equal to or greater than 0.3 m/s
- Depth of 0.5m to 3.0m and a velocity x depth ratio greater than 1.7
- Depth greater than 3.0m irrespective of velocity.

*Flood Fringe Area:*

- This area is defined by the limit of the probable maximum flood (PMF) but excludes land that falls within either the Floodway or High Flood Risk Area categories.

The FRMP contains recommendations that have implications for future land use on the Lismore floodplain. Varying levels of restriction are proposed on new development according to the category of flood risk in which the site is located:

*Floodway:*

- New structures are prohibited other than for the purposes of utility installations or community facilities. The defined Floodway is also the area within which the Voluntary House Purchase Scheme will apply.

*High Flood Risk Area:*

- New residential development is prohibited but commercial and industrial development is permissible (subject to zoning) providing conditions listed in the Plan are satisfied.

**Lismore Floodplain Risk Management Plan**

---

*Flood Fringe Area:*

- New residential, commercial and industrial development is permissible (subject to zoning restrictions) providing conditions listed in the Plan are satisfied.

A primary purpose of the FRMP is the planning and management of land that is subject to varying degrees of flood risk. Adoption of the Plan will lead to changes to the Lismore LEP 2000 and DCP No 7 so that Council's planning instruments reflect the recommended land use controls outlined in the Plan.

**Manager - Finance & Administration Comments**

Not required

**Public Consultations**

The draft FRMP was placed on public exhibition for a two (2) month period from September 1, to November 5, 2001. A total of thirteen (13) submissions were received in response to the exhibition. (See attachment). These are summarised as follows:

**1. Dept. of Land & Water Conservation**

DLWC has responded that while the draft document contains the bulk of what is required in a floodplain risk management plan, additional information should be provided in the plan with respect to the following matters:

- a) The plan should include details concerning the Lismore flood levee scheme

Comment:

Additional information on the Lismore flood levee scheme has been included as suggested.

- b) The plan should include locations, priorities and estimated costs of the voluntary house raising scheme

Comment:

Additional information on the voluntary house raising scheme has been included as suggested.

- c) The plan should include locations of eligible houses and estimated costs of the voluntary house purchase scheme

Comment:

Additional information on the voluntary house purchase scheme has been included as suggested.

- d) The evacuation plan should include a warning that when overtopping of the CBD levee occurs, Molesworth, Keen and Dawson Streets (at the Browns Creek floodway) will be closed

Comment:

*The plan has been amended accordingly.*

- e) The section on flood awareness should include an estimate annual expenditure to maintain flood awareness in the community

Comment:

The relevant section of the plan has been expanded to include an estimate of annual expenditure as suggested.

- f) The Floodway designation at Browns Creek should be extended all the way to the Basin. Justification should be given for the recommended 300mm freeboard as opposed to the current 500mm freeboard recommended in DCP No. 7. The DCP should consider whether to

# LISMORE CITY COUNCIL - Meeting held December 11, 2001

## Lismore Floodplain Risk Management Plan

---

allow commercial development in flood affected areas at ground level. The flow-path between Ballina St and Conway St and then along Dawson St to the Basin should be recognised.

Comment:

The Browns Creek Floodway has been extended on the map from Keen St to the Basin as suggested. It effects those properties immediately to the southern side of Richmond Lane. The reduction of the freeboard from 500mm in DCP No 7 to 300mm in the FRMP is justified on the basis that more accurate flood modelling data are available since the preparation of DCP No 7 some sixteen (16) years ago. Any requirement for new commercial development to have floor levels above the 1 in 100 yr flood is likely to render such development commercially unviable, particularly in the CBD. The alternative approach recommended in the FRMP is to require the equivalent of 25% of commercial gross floor area to be above the 1 in 100 yr level for emergency flood storage purposes. The flow path between Ballina and Conway Streets has been mapped and it is recommended that this be designated as 'Floodway' on the FRMP map. The land comprises mostly carparking area owned by the Lismore Worker's Club.

- g) Details should be provided concerning current and proposed LEP requirements and the existing inconsistencies between the LEP and DCP No 7.

Comment:

The additional information has been included as suggested.

### 2. Dept. of Urban Affairs & Planning

DUAP states that the draft land use controls are clearly stated and appropriate to the categories of flood prone land as depicted on the FRMP map.

Comment:

Noted.

### 3. Lismore Unlimited

Lismore Unlimited raises no objection the FRMP and particularly supports the evacuation procedures, flood awareness strategies, rationalisation of gauge datums, proposed review of DCP No 7, the provision to enable a component of commercial development floor level to be below the 1 in 100 flood level, the proposed relaxation of restrictions on residential development in the area between Hollingsworth Creek and the railway line in South Lismore and the ability to undertake commercial development in nominated high flood risk areas.

Comment:

**Noted**

### 4. Aspect North

Aspect North has responded that the overall content of the FRMP is excellent. The following are submitted as suggested amendments to the plan:

- a) Detail on the evacuation routes from South Lismore should include Conway St as part of the suggested route with a low point on the route of 9.8 metres.

Comment:

The plan has now been amended to indicate Conway St as an evacuation route.

- b) Proposed planning controls for designated 'floodways' are different to that adopted by the Floodplain Management Committee.

Comment:

*The staff report that was considered by the Committee originally recommended that no new buildings would be permitted within a Floodway except:*

*"1. where such buildings or structures are to be used for the purpose of providing utility installations or community facilities; or*

---

**Lismore Floodplain Risk Management Plan**

---

2. *where a building or structure is to be located within 10 metres of the line marked 'Floodway' on the map and a hydraulic study has been carried out for the land on which the building is proposed which demonstrates, to the consent authority's satisfaction, that the flood impacts of the proposed building or structure and any associated works will not adversely effect flood behaviour or increase the flooding impacts on adjoining land."*

*The reason for the 10 metre consideration in the second part was to introduce some flexibility into the assessment process whereby proposals that may fall just within a designated Floodway area on the map could be assessed on a merit basis. The flood mapping is based on flood modelling and there may be small inherent inaccuracies owing to the mapping scale or the model itself. The Committee resolved to delete the 10 metre consideration, however it is unclear whether the Committee's intent was to permit buildings anywhere in the Floodway subject to the submission of a satisfactory hydraulic study or to prohibit all buildings in the Floodway other than those listed in the first part.*

*Notwithstanding the Committee's actual intent, it is considered that retention of the 10 metre requirement has considerable merit and it is recommended that the planning controls for the Floodway be amended so as to reflect the original staff recommendation. Significant restrictions on building in the Floodway should apply so that the passage of fast flowing floodwaters is unimpeded as far as possible. The 10 metre consideration permits some flexibility to account for any inaccuracies in determining the boundary of the Floodway.*

- c) The proposed planning controls for the High Flood Risk area state that for existing residential development, house raising to the 1 in 100 yr flood level (+ 300mm freeboard) "is encouraged". This should be amended to read "is required".

Comment:

There is no planning mechanism that would enable Council to require existing dwellings in flood prone areas to be raised above the flood level and this is not the intent of the FRMP. Where new residential development is permitted under the plan (as in Flood Fringe Areas), a minimum floor level equivalent to the 1 in 100 year level (+300mm freeboard) is a requirement.

- d) The controls for commercial and industrial development in High Flood Risk and Flood Fringe areas require a risk analysis report prepared by a structural engineer addressing the design criteria adopted for the building and its relative merits for each of the 1 in 500 yr and PMF flood events. There is a concern that as a building will normally be designed to withstand the 1 in 100 year flood event, the engineer's report will simply show that the building will fail in the larger flood events. The submission suggests that the report should only require certification that the building will withstand a 1 in 100 yr event.

Comment:

*In many instances it may be appropriate that the building be designed only to withstand the 1 in 100yr flood event. However this will depend upon the circumstances of the case such as the nature of development located downstream of the site and the intended use of the building (eg. whether it is to be used for emergency or essential services). This should be assessed on a merit basis. Although flood depths will increase for the both 1 in 500yr and PMF events, in some cases the velocities may actually decrease. Therefore it is not considered onerous to require structural assessment for the larger flood events.*

**5. Mr G Watson – Owner of 9 & 11 Ostrom Street, South Lismore**

Requests that the hazard designation applying to No. 9 & 11 Ostrom Street be changed from High Flood Risk Area to Flood Fringe Area so as to permit the erection of a dwelling house on each lot.

Comment:

An inspection of the area has revealed that there is a small area on the eastern side of Crown St that shares similar physical characteristics to an adjacent area of 'Flood Fringe' land located on the western side of Crown St. The area comprises Nos.10–20 Crown St. Ostrom Street has a low

---

**Lismore Floodplain Risk Management Plan**

---

point to the south of the subject site that would be cut by fast flowing floodwaters making evacuation difficult for, residents in this area. The land is also lower than that in Crown St. It is considered that there is a supportable case for reclassifying the area in Crown St from High Flood Risk to Flood Fringe but this is not supported for the adjacent area in Ostrom St. The recommended planning controls in FRMP would not prohibit new non-residential uses on this land where such uses would otherwise be permissible in the zone. It should be noted that under the current flood prone land provisions of the LEP (clause 22), no development would be permissible on this land other than for the purposes of flood emergency or utility services, or for a necessary community service.

**6. Mr & Mrs L. Edwards – Owners of 11-15 Ostrom Street, South Lismore**

Requests that the prohibition on the erection of dwelling houses within the High Flood Risk Area be removed and that dwellings be permitted subject to merit considerations and minimum design standards.

Comment:

*The criteria for the High Flood Risk Area were developed on the basis that the flooding characteristics in such areas represent a potential danger to personal safety and may potentially cause damage to light structures such as dwelling houses. Consequently it is not appropriate that new dwelling houses be permissible in such areas subject to merit considerations. See also comments relating to submission No 5 with respect to Ostrom St.*

**7. Mr & Mrs D. Roskell – Owners of 5 Ostrom Street, South Lismore**

Requests that the prohibition on the erection of dwelling houses within the High Flood Risk Area be removed and that dwellings be permitted subject to merit considerations and minimum design standards.

Comment:

*See comments in relation to submission No 6 concerning the appropriateness of permitting new dwelling houses in designated High Flood Risk Areas. See also comments relating to submission No 5 with respect to Ostrom Street.*

**8. Mr P. dos Remedios – Owner of 7 Ostrom Street, South Lismore**

Requests that the prohibition on the erection of dwelling houses within the High Flood Risk Area be removed and that dwellings be permitted subject to merit considerations and minimum design standards.

Comment:

*See comments in relation to submission No 6 concerning the appropriateness of permitting new dwelling houses in designated High Flood Risk Areas. See also comments relating to submission No 5 with respect to Ostrom St.*

**9. Mr P. dos Remedios – Owner of 80 Bridge Street, North Lismore**

Requests that the prohibition on the erection of dwelling houses within the High Flood Risk Area be removed and that dwellings be permitted subject to merit considerations and minimum design standards.

Comment:

*See comments in relation to submission No 6 concerning the appropriateness of permitting new dwelling houses in designated High Flood Risk Areas. All land in North Lismore between the railway line and the Wilsons River is designated as High Flood Risk Area. An inspection of the site indicates that the characteristics of the site do not warrant removal of the lot from the High Risk category. Under the current provisions of the LEP, no development would be permissible on this land other than for the purposes of flood emergency or utility services, or for a necessary community service. The FRMP suggests that a wider range of non-residential uses may be appropriate in High Flood Risk Areas subject to permissibility under the zoning.*

**10. Mr & Mrs M & C Mc Guinness – Owners of 101-103 Crown Street, South Lismore**

Requests that the prohibition on the erection of dwelling houses within the High Flood Risk Area be removed and that dwellings be permitted subject to merit considerations and minimum design standards.

Comment:

*See comments in relation to submission No 6 concerning the appropriateness of permitting new dwelling houses in designated High Flood Risk Areas. Most of the area between Hollingsworth Creek and the railway line at South Lismore falls within the High Flood Risk Area. An inspection of the land indicates that the characteristics of the site do not warrant a change to the current designation.*

**11. Mr J. Bowers – Owner Lakeside Lodge Motel, South Lismore**

Notes that land upon which the Lakeside Lodge Motel is situated is designated 'Floodway' in the FRMP. As the site has been filled to a level above the predicted 1 in 100 year flood, it is requested that the designation be changed to 'Flood Fringe' similar to that as applies to filled land in the nearby industrial estate at Habib Drive.

Comment:

The Patterson Britton flood model indicates that the site is located near the confluence of two major floodways - one from the north along the Wilsons River and the other from the north-west across the airstrip. However the fact that the land has been filled above the 1 in 100 year flood level would suggest that a Floodway designation is not appropriate as the site will no longer function as a floodway. Filling has been confined to within the boundaries of the lot. Consequently while the site itself may be flood free, it would be isolated on all sides by floodway during a major flood. It is therefore recommended that the designation be changed from Floodway to High Flood Risk Area. Such a designation does not prohibit non-residential uses and would not provide an impediment to future expansion of the existing motel use.

**12. Ms D. Wood – Owner 258 Keen Street, Girards Hill**

States that the subject property is located within a floodway and deep backwater and will not be protected by the levee scheme.

Comment:

*The subject land is one of a number of allotments on the eastern side of Keen St between Parkes and James streets, most of which have existing dwellings. The Gasworks Creek floodway is located to the west of Keen St, crossing Keen St just south of the Ballina Street intersection. The lot is designated as High Flood Risk on the FRMP map. The property would receive protection from the levee scheme to the 1 in 10 year flood event. It is not accepted that the land meets the floodway criteria and it is recommended that the current High Flood Risk designation remain. An inspection of the area however indicated that land further to the north near the corner of Keen and Parkes streets (Barnard Park and No. 244 Keen St) would be within the floodway area and should be identified as such on the FRMP map. The main implication for the land in private ownership at 244 Keen St is that the property would become eligible for voluntary acquisition under the voluntary house purchase scheme.*

**13. State Rail – Land in the vicinity of the South Lismore Railway Station**

Requests that State Rail land to the west of Norco Lane be removed from the Floodway area to permit future development of the site.

Comment:

*The railway line between the railway station and the Leycester Creek bridge acts as a levee and forms a natural delineation to the edge of the Floodway in this locality. State Rail land on the western side of the rail line is not within the designated Floodway and may be suitable for some form of non-residential development in the future. This is being assessed as part of the Urban Development Strategy review. Land to the east of the rail line is generally not considered suitable for future development because of its floodway function. However an inspection of the area reveals that there is a small 'triangle' of land located between the railway station and Norco that*

# LISMORE CITY COUNCIL - Meeting held December 11, 2001

## Lismore Floodplain Risk Management Plan

---

*does not function as floodway. It is therefore recommended that this area be reclassified as High Flood Risk area.*

### **Other Issues:**

Some residents of North Lismore who are eligible for subsidies for house raising as currently being funded through the Lismore Levee Scheme, have recognised the relative benefits of relocating using the voluntary house purchase scheme (VHPS). Under the draft Floodplain Risk Management Plan the VHPS would be restricted to the designated Floodway areas. However, the current VHPS applies to Floodway areas as well as to additional areas nominated in a report entitled "Lismore Floodplain Management Advice to Council" dated March, 1983. This covers most of the high flood risk area in North Lismore.

In recognition of both the past purchase policy and the risks to personal safety and to residential type structures within high flood risk areas, it is recommended that Council have discretion to consider the purchase of selected dwellings in the high flood risk area under the VHPS. Eligibility for purchase in this area would be by way of merit based assessment.

### **Other Group Comments**

The Group Manager, City Works, concurs with the recommendations in this report.

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

Not required

### **Conclusion**

It is recommended that Council adopt the Floodplain Risk Management Plan (as exhibited) but with such amendments as are recommended and outlined in this report. A copy of the FRMP that has been amended to reflect these recommendations is included as an Attachment. A summary of the recommended amendments is as follows:

1. Inclusion of details concerning the Lismore flood levee scheme, the voluntary house raising scheme and the voluntary house purchase scheme.
2. Inclusion of details concerning the closure of Molesworth, Keen and Dawson Streets (when the CBD levee overtops) in the evacuation plan.
3. Inclusion of an estimated annual expenditure to maintain flood awareness in the community in the section on flood awareness.
4. Identification of the Floodway path between Browns Creek and the Basin on the FRMP map.
5. Justification for the recommended 300mm freeboard for minimum floor levels to be included in the FRMP
6. Identification of the Floodway path between Ballina and Conway streets (to the Basin) on the FRMP map.
7. Inclusion of Conway Street as an evacuation route in the evacuation plan.
8. Amendment to the proposed planning controls for Floodways to permit the erection of buildings or structures (other than utility installations and community facilities) where the building or structure is located within 10 metres of the floodway boundary and a hydraulic study has been carried out for the land on which the building is proposed which demonstrates, to the consent authority's satisfaction, that the flood impacts of the proposed building or structure and any associated works will not adversely effect flood behaviour or increase the flooding impacts on adjoining land.
9. Reclassification of an area at South Lismore comprising Nos. 10-20 Crown Street from 'High Flood Risk Area' to 'Flood Fringe Area'
10. Reclassification of the Lakeside Lodge Motel site from 'Floodway' to 'High Flood Risk Area'.

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

### **Lismore Floodplain Risk Management Plan**

---

11. Reclassification of Barnard Park and No. 244 Keen Street, East Lismore from 'High Flood Risk Area' to 'Floodway'.
12. Reclassification of land between the South Lismore Railway Station and Norco from 'Floodway' to 'High Flood Risk Area'.
13. Inclusion of a discretionary consideration for the purchase of dwellings under the voluntary house purchase scheme where such dwellings are located within a designated high flood risk area.

#### **Recommendation (Pla 27)**

That Council adopt the Lismore Floodplain Risk Management Plan with such amendments as are recommended in this report.

**Subject/File No:** Incentives for Investment – Section 64 discounting and car parking (S640: Policy 11.1.1)  
**Prepared By:** Manager – Economic Development and Tourism  
**Reason:** Responding to Council resolutions  
**Objective:** Enhancement of the Incentives for Investment Policy  
**Management Plan Activity:** Economic Development Unit

---

---

**Background:**

Council, from time to time, has resolved to investigate a range of matters with the intent of increasing the level of investment in Lismore. This report is responding to two such resolutions, which related to the discounting of Section 64 charges and utilising Council owned car parks as an incentive to investing in the Central Business District. The relevant resolutions are detailed below.

**Discounting Section 64 Charges**

Council, at the meeting held on February 13, 2001 resolved (12/01):

1. "Council adopt the policy on charging S64 Contributions with the following amendments:
  - b) The General Manager be authorised to discount S64 charges for change of use and a further report be presented to Council setting guidelines for discount.
4. That staff, in conjunction with the Economic Development Unit prepare a report to Council on the community wide economic and environmental costs and benefits of the S64 charges, paying particular regard to the costs and benefits that might flow from encouraging development through lower charges. That the report also consider the idea that we have two charging regimes – one for periods of low economic growth and another when growth is more robust and developer returns are higher."

**Council Car Parking Facilities**

Council, at the meeting held March 30 1999, resolved (106/99) the following:

"That a report be brought to Council to consider utilising purchased car parking spaces by Council to be used as an offset and as a means of economic incentive for future development"

**Incentives for Investment Policy and Economic Incentives Fund**

During 1998, Council considered reports into the establishment of the Incentives for Investment Policy and also the Economic Incentives Contribution Fund. Consequently, Council has adopted Policy 11.1.1 which is an attachment to this report, and has funded the implementation of this Policy during the ensuing years.

Currently the Incentives for Investment Policy provides the following types of incentive:

- 1 Investment Facilitation
- 2 Deferral or Discounting of Section 94 Charges
- 3 Deferral or Discounting of Section 64 Charges

- 4 Discounting of Development Application Fees
- 5 Deferral or progressive payment of Council Rates.

The Policy is well constructed with objective criteria and a robust application procedure.

On examination of the existing Incentives for Investment Policy, it is clear that it already has a very capable mechanism for managing the requirements of the recent resolution with regard to Section 64 Charges. The General Manager is authorised under the Incentives for Investment Policy to discount Section 64 Charges for any type of Development Application including for “change of use” and he is required to consider objective guidelines and criteria in making that decision. There is also quite adequate provision to cater for changes in economic circumstances in that Council can vary its allocation to the Economic Incentives Contribution Fund.

The community wide benefits of Section 64 charges were borne out in the process surrounding the creation of the Section 64 plans.

The proposal to utilise Council owned car parks to offset Development Consent Conditions that require additional car parking for new developments is somewhat more problematic. In many circumstances Council owned car parking facilities will have been developed utilising Section 94 funds for the construction or acquisition of land. As such Council has statutory responsibilities to preserve such car parks for public use. To move in this direction, it would be certain that a refunding of Section 94 funds would also be required and I expect it would be required that Council immediately replace the car parks in the area adjacent. This approach is not recommended.

If Council wishes to pursue this then the appropriate way is by modification of the underlying Section 94 Plan and Car Parking Policies.

There are, however, some changes to the Incentives for Investment Policy that would be very beneficial to encouraging increased investment in the City. This report recommends that there be two additions to the types of incentives that are offered. Council should endorse the addition of the following two incentives:

- a) Reimbursement of Relocation Expenses
- b) Reimbursement of Expenses arising from compliance with Development Consent Conditions

With regard to the first proposal to reimburse relocation expenses, there are many occasions when particular enterprises will consider moving to Lismore into rented premises. At this stage there is very little that we are able to offer as incentive in this circumstance. There is a considerable amount of vacant office space in the Central Business District and as Councillors are aware it is the landlord and developer that is liable for payment of Section 94's, Section 64's and rates. Relocation expenses are often not that great in comparison to these other business expenses. Reimbursement of relocation expenses is a very cost effective “carrot” to offer to a potential new business wishing to relocate to rented premises in the Central Business District, or other area of the municipality.

In recent years Council has made significant improvements to the burden of Section 94 and Section 64 Charges to new developments. It is now appropriate to consider reimbursement of certain expenses that arise from compliance with Development Consent Conditions. Such reimbursement may cover areas such as small scale roadworks in rural areas or particular Council related construction costs. This proposal also would provide some flexibility in the utilisation of Council owned car parking to encourage investment.

**Manager - Finance & Administration Comments**

Section 64 - The concept of using the 'Incentives for Investment' policy to discount 'change of use' S64 charges for developers is supported.

This approach relies on the fact that the charges are correctly calculated in accordance with the merits of the application, or like premises or PWD guidelines, and the discount, if any, is assessed on the same basis as any other major incentive that Council may offer.

Car Parking - The majority of Council's car parking acquisitions and development in the CBD over recent years have been at least partially funded by S94's. Consequently, given the advice provided by the Manager - Economic Development & Tourism, if Council purchased car parking spaces used as an 'offset' by a developer, we would simply have to replace them at Council's cost. This is not desirable.

It is agreed that if Council believes sufficient car parking exists, the Section 94 Plan should be amended to reflect this situation and effectively reduce the cost of development.

The other option is for the developer to apply for financial assistance under the Incentives for Investment policy. As with S64 charges, the integrity of the charge is maintained and assistance, if any, is assessed on the same basis as any other major incentive that Council may offer.

Policy Expansion - I agree with the concept of expanding the application of the policy so as to include relocation costs and development consent compliance costs. This offers a broader range of criteria for inclusion, but does not undermine the basis for assessing financial assistance.

**Public Consultations**

Nil

**Other Group Comments**

**Manager – Planning Services**

**Reimbursement of Costs Associated with Implementation of Conditions of Consent:**

The operation of such a broadly worded incentive could be problematical in several respects. Firstly, it is considered too open ended and the financial impact on Council cannot be quantified. Conditions of consent can be imposed for a wide variety of issues relating to amelioration of environmental and amenity impacts, compliance with legislation, servicing requirements, protection from hazard and occupant safety. Council may find itself expected to fund the preparation of subsequent works such as landscaping, noise amelioration and on-going monitoring of environmental matters, all of which will require staff as well as financial resources.

Secondly, Council funding of compliance with conditions of consent may lead to a conflict of roles, with Council as a consent and regulatory authority determining not to impose certain conditions on the grounds of the cost of compliance, despite the imposition of such conditions being warranted on the grounds of amenity, hazard, environmental, impacts etc.

It is suggested that any conditions of consent, the expense of which could be considered for reimbursement, be limited to those which can realistically be funded by Council and be set out in the accompanying policy. This may require further discussion between the Groups to determine suitable types of conditions.

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

I have discussed the comments from Manager – Planning Services with her. There was some further information required.

Council currently contributes \$50,000 per annum to the Economic Incentives Contribution Fund. This is then capped at a cumulative total of \$300,000 in the reserve.

This is the outer limits of Council's potential financial impact. This provides strong financial protection for Council.

The conflict of interest concern is also well covered. The application for incentives are handled by the EDU quite separately from the DAP and regulatory processes. Further, the determination of an incentives application is not done until after the Development Application is decided. This provides adequate control over any "conflict" issues and Manager – Planning Services is satisfied with this approach.

**Conclusion**

Over recent years, Council has made significant improvements to the competitiveness of Section 64 and Section 94 Charges in the Lismore district. The Incentives for Investment Policy plays an important role in encouraging investment. The recommendations to broaden the types of incentive available are a evolutionary improvement to the Policy.

**Recommendation**

That:

1. Council modify Policy 11.1.1 Lismore Incentives for Investment to allow the following additions to the range of incentives:
  - a. Reimbursement of relocation expenses;
  - b. Reimbursement of expenses arising from compliance with Development Consent conditions;

**Subject/File No:** Skyline Road Realignment and Sealing  
(LW:S642)  
**Prepared By:** Manager Client Services - Lindsay Walker  
**Reason:** To inform Council of the current status of the development consent process  
**Objective:** To gain Council resolution to continue with the application  
**Management Plan Activity:** Road Construction

---

---

**Background:**

Following an initial investigation of the proposal to realign and seal Skyline Road it was determined that an EIS would need to be prepared.

This document was prepared in February 2000 and exhibited as part of the development approval process.

The proposal drew adverse comment from National Parks and Wildlife Service (NPWS), particularly in regard to the impact that the works may have upon local koala populations.

The EIS also was criticised in regard to inconsistencies and deficiencies within the document.

Council with the assistance of Malcolm Scott, reviewed all comments and catalogued those elements of the document, which required amendment. In addition to the document review council had a site meeting in the company of NPWS in an effort to better understand their requirements.

Advice received from Phillip Fox was:-

“The Council may retain an external consultant to prepare a new EIS in accordance with Proposal 1 or prepare the supplementary material in accordance with Proposal 2. Provided that the supplementary material is in the form of a supplementary EIS and complies with the formal requirements for an EIS contained in the Part 4 Division 6 of the Regulations.”

Alternatively, the Council may modify the EIS pursuant to section 112(4)(b)(i) of the Act. The Council must furnish and provide the Director-General with material concerning the modification to the EIS when the Council seek the concurrence of the Director-General.”

In accordance with this advice Council engaged Peter Parker, Environmental Consultant to assist it with the preparations of material for a modified proposal as noted in the Phillip Fox “alternative”.

**Manager - Finance & Administration Comments**

No comment required.

**Public Consultations**

Not Required

**Other Group Comments**

**Group Manager – City Works**

The construction of this road has been on Council's Construction programme for more than 5 years. It would be desirable if a solution acceptable to all parties can be found so that the works can be completed.

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

Not Required.

**Conclusion**

Legal advice has been received that it is not necessary to prepare a new EIS for the proposed Skyline Road upgrade. This advice has been discussed with NPWS and they have raised no objection to the legality of that advice.

Accordingly it is proposed that Council proceed to provide NPWS with details of the proposed modifications with a view to gaining their concurrence to the proposed works.

Following the gaining of NPWS approval, Council will forward all material to DUAP to seek their advice that council can "determine the application".

**Recommendation**

1. Council proceed to prepare the necessary documentation, as outlined above, to facilitate the approval of the realignment and sealing of Skyline Road, Durham Road, in the west and Lot 3 in DP 773216 in the east.
2. Council pursue NPWS and DUAP to obtain their acceptance of the works proposed in this report.

**Subject/File No:** **CRIME IN GOONELLABAH - CRIME PREVENTION**  
(PB:S717)

**Prepared By:** Crime Prevention Development Officer, Punita Boardman

**Reason:** To respond to a petition from local Goonellabah residents concerned about the increase of crime in Goonellabah, particularly by groups of young people.

**Objective:** To support a range of strategies, in partnership with local agencies, which are current or planned for the area.

**Management Plan Activity:** Community Services

---

**Background:**

Following a recent community safety committee forum about youth crime, an article was printed in the local newspaper, including a headline about the over-exaggeration of youth crime. Among other points, the forum quoted State-wide statistics from the Department of Juvenile Justice about the low number of juvenile offenders compared to the overall youth population. This article promoted considerable debate in the community with a particular focus on the high levels of crime in Goonellabah and the frustration by many local residents who are victims of these crimes.

A petition to Thomas George, MP, was circulated and signed by some 250 workers and residents in Goonellabah. The petition reads –

*“COMMUNITY OF LISMORE PETITION TO BE PRESENTED TO NSW LOCAL MEMBER THOMAS GEORGE.*

*If you believe crime in the Goonellabah area, particularly by groups of youths stealing, throwing rocks, committing assaults and burning buildings, has been a growing problem, please sign this petition”.*

The petition was also presented to the Mayor.

**Public Consultations**

A variety of public meetings to address the crime issues in Goonellabah have been held over the past few years. Most recently, the NSW Department of Housing convened a series of meetings with residents and relevant stakeholders including representatives from Magnum Security, the Police, Department of Housing, Shopping Centre Management, residents of Eggins Place, other residents of the area, representatives from Lismore City Council.

In all about 25 people attended these meetings. Issues raised at the October meeting can be grouped in the following manner:

- **Children and Youth Without Supervision:** Kids late at night, Gangs of kids, Lack of parental responsibility.
- **Public Disorder and Crime:** Vandalism, Litter and Rubbish, Drugs, Dogs, Drink Driving, Excessive loud music, Fires, Mail being stolen, Milk man attacked, Police jurisdiction.
- **Fear of Crime and Abuse:** Fear, Verbal and Racial Abuse, People being harassed in their own homes.
- **Other Issues:** Liquor licence approved (in Goonellabah Shopping Centre).

**Crime in Goonellabah**

---

The meeting was then asked to propose solutions to the problems. They were as follows:

- **Children and Youth Without Supervision:**
  - New laws in relation to Police powers over children.
  - Better Police Jurisdiction.
  - Group activities.
  - Communicate with kids.
  - Aquatic and Leisure Centre.
  - Boot Camp.
  - Community intervention officers.
  
- **Public Disorder and Crime:**
  - Take dogs to the pound but if they are savage, ask the Rangers to keep an eye on them. Take the dogs away if neglected and roaming the streets.
  - Fine people with loud music if they have been told to turn it down before.
  - **Ask them to turn loud music down or call the Police.**
  
- **Fear of Crime and Abuse:**
- **Other Issues:**
  - Get the Council machine to clean up the streets.
  - Some residents already cleaning the streets in the mornings.

***The Department of Housing has agreed to organise a meeting of Youth Stakeholders, ie, YWCA, Goonellabah Schools and Community Projects, the Police and the Seventh Day Adventist Church, the PCYC and Community Connections North Coast Youth Service to look at resources for Youth.***

***Suggestions at other meetings have been to call upon Council to sponsor after school and vacation programmes for young people and to commit to recreational infrastructure (such as a Youth Centre and Pool) in Goonellabah as a matter of urgency.***

**Manager - Finance & Administration Comments**

Generally speaking, there is little doubt that there has been an increase in crime and not only for Goonellabah. Unfortunately, this is a reality.

To address the concerns of the Goonellabah residents, a series of actions have been recommended. While I support the concept that to improve the situation we all have to play our part, and we need to ensure that the other agencies play theirs, the difficulty I have is the level of financial resources required from Council.

From a financial perspective, we do not have the resources immediately available to implement the recommendations. In fact, it could be some time before we can complete the development of Kadina Park or commence the Goonellabah Indoor Aquatic & Leisure Centre.

If Council resolves to support this initiative, I suggest those that require additional financial commitment be costed and considered as part of the 2002/03 Management Plan.

I believe it is important to note that if we assist Goonellabah in this situation, it is likely that we will need to support other parts of Lismore with the same problems at some time in the future.

**Other Group Comments**

**Youth Development Officer:** Colleen Dowd

There is a clearly identified lack of provision of youth specific facilities across Lismore as well as a lack of general non-sporting recreational infrastructure that cater for young people in Goonellabah.

According to social planning benchmarks for the provision of youth facilities the standards are: for a "major youth centre", one for every 20,000 people provided by local government or non-government organisation; and for a "drop-in centre" one for every 10,000–30,000 people, provided by local government or non-government organisation (Lismore City Council Social and Community Services Plan, Lismore City Council August 1999).

Lismore's population of 46,000 people indicates that Lismore is large enough to have a drop in centre and a major youth centre. Lismore currently lacks both.

It is a function of Councils in NSW to be involved in the development and provision of youth facilities. In fact, 86.1% are involved in facilitating the development of new youth facilities, services or activities, and 29.2% actually provide infrastructure in the form of youth centres (Resourcing Communities: 1999 Community Planning and Services Audit, LGSA, 2000).

Council has identified it has a role to play in the development of youth facilities for Lismore in its Lismore City Council Social and Community Plan. The Art and Cultural Precinct project in the CBD provides an opportunity for Council to work with the community and commercial interests in order to provide a long overdue facility.

Goonellabah, Lismore Heights, and the Northern Ridges have a population of 13,977 (ABS, 1996). A youth activities facility located in the Goonellabah Town Centre site would be appropriate. The Recreation Planner has identified this possibility in conjunction with the Aquatic and Leisure Centre in draft proposals for the site. This would provide organisations such as the YWCA with a facility at which to run activities. Currently they have no appropriate facility and are running their programmes from parks and a building at Kadina High and this limits the client group to Kadina students. Other youth organisations would also be interested in developing and running programmes in such a facility in Goonellabah.

**Traffic & Law Enforcement Co-Ordinator:** Bill MacDonald

Arrangements have been made for Council's street sweeper to include the roads leading to the Goonellabah Shopping Centre in its regular maintenance area, in particular Eggins Place.

Whilst patrols are carried out in the subject area with regard to stray dogs, Councils Rangers have been requested to increase this activity when possible. Arrangements have been made for a 'No Through Road' sign to be erected at the start of Eggins Place in an effort to discourage non-local traffic.

**Recreation Planner:** Alex Wilford

Kadina Park was first proposed in 1996 to provide a range of healthy and positive unstructured recreation activities for people of all ages, particularly youth. While the first stages of development finally got under way this year, it will be some time until the park is operational unless there is a substantial injection of funds. The outcome of a grant application (for \$209,000) lodged through the Regional Solutions Programme has been delayed as a result of the recent Election. Council was previously requested to contribute \$167,000 (over two years) towards this project to strengthen the prospect of the grant application being successful. If successful, the Regional Solutions funding, together with Council's contribution, will enable most of the project to be completed in two years, rather than being spread out over a much longer period.

**Crime in Goonellabah**

---

In 1999 Council adopted a feasibility study which recommended the two-staged development of an indoor leisure centre at the Goonellabah Town Centre site. Unfortunately, given the estimated cost of this facility (\$5 Million) and Council's other capital commitments, it appears unlikely that the development of this facility will proceed for some time.

Plans are also currently being prepared in consultation with residents of the McDermott Avenue Estate for the further development of Elders Memorial Park. Infrastructure proposed for the park includes children's playground equipment, picnic and barbecue facilities, a small skate park and a natural amphitheatre with a small stage. Funding for this project will be sought from Council in next year's budget as well as from various external sources.

Given the continued and increasing concerns about anti-social behaviour and crime in Goonellabah and the current lack of recreation opportunities that exist, the development of Kadina Park and Elders Memorial Park must be viewed as very high priorities. The importance of these projects is further elevated if the proposed indoor leisure centre is not to proceed in the near future.

**Author's Response to Comments from Other Staff**    Not required

**Conclusion**

Goonellabah arguably presents a hot-spot of anti-social and criminal activities at present. The concerns of residents in the area have been increasing over time, as have the unofficial reports of crime and anti-social behaviours. Police and Court statistics do not necessarily reflect this trend, however, as much of the crime goes unreported. Many residents are reluctant to call the Police for fear of reprisal and because they perceive the Police are virtually powerless in effecting change.

There appears to be common agreement among community representatives that lack of general non-sporting recreational infrastructure and social disadvantage are the causes behind the disruptions, particularly in regard to children and youth. Transport and lack of a youth centre and activities have consistently been the main issues raised.

Goonellabah has two public housing estates that come under the jurisdiction of the Department of Housing (DOH). Through their Community Renewal project, DOH is attempting to work with residents and stakeholders to improve facilities in the estates.

The YWCA, with funding from Woolworths, has recently relocated its office to Goonellabah and will focus solely on the suburb for the remaining 18 months of their funding. They have two Youth Activity Officers to conduct programmes with young people as well as a Family Support Worker who supports and assists families in the area. Goonellabah Public School has a 'Schools and Communities' project that also attempts to work inclusively with the local community and children with problems at School.

Many of the issues that arise in Goonellabah are the result of inter-generational disadvantage. Some of these issues are unemployment, poverty, family violence, drug and alcohol abuse and lack of family support. Some members of the community appear to be alienated from society as a result of the impact of these complex issues. Long-term, co-ordinated strategies are needed to make a real difference in the area.

**Recommendation (COR44)**

That -

1. Council make additional effort in regard to control of dogs and rubbish in Goonellabah.
2. Council fast-track the development of Kadina Park and continue to promote the park as a child, youth and adult friendly place for activity.
3. Council continue to meet and liaise with other agencies in the area and offer financial support to programmes with a focus on young people and families.
4. Council commit funds to re-invigorate the Street Beat Programme in partnership with the auspice body, Community Connections North Coast Youth Service.
5. Council support development applications to increase recreational and arts based activities for young people, such as the Art in the Heart project proposed for the Lismore CBD and the Aquatic and Leisure Centre proposed for Goonellabah.
6. Council commit to the development of managed youth recreational centres in both the Lismore CBD and Goonellabah with appropriate transport provisions, in consultation with young people and their advocates.

**Subject/File No:** CITY SAFE PROGRAMME  
(WMacD:VLC:S696)

**Prepared By:** Operations Manager – City Safe Programme, Bill MacDonald

**Reason:** For Council’s information.

**Objective:** To advise Council of the results of surveys and statistics of the City Safe Programme and seek its ongoing support.

**Management Plan Activity:** City Safe Programme

---

**Background:**

It is recognised that the threat of personal violence is an important factor in any public perception that Central Lismore is a dangerous place. In an effort to address this issue, Lismore City Council developed a City Safe Programme.

The City Safe Programme includes the City of Lismore’s public Closed Circuit Television (CCTV) operation and is one of the initiatives that forms part of the City Safe Programme. Other aspects of the Programme include the Security Beat Patrols and the ongoing identification and upgrading of CBD lighting.

The City Safe Programme is designed to assist in preventing crimes against the person or which may result in the damage or destruction of property in the Lismore CBD. It is recognised, however, that such crime will never totally be prevented.

The City Safe Programme became fully operational in September 1999 and is currently undergoing expansion and improvements by way of additional safety cameras being installed in areas that have been identified as potential ‘black spots’ by Police and the business community.

Two (2) of the five (5) additional cameras are currently being installed, bringing the total number to 10 operational cameras in Stage 1 of the expansion. The five (5) new cameras will be installed in Spinks Park, Rowing Club Carpark, Keen Street (2) and Magellan Street.

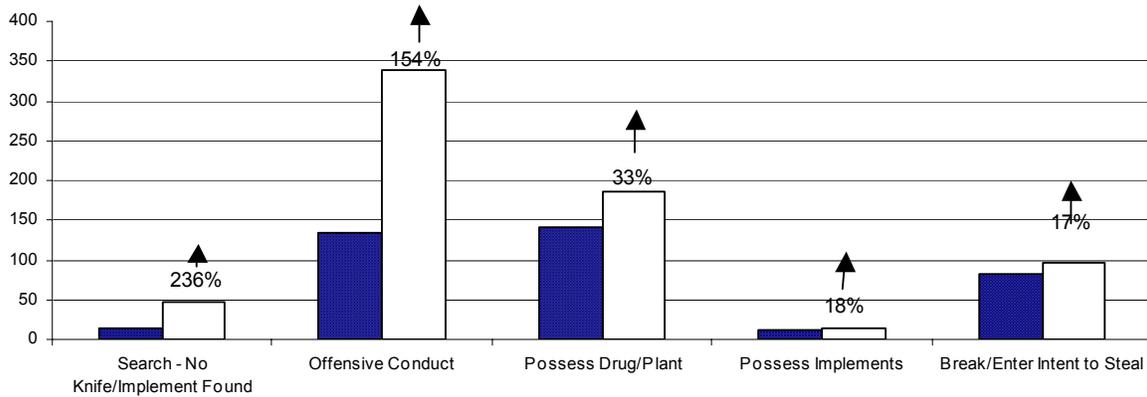
The initial project cost was approximately \$185,000 and the ongoing operational costs per annum comprise –

	<b>Special Levy (\$)</b>	<b>Council Contribution (\$)</b>	<b>Total Cost (\$)</b>
Beat Patrol	60,000	60,000	120,000
Monitoring	33,000	17,000	50,000
Maintenance	14,000	7,000	21,000

Lismore Police have supplied statistics for the area bounded by the Wilsons River, Ballina Street, Dawson Street and just north of the racecourse. A full copy of the statistics that have some relevance to the CBD for the two-year period prior to, and the two-year period post-City Safe Programme commencement is attached to this report as Appendix A. However, the graphs below indicate that there are some very encouraging signs that the number of offences in some key areas have reduced and similarly there are a number of offences that have risen which may be attributed in part to the presence of the cameras and security patrols.

City Safe Programme

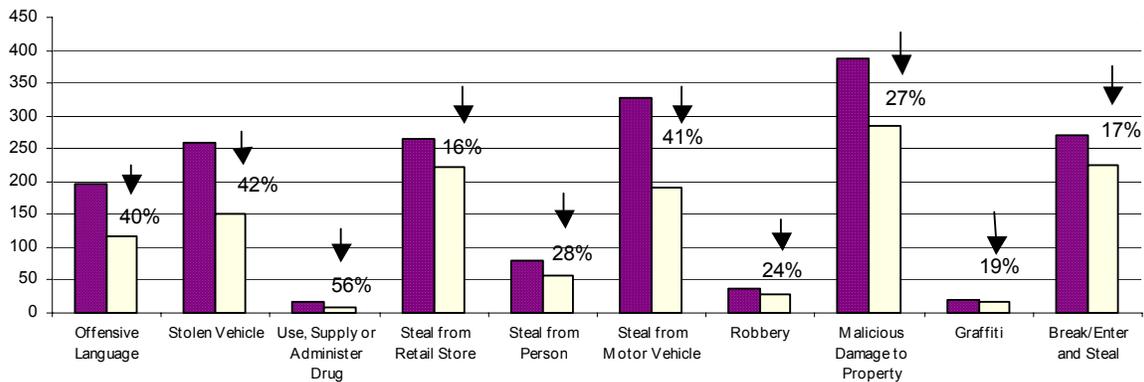
**Rise in Offences**



■ 2 Years Prior Sept 1999

□ 2 Years After Sept 1999

**Fall in Offences**



■ 2 Years Prior Sept 1999

□ 2 Years After Sept 1999

A record of all incidents recorded by the cameras when Security Staff were monitoring for the two-year period from September 1999 is also attached to this report as Appendix B. Of note among the offences detected are:

Offensive Conduct	.....	336
Fighting	.....	83
Vandalism/Property Damage	.....	48
Disorderly Behaviour	.....	28
Stealing	.....	20
Assault	.....	20

A total of 572 incidents have been recorded. In the majority of incidents the Police have responded in under 5 minutes (or not much longer), and have taken appropriate action in each situation.

**Manager - Finance & Administration Comments**    Not required

**Public Consultations**

Two surveys were conducted by Lismore Unlimited in August/September 2000 in consultation with Lismore City Council.

The first of these surveys targeted the business community with a total of 89 businesses participating. The results are as follows –

- 1. Have you heard of the City Safe Program ( safety cameras/beat patrols )?**  
100% of respondents said yes.
- 2. Are you happy with the security cameras?**  
70% said yes, 20% said no and 10% no comment.
- 3. How would you rate your customers reaction to the security cameras?**  
39% positive, 11% negative and 50% said didn't know
- 4. How would you rate your customers reaction to the beat patrols?**  
61% positive, 8% negative and 31% said didn't know
- 5. Are the beat patrol hours most effective to suit your needs?**  
Monday to Wednesday 12.00 Noon to 5.00pm, Thursday 12.00 Noon to 6.00pm and Friday 12.00 Noon to 5.00pm, plus Thursday, Friday and Saturday night patrols between approx. 8.30pm and 4.00am.  
86% positive, 8% negative and 6% no comment.

The second survey targeted the community with a total of 301 residents/visitors interviewed. A copy of the results of that survey are attached to this report as Appendix C.

**Other Group Comments**

**Comment from Manager - Economic Development and Tourism:**

I support the recommendations and I would go further.

The City Safe Programme has been a resounding success in reducing crime and improving the success rate in the prosecution of criminals for their acts in the CBD. Local Area Commander, Barry Audsley recounts a very important statistic in that there is a 100% success rate in conviction of offenders where video evidence is involved.

There has been a significant improvement in the "all important" perception of the safety and security of the CBD. This is fundamental to the future economic development of the City.

Unfortunately, there is still too high a level of criminal and anti-social behaviour evident. The Police and our security service do their best under the conditions. Their work is generally thankless and we should show our appreciation whenever possible. Council should, however, continue to work with the Police, Summerland Security, the business community and the broader community to continue to clamp down on these unfortunate incidents.

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

### **City Safe Programme**

---

The security service should not carry guns but perhaps they should carry cameras. Perhaps we can provide further powers to the security service under the terms of their contract. The business community can also do more to ensure that crime is minimised.

If we want to attract tourists, businesses, investors and more residents, then further improvements to the perception and the reality of the people's safety and security in the CBD, is of primary importance.

#### **Crime Prevention Development Officer:** Punita Boardman

By all accounts the decrease in crime within the CBD due to the City Safe Programme is encouraging. It appears that public opinion is positive and Police are happy with results. One concern has been in regard to the displacement of crime. Anecdotally, South Lismore has been subjected to more vandalism and property crimes since the inception of the cameras. The Goonellabah area seems to have had an escalation of crimes of this nature also. It is difficult to draw specific conclusions about displacement, however it is one issue crime prevention research and literature highlights.

Street Beat, where youth workers provide transport and assistance to young people in the area, was also originally part of the City Safe Programme. Unfortunately this project ceased due to expired funding. It was auspiced by the local youth service, Community Connections North Coast, and whilst operational was an effective service for young people at risk of either being victims or perpetrators of crime. This service needs to be re-invigorated with ongoing funds sourced.

Fuller evaluation of the City Safe Programme is foreshadowed for 2002 as part of the Lismore Crime Prevention Plan 1999-2002 evaluation. This is due to be conducted between about February and May 2002. It will be out-sourced to an independent consultant.

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

Unfortunately it would appear that under current laws there is little that can be done to increase powers to security personnel. However, as pointed out, the security service does work very closely with Police who acknowledge that support; particularly in difficult situations this is paramount and is being given by Police. Much time has been spent over the past two (2) years in building an excellent working relationship between Council, security staff and Police personnel. Without this co-operative spirit, the programme would not have achieved the success it has.

The review of the Crime Prevention Plan, incorporating the City Safe Programme, will give an independent view of actions and outcomes and will be most beneficial.

#### **Conclusion**

It would appear that much of the physical violence or property damage occurs at night within the CBD and often involves one party being affected by alcohol. The early detection of offences, particularly where offensive conduct, fighting or harassment is involved, significantly reduces the incidence of personal injury or the potential for property damage.

The Local Area Commander, Barry Audsley, has written to Council in support of the continuation of the City Safe Programme. Mr Audsley has said that the value of the street cameras for Police investigations cannot be underestimated. He said when the cameras are monitored the Security Staff work very closely with Police and provide a very high level of co-operation. Whilst actual numbers are not available, the Police have indicated that the success rate for conviction of offenders where video evidence has been a factor is 100%.

**City Safe Programme**

---

Whilst the two surveys were carried out only one year into the City Safe Programme, it is believed support from both the business sector and the Lismore community in general continues to grow.

The dedication and commitment from Summerland Security, which has been contracted by Council to carry out the monitoring and street patrols, has been outstanding. This is verified by the number of offences detected and feedback from both Police and the business community.

It must be stressed that the statistical information provided by Lismore Police covers a wider area than just the CBD proper, and that other factors would be involved such as specific Police activities to target particular areas. However, it is reasonable to assume that the City Safe Programme has had an important role to play in any reduction in crime within the CBD.

It was acknowledged at the start of this report that crime within the CBD will never be totally prevented. However, Council and the community should be encouraged by the results over the past two years which have seen a significant decline in antisocial behaviour and property damage.

**Recommendation (WOR6)**

1. That Council note the results of the surveys attached and the information contained in the statistical reports and that it continue to support the City Safe Programme.
2. That Council acknowledge the support of Lismore Police and Summerland Security in their efforts to reduce crime within the CBD and in making Lismore Central Business District a safer place for its citizens to work, shop and reside.

**Subject/File No:** ON-SITE SEWAGE MANAGEMENT STRATEGY REVIEW  
(TK: S245)

**Prepared By:** Environmental Health Officer – Tony Kohlenberg

**Reason:** To review Councils On-Site Sewage Management Strategy

**Objective:** To establish a working party

**Management Plan Activity:** Environmental Health

---

---

**Background:**

Council adopted the Lismore City Council On-Site Sewage and Wastewater Management Strategy on November 2, 1999.

Since this time Council's Environmental Health Officers have been applying the principles of the Strategy to all new applications to install, construct or amend On-Site Sewage and Wastewater Management Systems.

The Strategy requires a consultant's report to be submitted with all new applications to install sewage management systems. The report is required to address specific parameters nominated by the strategy. These include;

- on site assessment including, soil type, site description
- system and effluent disposal area design including methodology and calculations
- maintenance of the system

After two years of implementing the Strategy, concerns have been raised by Council staff and some consultants regarding the Strategy process.

The driving principle behind requiring consultant's reports was the introduction of legislation requiring greater accountability and environmental sustainability of on-site systems. Due to time and resource constraints Council staff are unable to undertake the comprehensive site assessment and investigation now required. As a result, this part of the application has been assigned to private consultants to undertake the require assessment for the applicant. Unfortunately, problems with this procedure have emerged, whereby the reports produced by many consultants do not fulfil the requirements of the strategy and do not address legislative requirements. The quality of some consultants' reports are questionable and have become a major concern for Council Environmental Health assessment staff. Some consultants have also raised concerns regarding Council's assessment procedure.

In order to formally review the current Strategy, it is proposed to form a working party. The objective will be to review the current Strategy in light of all concerns raised and recommend appropriate changes to the strategy if required.

It is proposed the working party consist of the following personnel;

- Two Council staff members
- Two Councillors
- Four Consultants
- One Independent Chairperson

**On-Site Sewage Management Strategy Review**

---

It is recommended that the working party be chaired by Dr. Leigh Davison, an academic in the field of Resource Science at Southern Cross University. Dr Davison lectures in resource management and is well versed in Council's Strategy and on-site effluent disposal in general. He has also acted as a consultant for clients in this field and therefore has an understanding of concerns from both Council staff and consultants.

**Public Consultations**

In order to seek four consultants to represent the consultancy industry it is proposed that nominations be called by advertising in Council's newsletter.

Should more than four consultants nominate for the working party, it is proposed that Council contact each nominee and that the consultants arrange four representatives to act on their behalf.

**Recommendation (PLA26)**

It is recommended that

- 1 A working party be established to review Councils On-Site Sewage Management Strategy
- 2 The working party comprise of two Council staff, two Councillors, four Consultants and one independent chairperson
- 3 Councillor ..... and .....be nominated to the working party

**Subject/File No:** PROPOSED MOTEL DEVELOPMENT AND SUBDIVISION BOUNDARY ADJUSTMENTS NO'S 89-103 BALLINA STREET, 6 & 14 HAYWARD STREET and 46 PARKES STREET, GIRARDS HILL (P721 DA01/675)

**Prepared By:** SPECIAL PROJECTS PLANNER – Warren Rackham

**Reason:** To seek delegation of authority for the General Manager to determine the application, as the development value exceeds \$2 million.

**Objective:** To overcome potential delay in determination of the application created by the Christmas/January break.

**Management Plan Activity:** Development Assessment

---

**Background:**

1. The development site consists of 11 residential lots fronting Ballina, Hayward and Parkes Streets, Girards Hill, 8 of which contain dwellings which are the subject of separate Development Applications for removal (some for relocation).
2. The proposal is to erect a 70 unit motel, restaurant and convention centre over 9 of the consolidated sites, together with some (minor) boundary adjustments to accommodate the development and to facilitate resiting of 2 of the removed dwellings to lots on Hayward Street.
3. Since March 2001 the developer has been negotiating the sites for the project, and preliminary plans were lodged in October 2001 for Council's comment. The Development Application was lodged on November 12, 2001.
4. The value of the development is stated to be \$3 million; being in excess therefore of Council's policy requiring developments of over \$2 million in value to be reported to full Council.

**Current Position:**

Due to lodgement timing of the DA, it would normally be reported to Council's monthly January meeting. In the absence of a January meeting, the developer has advised that he cannot wait until February 2002 for a determination, and has therefore requested either:

- (a) Council hold a special meeting, say mid-January, or
- (b) Delegated Authority be granted to the General Manager (similar as was done for the "Office Works" development in Carrington Street at this time last year) to determine the application.

**Manager - Finance & Administration Comments**

Comment not sought.

**Other Group Comments**

Not relevant to this report.

**Comments**

There have been a number of meetings held with the developer and their consultants over the last few months, and the application is now at a stage where most of the issues of concern have been rationalised to a mutually agreed position. The unknown factor at the time of this report is any interaction arising from public notification, particularly as this development is located within the Girards Hill Conservation Area, the site having similar locational characteristics as the previously approved Wilsons Motel about 200 metres to the east.

Public interaction aside, it is considered that the application can be competently dealt with through the normal "DAP and Delegated Authority Process", and this method may be preferable to the calling of a separate Council meeting when many may be absent. If public interaction shows strong opposition to the development then it would of course be, at the General Manager's discretion, appropriate to refer the application to a full Council meeting for determination.

**Recommendation (PLA25)**

- 1 That Development Application No. 2001/675 for a proposed motel building, restaurant and convention centre, together with relevant boundary adjustments on No's 89 to 103 Ballina Street and No. 14 Hayward Street, Girards Hill be assessed through Council's normal DAP process, and the General Manager be granted Delegated Authority to determine the application.
- 2 That if, in the General Manager's opinion, public submissions to the proposed development warrant a determination by full Council, then a Special Meeting of Council be called for the purpose.

## LISMORE CITY COUNCIL - Meeting held 11 December 2001

---

**Subject/File No:** Special Business Rate Variation Levy – Evaluation for the Year Ended 30 June 2001

**Prepared By:** Manager – Economic Development & Tourism

**Reason:** To inform Council of the Evaluation Report carried out on the Promotions element of the Special Business Rate Variation Levy

**Objective:** Council awareness of the promotion activities and their success

**Management Plan Activity:** Economic Development

---

### **Disclosure:**

The author is a Director of Lismore Unlimited.

### **Background:**

Council, at its meeting held on 21 November 2000 resolved (Minute 324/00) inter alia:

“4 an independent evaluation be conducted for the year 2000-2001 and a report be brought back to Council once the evaluation is complete.”

A copy of the independent evaluation is included as an attachment to the Business Paper.

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

The evaluation indicates that the use of the Special Business Rate Variation Levy (SBRVL) has been effective, but could also be enhanced. It is envisaged that this will be addressed as part of the major consultation and review planned by Lismore Unlimited for the 2002/2005 Promotion Plan, as adopted by Council at its June 26, 2001 meeting.

In addition to the independent evaluation, Council also requires Lismore Unlimited to provide an audit report for the funds expended. This has been received and the SBRVL funds expended for 2001/02 have been appropriately acquitted.

### **Public Consultations**

Not applicable.

### **Other Group Comments**

Not applicable.

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

Not applicable.

### **Conclusion**

The evaluation of the Special Business Rate Variation Levy Funds expenditure for the year ended 30 June 2001, clearly shows that the funds were expended on worthwhile activities having a highly beneficial effect on the City of Lismore.

### **Recommendation**

That the Evaluation Report be received and noted.

---

**Subject/File No:**       **LANDSCAPE MASTER PLAN - LISMORE RAINFOREST BOTANIC GARDENS**  
(NM:VLC:S553)

**Prepared By:**           Manager Parks & Recreation

**Reason:**                To seek adoption of the master plan for the Lismore Rainforest Botanic Garden.

**Objective:**             Council to formally adopt the master plan.

**Management Plan Activity:**

---

---

**Background:**

Councillors will no doubt recall the Workshop presentation conducted on September 4, 2001 giving a detailed overview of the master plan for the proposed Rainforest Botanic Gardens at the Wyrallah Road Waste Facility.

The objective of the presentation was to enable Councillors to gain a comprehensive understanding of the developments to date concerning this site, and also an understanding of the magnitude of the proposed project. This was best achieved by presenting to Council the master plan that the Gardens Committee had adopted earlier this year.

**The Issue:**

The time has now come for Council to consider the attributes of this project and to formally adopt the master plan. Such a resolution will provide the impetus for progression for this project via grant applications; support from other tiers of government; media coverage, and other forms of public exposure. As discussed at the Workshop, such a resolution does not commit Council to any additional funding in the short to medium term beyond that which is currently expended. In fact it is anticipated that a resolution to adopt the plan will attract seed funding that, in turn, will attract additional funding to see the works on the site progress.

It should be noted that this project is closely linked with Council's obligations to rehabilitate the landfill site and, as such, Council has already committed funds for such works. These same funds will be Council's contribution to the project in the future hence serving a dual purpose.

A hard copy of the master plan has been circulated to all Councillors prior to the meeting in order to refresh memories of the plan and some of its specific details. As you would recall, this is a unique project with high objectives and far reaching benefits to the region in terms of tourism, employment, and other economic advantages.

As importantly, the project has considerable environmental benefits that have the potential to enhance Lismore's 'green' reputation and to reinforce its position on the international map. Such projects rarely present themselves with such well-defined intergraded links with other major stakeholders such as the University, the tourism industry and Cellulose Valley just to name a few.

**Manager - Finance & Administration Comments**

The master plan provides a comprehensive proposal for the development of the Lismore Rainforest Botanical Gardens. It indicates that ideally, development of this site will be over a 20-year period and is estimated to cost between \$7.27M-\$8.01M. Ongoing maintenance costs are not included but may be relevant in the long-term.

---

---

# LISMORE CITY COUNCIL - Meeting held December 11, 2001

## Landscape Master Plan - Lismore Rainforest Botanic Gardens

---

From a financial perspective, there is some uncertainty about the ability of this Council to meet its share of both development and ongoing costs on face value. However, given the fact that the site is the Wyrallah Road Waste Facility and it will be required to be rehabilitated, it provides an ideal opportunity to do so as well as provide a facility which may have tourist and commercial potential. It is important to note that the rehabilitation of the Waste Facility, 'guesstimated' to cost around \$2.5M, is factored into the 'cost per tonne' charged at the facility and not anticipated to directly impact available funds.

As such, adoption is supported on the basis that funding from sources other than Council be pursued to commence the implementation of the master plan and Council's investment be consistent with that it would be required to commit to rehabilitate the site at the appropriate time.

I am sure the master plan will evolve over its life and as such, will require Council to re-assess its position based on that information. This is a prudent approach.

### Other Group Comments

#### **Group Manager - Business and Enterprise:**

The master plan forms part of the long-term management of the landfill site and is endorsed and supported by Northern Rivers Waste.

#### **Manager - Waste Services:**

The Manager, Northern Rivers Waste, approves and supports the proposed redevelopment of the Wyrallah Road Waste Facility as Lismore Rainforest Botanic Gardens, as presented to Council by the consulting firm of URS (Sydney) at a recent Workshop.

However, Council must keep in mind that this project will take 10 years or more depending upon the final finished levels of the landfill and surrounding areas which will determine the time that it will take to fully develop this project. Finally, Council must consider now what financial commitment it will provide over the next 10-15 years towards this project.

Council should support any grant applications by the Committee for the redevelopment of the landfill.

**Author's Response to Comments from Other Staff**      Not required

### Conclusion

In formally adopting this plan, Council will demonstrate its ability to nurture and develop strategic concepts and assist in seeing them through to their fruition whilst assisting the development of both the City and the region.

### **Recommendation**      (WOR7)

1. That the master plan for the development of the Lismore Rainforest Botanic Gardens at the Wyrallah Road Waste Facility (as prepared by the URS Corporation in March 2001), be adopted by Council.
2. That the Lismore Rainforest Botanic Gardens be added to the Section 94 Plan as a City Wide project at the next review.

**Subject/File No:** LISMORE REGIONAL ART GALLERY – DEDUCTIBLE GIFT RECIPIENT (RMS:P20696,S210)

**Prepared By:** Manager – Finance & Administration, Rino Santin

**Reason:** To satisfy Australian Taxation Office registration requirements.

**Objective:** For Council to adopt a position in relation to this registration.

**Management Plan Activity:** Art Galleries

---

**Background:**

The Lismore Regional Art Gallery Advisory Panel (Panel) has requested that the Lismore Regional Art Gallery (Gallery) be registered as a “Deductible Gift Recipient” (DGR). The purpose of this registration is so that ‘gifts’ made to the Gallery are tax deductible to the ‘gift’ provider.

As such, the Panel sees this as a potential benefit for the Gallery in receiving DGR status.

An application has been submitted to the Australian Taxation Office (ATO). However, advice received indicates that Council needs to clarify its position as to the DGR organisation it would transfer the balance of any gifts received should either Council determine not to have a Gallery or if the ATO revoked the registration.

**Logical Option:**

As the objectives of the Lismore Regional Art Gallery include “*a permanent, public facility which collects, conserves, researches, interprets and exhibits works of art for the enjoyment and education of the public and the cultural development of the community and region*”, an organisation with a similar perspective, such as the Lismore Regional Art Gallery Foundation Pty Limited (LRAGFPL), is the logical option.

LRAGFPL is legally constituted and Council, through the Art Gallery Director, was one of the driving forces behind its creation. Its objectives include the “creative programmes including but not limited to artists in residence schemes, public education and public art work, acquisition of artworks for the permanent collection of the art gallery and capital expenditure for the gallery infrastructure”.

Council has a strong representation on the LRAGFPL with the Mayor or delegate, General Manager or delegate, and Art Gallery Director being part of the Foundation Management Committee.

For administrative and practical purposes, this would be a desirable outcome should Council be required to transfer the balance of any gifts to another DGR.

**Public Consultations** Not Required

**Other Group Comments**

**Art Gallery Director:**

It is imperative that the Lismore Regional Art Gallery regain Deductible Gift Recipient status to ensure a strong incentive for all donations both of artworks for the collection as well as financial donations. For example, 225 art works from the gallery’s collection of 452 works are the result of previous donations. At present the acquisition of 3 Aboriginal Pole Carvings from the Northern

## **LISMORE CITY COUNCIL – Meeting held December 11, 2001**

### **Lismore Regional Art Gallery – Deductible Gift Recipient**

---

Territory, valued at \$20,000 is reliant upon taxation benefits for the donor. Likewise with the pending new gallery building it is important to offer ATO incentives for all financial donations towards this project.

As a community cultural body the Art Trust Foundation is the logical and safe recipient should Council determine not to have a Gallery or if the ATO revoked the registration because the funds and art works would be used for public art projects within the City of Lismore.

**Author's Response to Comments from Other Staff** Not Required.

### **Conclusion**

To meet the ATO's requirements for registration of the Lismore Regional Art Gallery as a 'Deductible Gift Recipient', Council needs to nominate another deductible gift recipient as the beneficiary of any funds held as gifts should the registration be revoked or Council resolve not to operate the Gallery.

As it has similar objectives and has Council membership, the Lismore Regional Art Gallery Foundation Pty Limited is nominated as the DGR to meet that requirement.

### **Recommendation**

To meet the Australian Taxation Office's requirements for Deductible Gift Recipient registration, if the Lismore Regional Art Gallery's registration is revoked or Council resolves not to operate the Gallery, then the balance of any gifts received be transferred to the Lismore Regional Art Gallery Foundation Pty Limited.

**Subject/File No:**           **COMMUNITY REPRESENTATIVES ON COUNCIL COMMITTEES**  
(GW:LC:S44)

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

**Reason:**                     Council Resolution

**Objective:**                 To select community representatives.

**Management Plan Activity:**   Administrative Services

---

---

**Background:**

At its meeting held on September 9, 2001 Council conducted a minor review of its Committee structure and in accordance with a previous decision resolved to “spill” the general citizen representatives from a number of its Committees. These being:

- Aerodrome, Civic Pride, Art Gallery & Public Transport Advisory Panels.
- Wayiganna Aboriginal Advisory Committee
- Lismore District Sports Association, Floodplain Management, Road Management and Koala Management Committee.

Advertisements were placed in the Northern Star and Northern Rivers Echo calling for nominations to the Committees. All existing members were written to inviting their re-nomination. An information night was held to inform the public of the role and functions of the Committees.

External organisations, which have appointed representative to the Committees, were also invited to review their appointment. Council accepts these appointments unconditionally and, as the Council is only concerned with the acceptance of the general citizen representatives, these have not been included in the report. The applications received by Council are included in the attachment. Existing Committee members have been highlighted by including an asterisk (\*) after their name.

**1.           Committee Vacancies**

**Aerodrome Advisory Panel**

*One Citizen Representative.*

**Nominations:**

Habib Habib \*

Recommended that Council appoint Habib Habib as its Citizen Representative on the Aerodrome Advisory Panel..

**Civic Pride Advisory Panel**

*Six Citizen Representatives*

**Nominations:**

John Barnes \*

Mary Betteridge \*

Eleanor Cole \*

Vanessa Ekins\*

Bill Sheaffe \*

Annette Potts \*

*Recommended that John Barnes, Mary Betteridge, Eleanor Cole, Vanessa Ekins, Bill Sheaffe and Annette Potts be appointed to the Civic Pride Advisory Panel.*

# LISMORE CITY COUNCIL – Meeting held December 11, 2001

## Community Representatives on Council Committees

---

### Lismore Art Gallery

*Seven Representatives (Council previously appointed 11 citizen representative to the Panel)*

#### **Nominations:**

Robyn Braithwaite  
Vicki Faye \*  
Steve Giese \*  
Melissa Hirsch \*  
Phillipa Howells  
Bruno Ivan \*  
Christian Morrow  
John Page \*  
John Stretch \*  
Lynn Thompsen \*  
Lorraine Vass  
Stephen Webstead

*Recommend the Council determine its citizen representatives..*

### Public Transport Advisory Panel

*Five Citizen Representatives*

#### **Nominations:**

Therese Crollick \*  
Bill Kidd  
Robert Weatherby \*

Recommend that Therese Crollick, Bill Kidd, Robert Weatherby be appointed to the Public Transport Advisory Panel.

### Wayiganna Aboriginal Advisory Committee

*Nine Indigenous Community Members*

#### **Nominations:**

Lindsay Clark  
Barry Franks  
Ken Morgan  
Roz Sten  
Mavis Davies  
Agnes Roberts \*  
Valerie Fay Smith \*

*Recommend that Lindsay Clark, Barry Franks, Ken Morgan, Roz Sten, Agnes Roberts, Valerie Fay Smith and Mavis Davies be appointed to the Wayiganna Aboriginal Advisory Committee.*

### **Lismore District Sports Association**

The citizen nominations are broken up into categories, which are separately listed below:

*Six representatives from outdoor sports group.*

#### **Nominations:**

Therese Crollick \*  
Barry Davidson \*  
James Underhill  
Mary Lemon \*  
Clinton Mallett  
Gloria Mortimer \*

*One representative from indoor sports group.*

No nominations received.

# LISMORE CITY COUNCIL – Meeting held December 11, 2001

## Community Representatives on Council Committees

---

### One representative from Sports Council for the Disabled.

No nominations received.

*Recommend that Therese Crollick, Barry Davidson, James Underhill, Mary Lemon, Clinton Mallett and Gloria Mortimer be appointed to the Lismore District Sports Association.*

### **Floodplain Management**

#### **Five Community Members**

#### **Nominations**

Graham Askey \*  
Vince Collins \*  
Jean Rose \*  
Dick Smith \*

Recommend that Graham Askey, Vince Collins, Jean Rose and Dick Smith be appointed to the Floodplain Management Committee.

### **Road Management Committee**

*The Committee is made up of nine citizen representatives, one each from the nine Section 94 Catchment Areas. Nominations are displayed next to the Catchment Areas.*

#### **Nominations**

Urban West	Vince Collins *
Urban East	
South East	Lloyd Moss *
North West	Terry McNamara *
Nimbin	Sonia Atkinson *
The Channon	David Yarnall
North East	Stan Heywood *
Clunes/Bexhill/Eltham	Eleanor Cole*
South West	

Recommend that Vince Collins, Lloyd Moss, Terry McNamara, Sonia Atkinson, David Yarnall, Stan Heywood and Eleanor Cole be appointed to the Road Management Committee.

### **Koala Management Committee**

*Two Urban Property Representatives*

#### **Nominations**

Rob Andrews  
Patricia O'Brien \*

*One Urban Resident*

#### **Nominations**

John Barnes \*

*Five Rural Property Owners*

#### **Nominations**

Robyn Braithwaite  
Beverly Bryant \*  
Laurie Clark \*  
Lloyd Moss \*  
Lorraine Vass  
Sharon McGrigor

**Recommend that Rob Andrews, Patricia O'Brien and John Barnes be appointed to the Koala Management Committee and Council determine its five Rural nominees.**

**Community Representatives on Council Committees**

---

**2. Review of 2 Yearly Appointments**

This is the first time that Council has made appointments to its Committees for a two-year period. In the past the appointments have been for the term of the Council.

Having just gone through the renewal process Council may care to review the effectiveness of this two year appointment, as there are considerable costs involved in this renewal process e.g. two Council reports, advertising, information night and staff time.

It would appear that the process has been generally unsuccessful in attracting “new blood” to the Committees, with the exception of the Art Gallery. Such ‘new blood’ could have perhaps been achieved through the normal vacancy replacement process.

There are a number of possible explanations for this response.

- Public apathy associated with a mid term Council.
- Difficulty in attracting wide media interest.
- Conflict with the federal election process.

Recommend that the appointment of citizen representatives revert to four year terms after the next Council Election.

**3. Committee Vacancies**

A number of Committees remain with vacancies. It is suggested that this issue be considered by each Committee to determine if they need to seek further applications in the New Year, or amend their Plan of Management.

**Manager - Finance & Administration Comments**      Not applicable

**Public Consultations**

This has been achieved by public advertisement and the information sessions.

**Other Group Comments**

**Manager - Communications and Community Relations:**

Media coverage of the 'open night' was good, given its news value. The 'open night' was advertised on four consecutive weeks in the *Northern Star*, and a prominent display ad was placed in the *Echo*. A media release was issued on October 30, and again on November 5, 2001. This achieved earned media coverage in the *Northern Star* (a quite lengthy account), the *Echo*, *ZZZ/2LM* and in some community newsletters. The media release was also distributed to all community newsletters in the LGA for distribution/noticeboards, and advertised on some Kirklands buses.

The combined media coverage did not translate into increased interest in the committees. The lesson seems to be that recruitment for such committees is best conducted at times when interest in local democracy is high (such as at Election times), or when committees are involved in issues which attract heightened public interest. Thought could also be given to seeking recruitment for council committees on polling day, since Electors are focused on Council issues on that day.

**Recommendation**

Recommend that:

1. Council appoint Habib Habib as its Citizen Representative on the Aerodrome Advisory Panel.
2. *John Barnes, Mary Betteridge, Eleanor Cole, Vanessa Ekins, Bill Sheaffe and Annette Potts be appointed to the Civic Pride Advisory Panel.*
3. Council determine its citizen representatives to the Lismore Art Gallery Advisory Panel..
4. Therese Crollick, Bill Kidd and Robert Weatherby be appointed to the Public Transport Advisory Panel.
5. Lindsay Clark, Barry Franks, Ken Morgan, Roz Sten, Agnes Roberts, Valerie Fay Smith and Mavis Davies be appointed to the Wayiganna Aboriginal Advisory Committee.
6. *Therese Crollick, Barry Davidson, James Underhill, Mary Lemon, Clinton Mallet and Gloria Mortimer be appointed to the Lismore District Sports Association.*
7. Graham Askey, Vince Collins, Jean Rose and Dick Smith be appointed to the Floodplain Management Committee.
8. *Vince Collins, Lloyd Moss, Terry McNamara, Sonia Atkinson, Sonia Atkinson, David Yarnall, Stan Heywood, Eleanor Cole be appointed to the Road Management Committee.*
9. Rob Andrews, Patricia O'Brien and John Barnes be appointed to the Koala Management Committee and Council determine its five Rural nominees.
10. *The appointment of citizen representatives revert to four year terms after the next Council Election.*
11. *Those Committees with citizen representative vacancies review the need to fill these positions or amend their Plan of Management.*

**Subject/File No:** Management Plan Review 2001-2002 - September quarter 2001

**Prepared By:** General Manager's Office

**Reason:** Requirement of the Act

**Objective:** Information and Annotation of Councillors

**Management Plan Activity:**

---

---

**Background:**

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

This report, which is prepared in a new format, includes information that relates to the performance of programmes and activities highlighted in the Plan for completion during the quarter ended September 2001.

**Recommendation:**

That the report is received and content noted.

**GROUP: GENERAL MANAGERS'**  
Management Plan Review  
Period ending September 2001.

Review of exceptional items across each functional area of the General Managers' Group

Communications and Community Relations

- Northern Rivers Waste was launched as a brand during the quarter and promoted via media publicity.
- Communications Strategy - a draft Communications Strategy was adopted by the Management Group on 18 Sep 2001.
- Crisis Management Plan - adopted in principle as a component of the draft Communications Strategy on 18 Sep 2001.
- Local Government Week promoted by presence in shopping centre; council-wide involvement in Lismore Show.
- Coordinated staff focus group working towards the redevelopment of the Council's Internet and Intranet sites.
- New "welcome" signs developed at LGA boundaries with "Rainbow Region" theme.
- Council's official logo refreshed and stationery progressively updated.
- "Community Link" publication revamped in consultation with staff and Graphiti Design.
- Coordinated publicity campaign for the Tryton Worm Farm

Client Services

- Reviewed Quarry sale options for B&E;
- Options for restructuring community "Reserve Trust" land developed and evaluated.
- A review of property with regard to insurance and asset value completed.
- Lease of Dawson Street Caravan Park prepared.
- Coordinated the preparation of a development application for the construction of a new entrance road for the SCU (Kellas Street) in consultation with SCU and Council engineering staff;
- Overseen the preparation of planning compliance reports for the proposed Skyline/Durheim Road reconstruction;
- Overseen the calling of EOIs and tenders for the proposed Lismore Memorial Baths redevelopment
- Assisting LCC Strategic Planner in redefining the brief for the preparation of Council's Urban Development Strategy
- Reviewed Council's vehicle leasing strategy
- Participation in Council's Wilson Riverbank Redevelopment Working Party – including the preparation and lodgement of DAs for two stages
- Overseen the completion of Stage One redevelopment of Kadina Park

Human Resources

- Skills-based progressions for all staff have progressed extremely well, with some areas currently concluding this task for their staff.
- The 2001 Award negotiations have concluded and the new award is effective from 1 November. Pay increases and changes to conditions will be integrated into HR systems and procedures. Major impacts of the changes were outlined to Councillors in June – with the key changes being the pay increase and the introduction of paid maternity leave. Detailed submission prepared on behalf of LCC submitted to LGSA.
- Human Resources organised a series of Organisational Change workshops which we hope will be first in a series of ongoing sessions for staff (for October)
- Coordinated organisation restructures in the GM's Office, Workshop, Parks and Recreation and Tourism/EDU
- Overseen recruitment of Manager-Community Services and Manager-Information Technology
- Key role in preparations for Council's Expenditure Review forums

Economic Development / Tourism

- Co-location of BEC, Lismore Unlimited and EDU complete
- LEDAB strategic plan adopted by Council
- Working with numerous potential development/investors including: Strand Resorts; Permaculture Research Institute; SCU International College; facilitating McKenzie on the Park; facilitating Lismore Square redevelopment proposals
- Merger of EDU and Tourism areas completed.
- Revised management structure for Lismore Visitor Information Centre (VIC) - numbers are now showing a clear improvement on last year as are souvenir sales and accommodation bookings
- Discussions with Byron and Ballina re: collaborative marketing and possible establishment of a joint tourism body
- Wilson's River Project: funding approved, works beginning on stage 1. \$1M in funding raised for this project to date.
- EDU Events Coordination has successfully completed/facilitated a number of significant events for Lismore including the CATs production, Inaugural Herb Festival, and the Masters Games.

**GROUP: CORPORATE & COMMUNITY SERVICES**  
Management Plan Review  
Period ending September 2001.

Review of exceptional items across each functional area of the Corporate and Community Services Group

Administration and Financial Services

- Financial Statements for 2000/01 completed and auditor reported that Council is in a “financially sound” position. Significant progress in improving Council’s financial performance indicators.
- Tenders for Audit and Banking Services completed.
- Plant Fund reserve balance distributed to budget managers along with enhanced financial monitoring reporting. Ongoing training to plant managers will continue.
- Risk Management – the physical audit of footpaths in the Lismore basin was completed and entered into a database, resulting in \$1.4m required to fix the trip points.
- Insurance – monitoring and review of the potential impacts of the collapse of HIH and a London based re-insurer, as well as the High Court decision to remove the non-feasance defence.
- TV Black Spot Funding –official notification that Council’s EOI for the East Lismore area was successful. Detailed costing and other information including a DA must now be finalised prior to release of funds.

Information Services

- Disposal of some 40 obsolete PC’s to community groups, resulting in very positive feedback and press coverage.
- IT Change Request form incorporating an MGM governance process developed and introduced on the Intranet.
- Successfully upgraded the Internet, Intranet and e-mail servers.
- Finalisation of Council’s IT Strategic Plan – adopted by Council.
- Appointment of new Manager-IT
- Three IT focus groups formed in accordance with IT Strategic Plan
- Initiated external consultancy to review Council’s customer service standards and Records Management practices.

Community Services

- Art in the Heart Cultural/Arts Precinct – the draft business plan was presented to a Council Workshop on July 3, and the final plan will be presented to Council in November following a further workshop. Work on the DA for the library has commenced following consultation with relevant staff.
- Section 356 Donations – funds distributed to community organisations as per Council resolution.
- Memorial Baths Re-development – minimum inclusions to be incorporated into the design determined at a workshop and Special Council meeting in July. The design tender documents were issued to five short listed tenderers and four attended the tender briefing session and site inspection on 12/9/01.
- Kadina Park – preliminary earthworks completed and Envite Work for the Dole crew commenced weed removal /control, tree planting and landscaping works.
- Kids in Domestic Violence Project – the second in a pilot series of projects commenced in July.
- Young Australian of the Year Awards – Council hosted one of only two regional launches held in Australia, in August.
- Lismore Lake – numerous letters and a petition containing 1,017 names were received objecting to reopen the lake to motorised water sports and that it be retained as a nature reserve for the migratory birds that now inhabit the lake. A report will be submitted to Council in November.

Library

- Library Act Review – a submission was forwarded to the Library Council re the proposal to write a new library act to replace the existing Act dated 1939. As this process will take some time, it is expected that Council will remain as Executive Council and the GMCCS as Executive Officer, to the Richmond Tweed Regional Library for at least the next 2 years.

Lismore Regional Art Gallery

- Lismore City Art Prize – there was an increase of 25% in numbers to the Living National Treasures exhibition, which continues to grow in prestige and quality of entries.

# LISMORE CITY COUNCIL - Meeting held December 11, 2001

Management Plan Review 2001 – 2002 September quarter 2001

---

## **GROUP: PLANNING AND DEVELOPMENT**

Management Plan Review  
Period ending September 2001.

Review of exceptional items across each functional area of the Planning and Development Group.

### Building And Regulation

- Swimming pool Fencing Survey: Close to target of 48 pools/quarter with 38 to date. Additional number to be picked up in next quarter.

### Environmental Health

- Implementation of Sun Cricket shelters at Nesbitt Park to be provided with Protection Strategy additional shading.
- Stormwater Management Plan:
- 'Revive the Wilson' photographic exhibition successfully conducted through August-September
- 10 'Butt Out' Bins installed in CBD and 6 sold to businesses

### Environmental Strategies

- Implement integrated waste      Review of Strategy commenced

### **Planning**

- Urban Development Strategy brief reviewed and project proceeding
  - Koala Management Plan proceeding – due for completion early 2002
  - Review of planning practices initiated by GMPD – to include consultation with industry
- 

## **GROUP: BUSINESS AND ENTERPRISE**

Management Plan Review  
Period ending September 2001.

Review of exceptional items across each functional area of the Business & Enterprise Group

### Lismore Regional Airport

- Collapse of Ansett in September anticipated to have a six month impact on passenger numbers;
- Security concerns are also impacting on air travel numbers;
- The airport will not meet its self funding target this year;
- Capital works on the runway were completed with minimal disruption to services;
- An automatic weather station is to be installed at the airport this will improve safety and access during inclement weather;

### Northern Rivers Quarry and Asphalt

- Corndale Quarry was passed in at auction without a bid. Possible acquisition is being evaluated;

### Lismore Memorial Gardens

- Interviews conducted with major customers to review service delivery & identify service expansion;

### Lismore Water

- Council called for tenders for the reuse of biosolids - use of this material on farmland is anticipated to save Council \$200,000 per annum;
- On September 5, 2001 Council took over the tea tree plantation from Business & Research Limited (BARM). It is expected that tenders or expressions of interest will be called for operation of the tea tree farm, in the December quarter.

### Northern Rivers Waste

- The Northern Rivers Waste brand was launched;
- Henderson's recycling won tender to operate Revolve Buy Back centre & undertake traffic control;
- Tryton Worm Farm construction underway–due for completion December qtr; opening early November.

### Property

- The property section co-ordinated the review of the Masterstroke Facility.
-

**GROUP: CITY WORKS**  
Management Plan Review  
Period ending September 2001.

Review of exceptional items across each functional area of the City Works Group.

Parks and Recreation

- Major activities of the last quarter include; upgrade toilets at Nimbin, garden upgrade Conway Plaza, replace fence Riley's Lookout, top dressing ovals/playground & footpath repair Heritage Pk.
- Appointment of two (female) apprentices.
- Building work at Crozier Oval progressing ahead of schedule.

Emergency Services

- Council continues to be involved in final design and assist Public Works Dept with Flood Levee
- SES appointment of a unit controller to lead SES unit.

Bushfire Services

- Brigade Annual General meeting conducted and Executive and Field Offices elected
- Formulate new RFS budget for Lismore district.

Urban Roads

- Maintenance activities proceeding on schedule and as per budget estimates
- Wyrallah Road construction was delayed to allow enhancement of original design proposal. Project will run over budget but will be off set by the Holland St Roundabout not proceeding.

Rural Roads

- Construction activities proceeding on schedule and as per budget estimates. Projects completed include; Nimbin Rd, Goolmangar, Johnston Rd, Eltham Village Roundabout, Cawongla Rd and Mackie Rd.

Bridges

- Kadina Pedestrian Overpass bridge complete
- Flood damage Thorne and Sommerville Bridges complete.
- Walker St footbridge installed

Workshop and Fleet Operations

- Restructure of Workshop and Plant Fleet ongoing. Fleet Managers position filled. Recruitment of Workshop Manager underway.

Traffic, Enforcement and Lighting

- Cameras linked from CBD control to control at Council chambers.
- Telstra, LCC and contractors have installed underground facilities for four additional cameras

Survey Design & Subdivision Control

- Channelised intersection at Cynthia Wilson and Rifle Range Rd complete
- Publish Flood – Floor Levels on Council web site.

**Subject/File No:** LISMORE MEMORIAL GARDENS 2000 – 2002 BUSINESS PLAN  
PROGRESS REPORT  
(P8791)

**Prepared By:** Kris Whitney – MANAGER - LISMORE MEMORIAL GARDENS

**Reason:** To inform Council of the results of Implementation, and changes regarding the objectives of, the Lismore Memorial Gardens (LMG) Business Plan

**Objective:** Information to Councillors

**Management Plan Activity:** 5.1 (Lawn Cemetery & Crematorium)

---

---

**Background:**

On August 8 2000, Lismore City Council approved the Business Plan for Lismore Lawn Cemetery and Crematorium (now known as Lismore Memorial Gardens - **LMG**).

**Overview of Business Plan**

The plan provides a firm guide for the operation and development of LMG facilities and secures the provision of services required by the clientele.

The effective opposition of competitive “cremation/memorial service providers”, by the implementation of new or expansion of existing services, was to be a strong focus of the plan’s overall objectives.

The plan set broad **strategic sectors** and formulated the **objectives** and required **actions** to ensure that the overall objective of the plan in its entirety would be successfully completed.

**Changes within the Plan**

There are several additional Objectives and their supporting actions evident within this report. They are highlighted by the title “Additional objective” or “Additional action”. Many are a direct result of client input from the client service review, conducted July 2001.

They include:

- Facility Development;
- Branding of the facility;
- OHS Regulation Compliance;
- Staff structure;
- Policy & Procedure development in relation to “Pre-Need” sales;
- Facility group tours;
- Catafalque repairs;
- Crematorium entrance road / cemetery road repairs;
- Significant Tree removal.

Due to normal changes that must be applied and as a direct result of the injury and required leave of the Manager, several items within this plan have been deleted, rescheduled for application later within this plan, or for inclusion within the 2002-2006 LMG Business Plan.

These items are flagged by variation of the Target Date in comparison with the Date of Application, or by the title “Deleted Objective” or “Deleted Action”.

**Significant achievements of this plan to date:**

- Increased profile of LMG by branding (registration of business name and logo development);
- Promotion of LMG by demonstration of the branding within all aspects of the business;
- Increased Cemetery and Crematorium memorial revenue resultant of memorial option expansion and development:
  - 1999, \$59,439;
  - 2000, \$79,972;
  - 2001, \$80,713;
- Maintenance of cremation market prominence through effective service provision;
- Distribution of product/service brochures-newsletters and “invitation” letters for memorial selection by the bereaved;
- “Open Day 2000” to dispel the myth, mystery and misconception relating to the cremation process;
- Enhancement of understanding of Funeral Director requirements by way of Client Service Review;
- Promotion of the catholic perspective regarding cremation, by display and distribution of relevant brochures, and adverts within the “Catholic Life” supplement of Northern Star and Advocate;
- Elevation of the sales potential of existing memorials through promotion of the options available;
- Installation of additional niche wall for retention of “the total remains”, and promotion of this ability;
- Detailed mapping of the crematorium facility infrastructure and assets to form basis for future development;
- Extension of developed burial grounds;
- Introduction and monitoring of scheduled maintenance plan to ensure required maintenance is conducted;
- Appointment of Support Officer to merge and replace the Cemetery/Plant Operator and Manager’s Assistant positions.

The attached table indicates individual strategic sectors, their planned objectives and actions and highlights the result of implementation of these.

**Conclusion**

Lismore Memorial Gardens has undertaken the implementation of a broad range of planned actions and incorporated additional objectives and actions within the plan.

The final year of this plan will encompass the continued application and assessment of actions required and planning for the 2002-2006 plan.

**Recommendation (ENT13)**

That the report be received and noted.

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

---

**Subject/File No:** AIRPORT FUNDING FOR FINANCIAL YEAR 2001 (P9733)

**Prepared By:** Group Manager Business & Enterprise - Craig Kelly

**Reason:** Following the administration of *Ansett Airlines* budget projections for the current financial year are unlikely to be met

**Objective:** To inform Council and determine a course of action.

**Management Plan Activity:** Airport

---

### **Background:**

On September 14, 2001 *Ansett Airlines (Ansett)* ceased trading. *Hazelton Airlines (Hazelton)*, the sole airline servicing Lismore Regional Airport, as a wholly owned subsidiary of *Ansett*, also ceased services on this day.

On September 15, 2001 *QantasLink* commenced daily service to Lismore and this continued up until October 2, 2001 when *Hazelton* under administration, recommenced services to Lismore. Since that time passenger numbers have continued to grow, however these numbers are not yet approaching the passenger numbers enjoyed prior to September 14, 2001.

- **Passenger Numbers**

The current financial year had a forecast passenger total of 55,000 movements. This factored in the first full year of operation with the new terminal, the addition of ten extra flights to and from Sydney per week and the connection to Port Macquarie. The current revised forecast for the financial year is 37,500 passengers, which is achievable but given the current nature of the industry, is also speculative. It is not possible to forecast beyond this period, however it is hoped that passenger numbers will return to pre-September levels at least by the end of this financial year.

Of the 37,500 passenger numbers reforecast for this financial year approximately 5,000 are included as an unsecured creditor of *Ansett*.

After considering the above:

	<b>\$(000)</b>
Passenger Charge Budget 55,000 @ \$9 per head	495.0
Passenger Charge Revised Forecast 37,500 @ \$9 per head	<u>(337.5)</u>
Passenger Charge Forecast Deficit	157.5
Add: Doubtful Debt from Ansett	<u>45.0</u>
Total Passenger Charge Forecast Deficit	<b><u>202.5</u></b>

- **Airport Costs**

The majority of airport costs are fixed. The regulatory environment dictates that most costs of an airport are undertaken whether one or one hundred movements occur per day. Notwithstanding this, Ambidji Frontec (Ambidji) and Council are working continuously on means of reducing the costs of operating the airport. These costs to the end of September are below budget on a straight-line basis, however costs such as mowing and garden maintenance are seasonal and a better picture will emerge following the December and March results.

- **Tea Tree Farm**

On September 5, Council took over responsibility for the Airport Tea Tree Farm and this was communicated to Councillors at this time. As part of this, Council inherited the crop in place, the tree stock and the infrastructure. The tea tree farm provides in excess of \$120,000 per annum to the airport. After a period where the farm was not operated at an optimum level by the previous tenant, Council has stepped in to bring the farm up to an appropriate level. This includes harvesting and weed eradication. The plan at present is to complete the current harvest and to seek expressions of interest in the new calendar year. The outcome of that process is uncertain at this point given the state of the tea tree market, however any prospective tenant will have the benefit of highly valuable infrastructure at no capital cost.

The Sewer fund derives benefits from the operation of the tea tree farm as effluent discharged to the tea tree farm is treated to secondary standard only, therefore reducing treatment costs. The sewer fund has stepped into the position of the tenant at the tea tree farm and will pay the costs and receive the revenue from its operation until a new tenant is found.

- **Impediments to achieving the projections**

The Hazelton administrator, management and staff have worked diligently to return the aircraft to the air. There are, however a number of other barriers that they continue to work on that reduces their ability to provide a similar level of service to pre September. These include:

- A frequent flyer system is not yet in place and given the majority of Lismore passengers are business related, the lack of a loyalty system is a competitive disadvantage;
- Electronic ticketing is not yet in place;
- Hazelton are required to use the common user terminal at Sydney. This presents a range of problems for on-travelling passengers not travelling within the Hazelton network.
- No Golden Wing type lounge.

These issues are being addressed by Hazelton however, as an independent airline in a market dominated by one carrier, resolution may take some time.

Apart from these factors, the worldwide market for air travel has slumped dramatically as a consequence of the events in the United States and now the consequent military actions. Similar impacts were felt on demand for air travel during the Gulf War in the early 90's and the pilots dispute in the 80's. After each of these crises it took Australian passenger numbers 12 to 18 months to recover.

These events have an impact on demand for travel from Lismore and the likely term of recovery is difficult to ascertain.

# LISMORE CITY COUNCIL - Meeting held December 11, 2001

## Report – Airport Funding for Financial Year 2001

---

- **Funding Options**

Based on the comments above there is little likelihood of the Airport achieving its self-funding objective this financial year. Council has a number of options available, of which two are:

- Increase the passenger charge per head for the remainder of the financial year; or
- Meet the shortfall from the General fund, for the time being and reassess the situation in February and April 2002.

I would recommend the latter option for three key reasons. Firstly, the Airport has contributed to the property reserves of the Council in the past with the allocation of land for the Habib Drive / Kraus Avenue Industrial area. While there was never a written intention to repay the airport for this property, the General Fund has benefited from property rates and the profits established the Centenary Industrial Estate in Goonellabah. Secondly, the airport has paid in excess of \$80,000 in dividends to the General Fund in the past five years and continues to allocate funds toward General Fund overheads. Thirdly, the industry and more particularly Hazelton are trying to get back on their feet, an increase in our fees may be counter productive in the short term.

Should Council choose to increase the passenger charge as an advertised Fee and Charge of Council, an advertising period would apply, submissions would be brought back to Council and a further resolution would be required before the change could be effected.

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

The impact of the Ansett demise will result in a severe decline in Council's overall financial position for 2001/02. Given the fact that we expected passenger number to increase this year to 55,000 and structured ourselves accordingly, a projection of 37,500 will leave a significant shortfall in revenue of \$202,500.

As is often the case, we would look to reducing costs to offset this shortfall. Unfortunately, it is not possible due to the majority of airport costs being fixed. I understand the Group Manager - Business & Enterprise is working with Council's management contractor, Ambidji Frontec, to review all costs, including deferral of essential capital works.

Consequently, the Lismore Airport is estimated to operate at a deficit of approximately \$200,000 this financial year and this is recommended to be funded from Working Funds. Approximately \$96,000 of this shortfall was included in the September 2001 Quarterly Budget Review Statement, which reduced the Working Funds to a deficit of \$15,900. The balance of the shortfall, \$104,000, will increase Council's overall deficit for 2001/02 to \$119,900.

This level of deficit is of concern and must be corrected. Its sustainable resolution will likely require the reduction in other works and services, if we do not increase the passenger levy. Comparatively speaking, if we increase the passenger levy substantially, as we would need to recover a significant amount of the shortfall, we would risk losing any competitive advantage we may have. This is not desirable. It is suggested that Management review options to reduce the deficit and submitted a proposal to Council with the December 2001 Quarterly Budget Review Statement.

I would like to point out that it is possible for this situation to be better or worse depending on passenger numbers. For 37,500 passengers to be achieved, we would need to at least receive on average the same number of passengers as we did for the November 2000-June 2001 period.

This is possible given the fact that business is gaining some normality and Casino has no Sydney RPT service at this time.

---

**Public Consultations**

None.

**Other Group Comments**

Not Required.

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

None.

**Conclusion**

The events of September have provided an untimely blow to the aspirations of the Lismore Regional Airport. Some Councillors may question the investment in the new terminal with the benefit of hindsight. The contrary position is that the investment in the new terminal has maintained the market and ensured that Lismore retains air services that are considered critical for the ongoing recovery of the City.

The investment is a long-term one and a long-term view is required.

**Recommendation E15**

That:

1. Council receive updates on this matter in February and April to reassess the likely financial outcome of the Lismore Regional Airport.
2. Management review options to reduce the Working Funds deficit and report the outcome to Council with the December 2001 Quarterly Budget Review Statement.

**Subject/File No:** STRATEGIC PLANNING FOR ROUS COUNTY COUNCIL  
(S306)

**Prepared By:** Group Manager Business & Enterprise – Craig Kelly

**Reason:** To ascertain the nexus between the current activities of Rous and its ability to meet capital requirements for long term bulk water supply

**Objective:** To obtain resolution of Council

**Management Plan Activity:** Water Services

---

**Background:**

At the Council meeting held October 9, 2001 Council considered a report in Committee regarding the Strategic Planning for Rous County Council (Rous). In that report it was concluded that based on the information provided by Rous and the legal advice obtained, Rous appeared to be acting unlawfully and contrary to the interests of the constituent Councils.

The inability to share information or to demonstrate overall or specific plans called into question the decision-making process and the possible risk of public funds. The report addressed a number of activities including:

- Perradenya Estate;
- Richmond Water Laboratories;
- Property Development activities;
- Regional Water Billing;
- Hydro-electric power generation at Toonumbar Dam.

While Rous does not have a legal obligation to share certain information with Council, in the interests of transparency and the overall objective of supplying water at the lowest possible cost to customers, it is reasonable to do so.

At that meeting Council resolved:

1. *That the report included above be referred to Rous County Council for comment back to Lismore City Council. Rous County Council also be requested to forward a copy of the report to its constituent Councils together with comments.*
2. *If Rous County Council does not pass on the reports/comments to its constituent councils, then Lismore City Council shall forward these councils a copy of the report. (230/01)*

After issuing the report Council staff offered to make themselves available for a proposed workshop of Rous Councillors held to consider the report. Council staff also made themselves available to Rous Councillors at the ordinary meeting held October 21, 2001, where the issue was discussed. Rous Councillors and staff declined these offers.

After considering the matter in Committee, the Chairman of Rous, Cr Silver has written to Council addressing a range of issues and these are addressed below. In the correspondence and in discussions between the General Managers of the two Councils, Rous indicated that they would not issue any reports to the constituent Councils apart from Lismore. In accordance with the resolution of Council, the report and the response from Rous were distributed to the General Managers of the constituent Councils.

---

**The Response by Rous**

The response by Rous (the letter) is included in full as an attachment and Councillors can read and make their own conclusions regarding the contents. Unfortunately Rous have failed to supply their legal advice, which it was advised was the basis of their consideration of this matter in Committee. Lismore City Council provided all available legal advice to Rous.

There are a number of points that I would raise with regard to the letter:

- Transitional Provisions

The proposition in the letter is that the transitional provisions of the Local Government Act (1993) (the Act) not only preserve the Proclamation but also confer on a County Council the broad powers and responsibilities outlined in Sections 7 and 8. This is a matter upon which Council should seek its own advice.

- Perradenya Estate

The speculative nature of this venture, which is contested by Rous, goes to an investment in residential property development with effluent reuse without the necessary Department of Health and Environment Protection Authority approvals. Council was advised that a business plan exists for this venture, however the key issue remains Rous' ultimate exit strategy from this investment.

- On site sewerage management

The point at issue here was the necessary staff and overheads required to provide this service with negligible impact on bulk water demand. The possibility of these services being offered by constituent Councils or each Council's policy position on these proposals is not considered.

- Rous / Byron proposed joint venture

This issue is raised in the letter, however it does not form part of the Council report.

- Hydro-electric generation at Toonumbar dam

The information contained in the letter parallels with the details included in the Council report, however it arrives at a diametrically opposed conclusion. This is also contrary to Council's legal advice tendered in the previous report.

- Richmond Water Laboratories

The letter does not address the two core issues regarding the laboratory. Firstly this is a duplication of resources that already exist in the region. Secondly a bulk water authority testing its own water presents a conflict of interest and is not in the interests of public confidence.

The acknowledgment that the laboratory has capacity in excess of requirements does not go to the position that such a service was necessary.

**Report – Strategic Planning for Rous County Council**

---

- Various Property Investments

The acquisition of properties as described in the letter does not clearly outline what these acquisitions are for and, while clearly some or all are surplus to requirements, the rationale for their purchase is unclear.

- Community Sponsorship – Life Education

Firstly, Rous was never criticised for sponsoring Life Education. Further no comment or criticism was raised regarding this worthy organisation. The issue raised in the report was the manner in which these funds were generated and reserved and secondly, the arbitrary manner in which they were allocated to “non core” activities. Unfortunately these issues are not addressed in this letter.

- Proposed Actions

The letter proposes to open up dialogue directly between Lismore and Rous, as it is a matter to be resolved by the respective Councils and without the involvement of the other constituent Councils or staff. If it cannot be resolved locally the Department of Local Government should become involved.

**Discussions with Phillips Fox**

I have discussed the contents of the letter with Council’s legal advisors, Phillips Fox. Our legal advisors have concerns regarding the manner in which the issues are addressed and consider Lismore City Council may have a responsibility to act.

**Manager - Finance & Administration Comments**

Not required.

**Public Consultations**

Not required.

**Other Group Comments**

Not required.

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

Not required.

**Conclusion**

Having read the letter from Rous, it has not changed the original view that Rous appears to be acting outside its constitutional powers. The letter refers to long-term strategies and various references have been made to business and other plans. Apart from an outdated Section 64 plan and reports referred to in the previous report, these strategies and plans have been withheld. The constituent ratepayers provide the funding for Rous and it is up to Rous to demonstrate that all of these activities and investments fall within the long term plans for the supply of water in bulk only. If Rous is not able or not willing to do this it is reasonable for customers to question whether water is provided at the lowest possible cost.

**Recommendations (ENT14)**

That:

1. Council seek further legal advice regarding the manner in which Rous has interpreted the transitional provisions of the 1993 Local Government Act with regard to the proclamation.
2. Council write to the Department of Local Government and seek their assistance in facilitating a review of Rous' proclamation, roles and responsibilities, in conjunction with Rous and the constituent Councils.
3. Council resolve to make the previous report titled Strategic Planning for Rous County Council tendered on October 9, 2001 a public document.

# LISMORE CITY COUNCIL - Meeting held December 11, 2001

MINUTES OF THE TRAFFIC ADVISORY COMMITTEE MEETING HELD NOVEMBER 21,  
AT 10.00 AM. (WMacD:VLC:S352)

---

**Present:** Mr Garry Hemsworth (*Chairperson*), Councillors Ken Gallen, John Chant and Mervyn King, 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 Mr Bill MacDonald (*Traffic and Law Enforcement Co-Ordinator*).

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

## **Minutes of Traffic Advisory Committee Meeting – October 17, 2001**

Members were advised that the Minutes of the meeting held on October 17, 2001 were adopted by Council at its meeting of November 13, 2001, excluding Item No. 2 (*Nimbin Chamber of Commerce and TS Bates*), No. 8 (*School Zone at Young and Powerful School*), and No. 9 (*Richmond River High School – Barrier Fencing for Bus Zone*).

**Disclosure of Interest:** Nil

### **Business Arising:**

1. **Nimbin Chamber of Commerce and TS Bates** (*Refer Item No. 2 (TAC141/01) of Minutes of meeting of October 17, 2001*)  
The Committee noted Council's resolution and suggested that this item be referred to Council's Roads & Infrastructure Section to include the line-marking of the bends on Gungas Road, as required, in the next programme.  
TAC158/01 **RECOMMENDED** in accordance with the above.  
(01-13673,01-13400:S352,R2141)
2. **Young and Powerful School – School Zone** (*Refer Item No. 8 (TAC147/01) of Minutes of meeting of October 17, 2001*)  
The Committee had been asked investigate the installation of School Zone signs on Holland and Slade Streets, Goonellabah.  
Mr Baldwin advised that the RTA was currently reviewing all School Zones. As a result, it would appear that the Young and Powerful School would meet the guidelines for the installation of a School Zone. Accordingly arrangements will be made to formally advise Council to proceed with the installation and that the Authority would meet the installation costs.  
TAC159/01 **RECOMMENDED** that the above be noted and the School Zone be installed at the earliest opportunity.  
(01-14639:S345)
3. **Richmond River High School – Erection of Barrier Fencing on Bus Bay** (*Refer Item No. 9 (TAC148/01) of Minutes of meeting of October 17, 2001*)  
Council had resolved that the erection of barriers be referred back to the Committee with a request that the RTA provide funding support for their erection. The Committee noted Council's resolution and a letter would be addressed to the Authority in the near future.  
TAC160/01 **RECOMMENDED** that the above be noted.  
(01-14574:S352)

# LISMORE CITY COUNCIL - Meeting held December 11, 2001

## MINUTES OF TRAFFIC ADVISORY COMMITTEE MEETING OF 21/11/01 (Cont'd)

---

4. **Walker Street, Clunes – Excessive Speed of Vehicles** (Refer Item No. 7 (TAC88/01) of Minutes of meeting of July 18, 2001)

Vehicle counts undertaken of Walker Street, Clunes, were tabled at the meeting. The results indicated that the 85<sup>th</sup> percentile speed was 44 kph. This was considered most appropriate and accordingly, any additional traffic calming devices were not considered warranted.

TAC161/01 **RECOMMENDED** that the above be noted. (01-9910:S352,R1302)

5. **Intersection of Ballina Road / Bruxner Crescent, Goonellabah** (Refer Item No. 14 (TAC76/01) of Minutes of meeting of June 20, 2001)

A plan was tabled at the meeting showing a proposal to construct a triangular concrete median on Bruxner Crescent at its intersection with Ballina Road. The intention was to reinforce current restrictions at the intersection which prohibited right-turn movements into or out of Bruxner Crescent. As an additional measure it was suggested that a full width white painted median be installed along the centre line of Ballina Road opposite the intersection which should include large raised pavement markers.

TAC162/01 **RECOMMENDED** that the above works be undertaken at the earliest opportunity. (R6408,R6414)

### **Correspondence:**

6. **RC Matthews;** expressing concern for the potentially dangerous situation that exists at the Alphadale Cross Roads, particularly for motorists attempting to cross the Highway.

It was noted that Council had previously submitted a proposal to the RTA for the installation of a roundabout at this intersection. Mr Baldwin reconfirmed the Authority's view that roundabouts at isolated rural locations were not considered safe and, accordingly, the Authority would not approve such a facility.

TAC163/01 **RECOMMENDED** that the above be noted. (01-13197:R6408)

7. **F & Mrs J Mulley (On Behalf of Residents of Crane Street & Barrow Lane);**

objecting to the proposed closure of Tweed Street, North Lismore.

The residents' concerns regarding the narrow unsealed section of Crane Street and its narrow intersection with Tweed Street were noted. It had been pointed out that access to the Club, sporting fields and residences by large vehicles could only be gained by negotiating the back of the Italo Australian Club due to the low viaduct at the end of Pine Street. Should Tweed Street be closed, this would no longer be possible. The residents raised no objection to the closure provided the lane was sealed and the intersection upgraded to cater for larger vehicles. It was suggested that Council may support the Club's application for the lane to be closed if the Club was prepared to meet the cost of the above works.

TAC164/01 **RECOMMENDED** that the upgrade proposal be referred to Council's Design Services Section to provide the Club with a preliminary estimate for any works for consideration of funding such works prior to any further consideration of the Tweed Street closure. (01-14782:R6233)

8. **Corndale Public School P & C Association;** seeking the reworking of the line-marking on Corndale Road in front of the School by allowing a gap in the centre line-marking.

It was suggested that a 6.0m gap be provided within the existing double white centre line on Corndale Road, on the top of the crest in front of the School.

TAC165/01 **RECOMMENDED** that the above works be carried out at the earliest opportunity. (01-15598:S352,R3801)

---

# LISMORE CITY COUNCIL - Meeting held December 11, 2001

## MINUTES OF TRAFFIC ADVISORY COMMITTEE MEETING OF 21/11/01 (Cont'd)

---

9. **NSW Roads & Traffic Authority;** advising that any proposed pedestrian underpass of Ballina Road near Kellas Street, Lismore Heights, would need to be examined and prioritised according to the Pedestrian Access Mobility Plan (PAMP) to be undertaken by Council in 2001/02, prior to a commitment of funding by the RTA.  
The Committee was advised that the preparation of the PAMP was in the early stages and was being co-ordinated by Council's Road Safety Officer. It was proposed to be completed towards the end the current financial year.
- TAC166/01** **RECOMMENDED** that the above be noted and that installation of the underpass at Lismore Heights be identified as a priority in the Plan. (01-15674:S342,R6408)
10. **Larnook Public School;** requesting that Council's mobile speed display sign be placed outside the School for a few days and also seeking an update of the current position regarding the provision of a safe bus bay on Cawongla Road outside the School.  
It was noted that the Road Safety Officer was in the process of compiling a list of locations where the mobile speed check trailer would be installed and Larnook School would be added to that list and contacted upon its availability.  
In relation to the proposed bus bay, Mr MacDonald advised that he and Snr Const Buckley had met with the Larnook School Principal, at which time an area had been identified just south of and on the other side of Cawongla Road as an appropriate location for a bus bay. However, the Committee was concerned that children would still need to cross the road after alighting from the bus.  
It was therefore suggested that the issue be referred back to the School and the Department of School Education to re-negotiate with the adjoining land owner with the intention of providing the facility on the School side of Cawongla Road as originally proposed.
- TAC167/01** **RECOMMENDED** in accordance with the above. (01-16063:S352,R2302)
11. **Lismore Challenge Limited;** drawing attention to the difficulty experienced by its clients when crossing Magellan Street, east of Keen Street, and requesting the pedestrian facilities at this location be upgraded.  
The location had been inspected prior to the meeting and it was felt that the most appropriate location for pedestrians to cross Magellan Street, east of Keen Street, was at the existing gap in the centre median and kerb ramps close to the roundabout at the intersection of Magellan and Keen Streets. However, it was noted that the centre gap would need to be widened and an existing bottlebrush shrub removed.
- TAC168/01** **RECOMMENDED** in accordance with the above. (01-16188:S352)
12. **Mrs E McPherson;** requesting the installation of a "Hidden Driveway" sign adjacent to her property at No. 515 Skyline Road, Goonellabah.  
An inspection revealed that there was a problem with sight distance to the driveway location and it was suggested that a 'Traffic Entering Over Crest' sign be installed on Skyline Road prior to the driveway to warn south-bound motorists of the existence of the driveway.
- TAC169/01** **RECOMMENDED** in accordance with the above. (01-16191:R5102)
13. **Treasurer of NSW, Hon Michael Egan, MP;** advising in connection with the proposed transfer of on-street parking enforcement to local Councils.  
The Committee noted the contents of the letter and was advised that the Mayor was that day attending a meeting of the LGSA to further discuss this issue.
- TAC170/01** **RECOMMENDED** that the above be noted. (01-16322:S16)
-

14. **Parliamentary Secretary for Roads, Reba Meagher, MP;** suggesting Council provide an analysis of pedestrian movement demands for the Ballina Street crossing, near Keen Street, to the RTA for a new assessment to be undertaken in conjunction with Council.

The Committee was unsure what additional information was required by the RTA to re-assess the need for upgraded facilities. However, Mr Baldwin later confirmed that all that was required was a copy of the pedestrian and vehicle counts carried out prior to the removal of the marked pedestrian crossing. It was indicated that these would be forwarded to the Authority for further consideration of Council's request.

**TAC171/01** **RECOMMENDED** that the above be noted. (01-16449:S342)

**General Business**

15. **Toongahra Estate – Goonellabah**

Cr Gates had requested that consideration be given to the introduction of a 50 kph zone within the Toongahra Estate.

The Committee raised no objection to the proposal to introduce a 50 kph zone into Toongahra Estate.

**TAC172/01** **RECOMMENDED** that 50 kph signs and markings be installed on Oliver Avenue at the start of Toongahra Estate. (R6493))

16. **Whian Whian Road – 40 kph Zone**

A request had been received to consider the introduction of a 40 kph speed limit on Whian Whian Road.

It was noted that Whian Whian Road was a narrow winding rural road and no different to many others. Mr Baldwin advised that the RTA would not consider the installation of a 40 kph speed limit on Whian Whian Road. It was felt that the width and alignment of the road should be obvious to motorists and they should drive accordingly. However, it was suggested that appropriate warning signs such as 'Narrow Winding Road' and 'Slow Down' be erected near the start of the road.

**TAC173/01** **RECOMMENDED** in accordance with the above. (R3453)

17. **Intersection of Military Road / Crawford Road, East Lismore**

The Committee had been requested to consider the installation of 'Give Way' signs at this location.

It was noted that in the longer term there was a proposal to install a roundabout at the above intersection. However, this was linked to the development of Cellulose Valley. In the meantime 'Give Way' signs could be installed on the Crawford Road and Walker Street legs of the intersection, giving priority to Military Road.

**TAC174/01** **RECOMMENDED** in accordance with the above. (R7456,R7423)

18. **Parking in Nimbin Village**

The Committee had been asked to consider the following parking sign proposals –

1. Parking area for caravans, perhaps in the vicinity of the Bowling Club.
2. Improved "P" signs for motorists travelling south, highlighting the new carpark at the rear of the shops.
3. Erection of "No Caravan" or "Cars Only" sign beneath the existing "Carpark" sign which leads to the private carpark on the eastern side of Nimbin.

It was suggested that:

- A blue and white Caravan symbol sign be installed on Sibley Street; the Village side of Thorburn Street - the same as had recently been erected on Dawson Street, Lismore.

18. **Parking in Nimbin Village** (Cont'd)
- An additional 'P' symbol sign be erected on the eastern side of Cullen Street, opposite the carpark entrance.
  - A 'No Caravans' sign be added to the bottom of the existing carpark sign at the entrance to the carpark on the eastern side of Cullen Street.
- TAC175/01 **RECOMMENDED** in accordance with the above (S353)
19. **Market Street, Lismore – Parking Facilities**
- A request had been received for the review of the parking layout of Market Street. Whilst it was acknowledged that current parking arrangements on Market Street were not in accordance with appropriate standards, they were generally acceptable bearing in mind the relatively low traffic volumes that used the street. Vehicles were usually reverse parked under the fig trees and stayed all day. It was noted that demand on parking in this area was increasing and the current situation would be addressed as part of the Baths redevelopment.
- TAC176/01 **RECOMMENDED** that no action be taken at this stage. (R7320)
20. **Proposed Motel Complex – Nos. 89-103 Ballina Street, Lismore**
- The Committee had been asked to consider traffic issues pertaining to the abovementioned development application. It was suggested that a painted left-turn deceleration lane on the eastern approach to the Motel access be included as part of the construction. The left-turn lane should have a minimum length of 30m storage plus a 15m taper. It was also suggested that the Developer be required to install a pedestrian refuge, including kerb blisters, on Ballina Street, west of the Motel driveway exit.
- TAC177/01 **RECOMMENDED** that the above conditions be included as part of Council's consent. (D01/675)
21. **Internal Lane System of Lismore CBD – Parking Arrangements**
- A plan had been tabled for the Committee to consider revised parking arrangements for the internal lane system. Mr MacDonald advised that a survey form had been given to every business within the inner block of the CBD outlining the proposed changes to parking regulations under the new Australian Road Rules and seeking feedback as to what their requirements were and what carriers they used. Unfortunately only 39 forms were returned; many of which contained little information. Feedback was also requested from 13 carriers who regularly used the internal lane system for deliveries. Only three (3) had responded. After further consultation with Police Parking Patrol Officers, a plan was developed which basically included the replacement of existing 'No Standing' zones with 'No Stopping' zones on one side of the internal lane system and a mix of 'Loading' zones and '5 Minute' parking on the other. The plan also included the conversion of the existing 'No Parking' zones on Keen and Molesworth Streets to 'Loading' zones. Negotiations had also taken place with Lismore Taxis and an area had been identified for an additional 'Loading' zone on the eastern side of Molesworth Street in front of the former Post Office. This would mean the existing three-car feeder rank would be reduced to one.
- TAC178/01 **RECOMMENDED** that the proposed amendments to the parking arrangements, as shown on the plan tabled, be adopted and arrangements be made for the new signs to be installed at the earliest opportunity. (S353)
-

22. **Internal Lane System of Lismore CBD – Traffic Flows**  
Mr MacDonald advised that as with the previous item, a survey form (approximately 120 delivered) which included a plan of the proposed changes to the traffic flows, had been distributed to all businesses within the inner block and contact had been made with carriers as well. As a result, 27 respondents were in favour of the proposal and 17 were not.  
Several carriers had also made contact and raised concerns that if traffic flows, in particular Larkin Lane, were reversed then there was the potential for severe disruptions to traffic flows on Keen Street. This would largely be due to constant pedestrian traffic streams along Keen Street and vehicles backed up as a result of congestion on Woodlark Street.  
Although the majority of respondents were in favour of the proposal, the concerns of the carriers were an important consideration as many serviced businesses via the internal lane system more than six (6) times per day. As a result of these concerns, it was felt that the status quo should remain.
- TAC179/01 **RECOMMENDED** in accordance with the above. (S352)
23. **Bruxner Highway – Hollingsworth Creek Bridge Widening**  
Councillor Chant raised concerns regarding the long queues that were occurring for extended periods of traffic heading along Union Street into Lismore from the south. Bottlenecks were being experienced where the two northbound lanes merged into one just prior to the Hollingsworth Creek Bridge. It was suggested that traffic counts be undertaken to determine accurate traffic flows and also peak counts. Council's Structures Engineer should then forward this information, together with any previously gathered data, to the RTA with a request that Hollingsworth Creek Bridge be widened at the earliest opportunity.
- TAC180/01 **RECOMMENDED** in accordance with the above. (R6938)
24. **Rosebank School Bus Bay**  
Councillor Gallen raised the issue of a letter that had been received from Rosebank Public School and referred to Council's Civic Pride Committee for consideration of upgrading the existing bus zone facility. Councillor Gallen felt that it may have been more a Traffic Advisory Committee matter.  
After a check of the letter and discussion with the Manager - Parks & Recreation, it was agreed that the Parks Section may be in a position to provide some shrubs for planting on the embankment. Any additional work such as retaining walls and steps, etc, would need to be considered by the Roads & Infrastructure Section and would be forwarded accordingly for further inspection.
- TAC181/01 **RECOMMENDED** in accordance with the above. (S273,R3704)
25. **Bridge Street, North Lismore – Pedestrian Crossing**  
Councillor Gallen requested that Council investigate the possibility of installing a pedestrian refuge in the middle of the existing marked pedestrian crossing due to the excessive road width pedestrians had to cross.
- TAC182/01 **RECOMMENDED** that a refuge be installed, as outlined, if found to be possible. (R6208)

This concluded the business and the meeting terminated at 11.30 am.

---

CHAIRPERSON

---

TRAFFIC & LAW  
ENFORCEMENT CO-ORDINATOR

---

**MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE CITY OF LISMORE HELD IN THE McLEANS RIDGES COMMUNITY HALL ON TUESDAY, NOVEMBER 13, 2001 AT 6.30PM.**

- Present:** His Worship the Mayor, Councillor Gates; Councillors Baxter, Chant, Gallen, Hampton, Irwin, King, Roberts, Suffolk, Swientek and Tomlinson, together with the General Manager; Group Managers- Corporate & Community Services, City Works, Planning & Development; Acting Group Manager-Business & Enterprise (Anu Atukorala); Manager-Finance & Administration, Manager-Economic Development & Tourism, Manager-Planning Services, Manager-Community Services, Manager-Communications & Community Relations, Contracts Officer, Recreation Planner and Administrative Services Manager.
- 231/01 **Apologies/ Leave of Absence:** An apology for non-attendance on behalf of Councillor Crowther, was received and accepted and leave of absence granted. (Councillors Baxter/Hampton)
- 232/01 **Minutes:** The Minutes of the Ordinary Meeting held on October 9, 2001, were confirmed. (Councillors Swientek/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:-

**Mr Clint Mallett re Notice of Motion**

(See Minute No. 235/01)

Mr Mallett thanked Council for its previous support. He outlined the Hockey Association's track record in building assets and repaying loans. He stressed the positive economic impact of the hockey centre for the city.

(01-15107,S744,D00/736)

**Mr Stan Heywood re Report – Recycling Review**

(See Minute No. 237/01)

Mr Heywood questioned Council's support for recycling and decried the lack of information at recycling centres on what constituted contamination.

(S763)

**Ms Mollie Crawford re Report – Lismore Lake**

(See Minute No. 238/01)

Ms Crawford talked of the impact of loss of habitat on aquatic birdlife and the benefit of Lismore Lake. She stressed there would be economic, cultural and education benefits for the city in retaining the Lake for aquatic birds.

(P27012)

**Mr Gordon Fraser-Quick re Report – Lismore Lake**

(See Minute No. 238/01)

Mr Fraser-Quick explained in detail the impact that motor boats had on the water quality of the Lake. He recommended that more passive forms of water recreation be considered to reduce the impact on water quality and aquatic birdlife.

(P27012)

**MAYORAL MINUTES:**

**Payment to Returned Services Club for Special Meeting**

(Copy attached)

- 233/01 **RESOLVED** that the minute be received and Council pay Returned Services Leagues Club the amount of \$5000 forthwith to reimburse that Club for the cost of holding the special meeting referred to in the report. The terms of the payment to be in accordance with the signed agreement between Council and the Club.  
(Councillors Gates/Hampton)  
**Voting Against:** Councillors Gallen and Swientek.  
(P6768)

**Creation of New Residential Allotments**

(Copy attached)

- 234/01 **RESOLVED** that the minute be received and a workshop be arranged between real estate agents, developers, business people and Council to discuss incentives for trying to create more residential allotments in Lismore.  
(Councillors Gates/Suffolk) (S461)

**NOTICE OF MOTION:**

**FNC Hockey Inc. – Hepburn Park**

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

- 1 That in view of the significant contribution the Hockey Association has made and is making to the Lismore community, Council pay the S64 contribution for its clubhouse from its general fund in next year's budget.
- 2 That Council explore ways that it can support funding of the replacement artificial surface in next year's budget.
- 3 That a report be provided to Council on the condition of the earth at Hepburn Park and actions Council intends to take to improve it.
- 4 That a report be provided to Council on the condition of the current sewerage system at Hepburn Park and the costs of maintaining it in the current condition.

(Councillors Irwin/Roberts)

AN AMENDMENT WAS MOVED that

- 1 That in view of the significant contribution the Hockey Association has made and is making to the Lismore community, the Water & Sewerage Funds waive the Section 64 contributions for its clubhouse, subject to legal advice.
- 2 A further report be submitted to Council exploring the feasibility of advancing a loan to the Hockey Association from Council's reserves funds at similar interest rates that Council receives from its investments for the replacement of the artificial surface.
- 3 That a report be provided to Council on the condition of the earth at Hepburn Park and actions Council intends to take to improve it.
- 4 That a report be provided to Council on the condition of the current sewerage system at Hepburn Park and the costs of maintaining it in the current condition.

(Councillors Baxter/Swientek)

On submission to the meeting the AMENDMENT was DEFEATED

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

- 235/01     **RESOLVED** that –
- 1     In view of the significant contribution the Hockey Association has made and is making to the Lismore community, Council pay the S64 contribution for its clubhouse from its general fund in next year's budget.
  - 2     That Council explore ways that it can support funding of the replacement artificial surface in next year's budget.
  - 3     That a report be provided to Council on the condition of the earth at Hepburn Park and actions Council intends to take to improve it.
  - 4     That a report be provided to Council on the condition of the current sewerage system at Hepburn Park and the costs of maintaining it in the current condition.
- (Councillors Irwin/Roberts)  
**Voting Against:** Councillor Hampton.  
(01-15107,S744,D00/736)

**SUSPENSION OF STANDING ORDERS:**

- 236/01     **RESOLVED** that standing orders be suspended and Council now deal with the undermentioned matters:-  
(Councillors Irwin/Roberts)

- **Report - Recycling Review**
- **Report - Lismore Lake**

**Recycling Review**

(Copy attached)

- 237/01     **RESOLVED** that the report be received and –
- 1     Council adopt Option A, as the most appropriate option for recycling service delivery in Lismore. Also that Council resolve to implement Option A, comprising 4 DOC's, at Dawson Street, Brewster Street, Holland Street, and Wyrallah Road Waste Facility, with additional bins provided for plastic bags, and more resources committed to cleaning, education and maintenance of the centres.
  - 2     In order to achieve a higher standard of DOC management, Council pursue contract negotiations with service providers, as outlined in previous resolutions.
- (Councillors Gallen/Roberts)  
**Voting Against:** Councillors Baxter and Hampton.  
(S763)

**Lismore Lake**

(Copy attached)

A MOTION WAS MOVED that the report be received and –

- 1     That a Council workshop be held to further discuss the issues associated with Lismore Lake so that an informed decision can be made on its future.
  - 2     That representatives of the Wilsons River Landcare Group, the Lismore Civic Pride Committee, Power Boat and Jet Ski Clubs, Council's Environmental Health Unit and other relevant stakeholders, including the broader community, be invited to attend the workshop to express and discuss their views, preferences and suggestions for the future of the Lake.
  - 3     If necessary, the current Lismore Lake Plan of Management be amended (i.e a new Draft Plan be prepared) to reflect the outcomes of the workshop.
- (Councillors Irwin/Roberts)

AN AMENDMENT WAS MOVED that the report be received and this matter be deferred until the new pump is installed and Council can determine if full remediation is necessary when the effects of the new pumping system can be judged over a longer period.

(Councillors Gates/Suffolk)

On submission to the meeting the AMENDMENT was DEFEATED.

**Voting Against:** Councillors Irwin, Roberts, Tomlinson, Gallen, Swientek and Baxter.

238/01 **RESOLVED** that the report be received and –

- 1 That a Council workshop be held to further discuss the issues associated with Lismore Lake so that an informed decision can be made on its future.
- 2 That representatives of the Wilsons River Landcare Group, the Lismore Civic Pride Committee, Power Boat and Jet Ski Clubs, Council's Environmental Health Unit and other relevant stakeholders, including the broader community, be invited to attend the workshop to express and discuss their views, preferences and suggestions for the future of the Lake.
- 3 If necessary, the current Lismore Lake Plan of Management be amended (i.e a new Draft Plan be prepared) to reflect the outcomes of the workshop.

(Councillors Irwin/Roberts)

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

(P27012)

**RESUMPTION OF STANDING ORDERS:**

239/01 **RESOLVED** that standing orders be resumed.

(Councillors Roberts/Baxter)

**REPORTS:**

**Recycling Review**

(See Minute No. 237/01)

**Old Lismore High School Site – Art in the Heart – Business Plan**

(Copy attached)

240/01 **RESOLVED** that the report be received and –

- 1 Council adopt the Business Plan as its strategy towards redevelopment of the Old Lismore High School Site.
- 2 The General Manager proceed to call for Expressions of Interest for the development of the site. Expressions of interest to either be in accordance with the Business Plan or a developer's own plan with emphasis on architectural merit.
- 3 The General Manager prepare applications for State and Commonwealth Government Funding for the cultural facilities at the site.
- 4 The General Manager further investigate the disposal of surplus properties associated with the Business Plan to pull together Council's share of the funding requirements.

(Councillors Irwin/Roberts)

**Voting Against:** Councillor Swientek.

(P26242)

**Lismore Lake**

(See Minute No. 238/01)

**Review of Section 94 Plan**

(Copy attached)

- 241/01 **RESOLVED** that the report be received and that Council –
- 1 Adopt the draft Section 94 Contributions Plan as exhibited but including an amendment to allow for the levying of contributions for Bushfire Services on non-residential development in rural areas, and
  - 2 Notify its decision in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.
- (Councillors Roberts/Hampton) (S517)

**Draft DCP 42 – Guidelines for Urban Design and Weather Protection in the CBD**

(Copy attached)

- 242/01 **RESOLVED** that the report be received and Council endorse draft Development Control Plan No 42 'Guidelines for Urban Design and Weather Protection in the CBD' for public exhibition for a period of three months.
- (Councillors Hampton/Swientek) (S635)

**Financial Plan**

(Copy attached)

- 243/01 **RESOLVED** that the report be received and –
- 1 That Council adopt the Policy 1.5.11 "Financial Plan" as attached.
  - 2 The Expenditure Review Forum also consider –
    - a) whether to increase expenses by the CPI or the Management Approved Increase, and
    - b) developing a strategy that provides for the Lismore Levee Scheme, Memorial Baths Redevelopment, other capital works, and other works and services initiatives.
- (Councillors Hampton/Irwin) (S779)

**2000/01 Financial Reserves**

(Copy attached)

- 244/01 **RESOLVED** that the report be received and noted.
- (Councillors Irwin/Swientek) (S755)

**Financial Reports 2000/01**

(Copy attached)

- 245/01 **RESOLVED** that the report be received and Council present to the public the 2000/01 Financial Statements.
- (Councillors Irwin/King) (S755)

**September 2001 Quarterly Budget Review Statement**

(Copy attached)

- 246/01 **RESOLVED** that the report be received and –
- 1 Council adopt the September 2001 Budget Review Statement for General, Water and Sewerage Funds.
  - 2 This information be submitted to Council's Auditor.
- (Councillors Irwin/Roberts) (S779)

**Council Meetings and Public Contact Forums**

(Copy attached)

247/01 **RESOLVED** that the report be received and the schedule of venues as outlined below be adopted.

1	Council Meetings	May 14	Dunoon
		November 12	South Gundurimba
2	Public Contact Forums	March 18	Whian Whian
		June 17	Numulgi
		September 16	Nimbin
3	City Contact Forums	April 15	Fountain Room, City Hall
		July 15	Lismore Heights Bowling Club

(Councillors Roberts/King) (S4)

**COMMITTEE RECOMMENDATIONS:**

**Traffic Advisory Committee 17/10/01**

248/01 **RESOLVED** that the minutes be received and the recommendations contained therein be endorsed, excluding Items 2 (TAC141/01), 8 (TAC147/01) and 9 (TAC148/01).  
(Councillors Hampton/Gallen) (S352)

**Item 2 (TAC141/01) - Nimbin Chamber of Commerce**

249/01 **RESOLVED** that this matter be referred back to the Traffic Advisory Committee to reconsider pedestrian and traffic at the "bends" using white lines as a possible solution.  
(Councillors Irwin/Roberts) (01-13763,01-13400: S352,R2141)

**Item 8 (TAC147/01) – Young and Powerful School**

250/01 **RESOLVED** that this matter be referred back to the Traffic Advisory Committee to investigate the installation of "School Zone" signs in Holland and Slade Streets.  
(Councillors Roberts/Irwin) (01-14639: S345)

**Item 9 (TAC148/01) – Lismore Branch, NSW Bus & Coach Association**

251/01 **RESOLVED** that the erection of barriers be referred back to the Traffic Advisory Committee with a request that the RTA provide funding support for its erection.  
(Councillors Swientek/Irwin) (01-14574: S352)

**DOCUMENTS FOR SIGNING AND SEALING:**

252/01 **RESOLVED** that the following documents be executed under the Common Seal of Council:-

**Assignment of Licence – Kerbside Dining – Mecca Café**

The Mecca Café has recently been purchased by Mr Terry & Mrs Heather Ruth Tall and the Assignment of Licence transfers the kerbside dining licence from Simon Fry to Mr & Mrs Tall.  
(01-14973: P6314)

**Application for an Apparatus Licence under the Television Black Spots Program at East Lismore – 5 Channels**

This will enable the ABA to issue an apparatus licence to provide the legal authority to operate a transmitter within the broadcast services band.  
(01-13495: S571)

**Funding and Performance Agreement – Department of Community Services & Koala Long Day Care Centre**

Funding Agreement – January to June 2002.  
(P17488)

**Licence Agreement – Council and Bureau of Meteorology**

Licence to lease an area of 16m<sup>2</sup> for a weather station at Lismore Airport.  
(P9733) (Councillors Hepburn/Baxter)

**RESCISSION MOTIONS:**

**FNC Hockey Inc. – Hepburn Park**

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 **FNC Hockey Inc. – Hepburn Park** (Min. No. 235/01).

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.  
(01-15107: S744,D00/736)

**Lismore Lake**

The Group Manager-Corporate & Community Services advised Council that he had been handed a Notice of Rescission Motion signed by Councillors Chant, Suffolk and Hampton with respect to the resolution **Lismore Lake** (Min. No. 238/01).  
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.  
(P27012)

This concluded the business and the meeting terminated at 9.15 pm.

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

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



